

From: [Michele Burgess](#)
To: supplementalcomm@surfcity-hb.org
Subject: Comments for Agenda Item 1, File 25-856, City Council meeting 10/28/2025
Date: Friday, October 24, 2025 2:06:09 PM

I was at the City Council meeting on October 21, 2025, and witnessed an appalling lack of respect and civility toward the representatives from Jamboree Housing Corporation by Mayor Pat Burns and Councilmembers Don Kennedy and Chad Williams.

Jamboree has a stellar reputation in the affordable housing industry. Pelican Harbor, now completed and fully occupied, is their third project with Huntington Beach; the others are Oakview (2007) and Emerald Cove (2011). During their 35 years as a nonprofit entity, their developments have won many awards, including two for Pelican Harbor. Maybe all councilmembers should have done their homework and at least looked at the Jamboree [website](#) before publicly berating their representatives and doubting their financial position and honesty. Grilling them like suspects at an interrogation, accusatory, argumentative, casting aspersions on their efficiency and credibility, interrupting their answers, talking over them — rude and completely unnecessary.

Jamboree worked for several months with city staff to arrive at three acceptable changes to the previous fixed contract, yet Councilmember Williams tried to shake them down for even more. This is a nonprofit, for heaven's sake, working with the city to help solve the homeless problem and offer low-income seniors a dignified place to live. Take a look at their [press release](#) for the March 2025 grand opening of Pelican Harbor. "Seniors face struggles in finding affordable housing more than any other segment of our society," said Orange County Supervisor Janet Nguyen. "I'm excited to see Pelican Harbor dedicating homes to low-income seniors so they can continue to live in the community they love."

You can't get blood from a turnip, so quit trying to strong-arm a nonprofit under the guise of fiscal responsibility. If you care so much about our tax dollars, stop giving millions to Code 4 and wasting millions more on special elections and never-ending legal fights. And charge the Patriot Academy the going rate for renting space at the library instead of giving it to them for free.

I would hope that you will stop berating our valuable partners and try to act like responsible adults rather than petty, whining bullies. Your behavior at the previous meeting was downright embarrassing.

Michele Burgess
HB resident since 1961

SUPPLEMENTAL COMMUNICATION

Meeting Date: 10/28/25

Agenda Item No. 1 (25-856)

From: [Shirlee Krause](#)
To: citycouncil@surfcity.-hb.org; supplementalcomm@surfcity-hb.org
Subject: Support for Item 25-856
Date: Friday, October 24, 2025 3:52:15 PM

You don't often get email from shirleekrause@yahoo.com. [Learn why this is important](#)

Good Afternoon,

My name is Shirlee A. Krause and I am a Huntington Beach Resident of 25 years. I support: **Item 25-856, a continuation of Item #10 from the earlier October meeting.**

Shirlee A. Krause
shirleekrause@yahoo.com



Virus-free. www.avast.com

From: [MJ Baretich](#)
To: supplementalcomm@surfcity-hb.org
Subject: ITEM 25-856
Date: Friday, October 24, 2025 7:04:42 PM

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I support Item 25-856, a continuation of Item #10 from the October 21st City Council meeting.

Mary Jo Baretich

From: [Patricia Larkin](#)
To: supplementalcomm@surfcity-hb.org
Subject: Input from resident Patricia Larkin
Date: Saturday, October 25, 2025 11:30:20 AM

You don't often get email from patglarkin@gmail.com. [Learn why this is important](#)

I support Item #25-856, a continuation of Item #10 from the earlier October meeting.
Thank You

From: [Pat Goodman](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\); supplementakomm@surfcity-hb.org](#)
Subject: Vote Yes on Continued Item 10 25-856
Date: Saturday, October 25, 2025 1:24:47 PM

Dear Mayor Burns and City Council,

Please vote YES on the continued Agenda Item # 1 25-856.

I want to thank Mayor Pro Tem, Mckeon, and Council Members Twining and Van Der Mark for their opposition to move last Tuesday's agenda item # 10 to a special meeting to next Tuesday, October 28, 2025. Thank you for being reasonable and understanding what the task before you.

I particularly appreciated Mayor Pro Tem McKeon sharing the history of the property. I did not know that the property was undevelopable as a market rate project. This provided some context for this property. And much thanks to Council Members Twining and Van Der Mark for their comments that the site is fully developed and operational with 43 very low and extremely low income seniors living there!

Pelican Harbor joins the inventory of affordable housing units in Huntington Beach. We should be very proud of having this type of housing in our city. It was all developed under the control of our Planning and Community Development Department, Planning Commission, and City Council.

Below is a letter I submitted to the Daily Pilot regarding the council's deliberation on the Pelican Harbor debt conversion.

As you continue discussions and make decisions on housing, I hope we can all remember that every resident takes pride in their home and community, and that everyone deserves a safe place to lay their head at night.

Pat Goodman
Huntington Beach, CA

Dear Editor,

Thank you to Matt Szabo for an excellent summary of last Tuesday's Huntington Beach City Council agenda item on the Pelican Harbor senior apartments ("Huntington Beach Council to hold special meeting Tuesday on loan for senior apartments," Oct. 25, 2025).

Affordable housing finance is complex. These projects combine multiple funding sources — tax credits, tax-exempt bonds, public grants from city, county, and state agencies, and private donations. Each source carries its own reporting and compliance requirements. It's not like buying a home with a down payment and mortgage.

Unfortunately, the council discussion became a de facto study session that exposed a lack of understanding by some members who voted to delay what was purely a procedural item — converting construction bonds to permanent financing now that the project is complete and fully occupied.

Meeting the housing needs of residents is one of the city council's core responsibilities. The Pelican Harbor development is a success the council should celebrate: a well-designed, well-located community serving low-income seniors and residents with disabilities.

Earlier this year, the council promoted budget education for the public. Now would be a good time for town halls on housing — to build understanding of how these projects work and why they matter. Housing policy deserves thoughtful discussion, not campaign slogans like "No High-Density Housing."

Pat Goodman
Huntington Beach

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From: 
To: supplementalcomm@surfcity-hb.org
Subject: Public Comment Item 1, Tuesday, October 28, 2025
Date: Sunday, October 26, 2025 5:43:46 AM

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Public Comment Item 1

Grüße Stadtrat,

Item 1. I am writing in support of this major project & all procedures pertaining to this project. This city council has instead chosen to not follow a path of agricultural reclamation.

Furthermore, I denounce the history & dark reality of growing up in the neighborhoods of Northwest Huntington Beach, in which white supremacists carry out plots against children & young people. This is a real thing that happens.

Finally, I denounce the continued usage of masks & the republican party for enabling masks.

I do not give permission for the city clerk & city council to display my email address.

Please stop displaying my email address.

Sincerely, "Crynyd" Pickens, Northwest
Huntington Beach, California

From: [Linda Rose](#)
To: supplementalcomm@surfcity-hb.org
Subject: Agenda 12-856
Date: Sunday, October 26, 2025 3:23:14 PM

You don't often get email from Irlindarose3@gmail.com. [Learn why this is important](#)

City council,I support the above item. Linda Rose 19691 Seacliff Lane 92648 resident 40 years

From: [Elizabeth SanFilippo](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\); supplementalcomm@surfcity-hb.org](#)
Subject: Item 10 -- Affordable Housing for Seniors
Date: Sunday, October 26, 2025 3:58:43 PM

Please support Item 10 for bonds for affordable senior housing in Huntington Beach.

Thank you,
Elizabeth San Filippo

From: [Ann Hernandez](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\); supplementalcomm@surfcity-hb.org](#)
Subject: I urge you to vote YES on Agenda Item 25-856
Date: Sunday, October 26, 2025 4:26:49 PM

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Senior citizens in Huntington Beach deserve to have affordable housing. Be decent and vote YES.

Ann Hernandez
HB resident (homeowner) since 1988

Switzer, Donna

From: Gina Alexander <gina911.ca@gmail.com>
Sent: Sunday, October 26, 2025 5:03 PM
To: supplementalcomm@surfcity-hb.org
Subject: Tues meeting

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I support item 25-856, continuation item #10 from the earlier October meeting.

Thank you,
Gina Alexander

From: [Michelle Kerns](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org
Subject: Agenda Item 25-856, a continuation of Item #10 from 10/10/25 meeting
Date: Sunday, October 26, 2025 8:29:13 PM

You don't often get email from mkerns1230@gmail.com. [Learn why this is important](#)

Dear Mayor Burns and Huntington Beach City Council,

Thank you for your continued commitment to protect the citizens of Huntington Beach and for your tireless efforts serving our city as council members.

I am writing in response to Agenda Item 25-856 - The Jamboree Housing Bond issue as it relates to Pelican Harbor Senior Apartments.

Fact - This item was previously approved by our City, and while it may not have been under your reign, let us remember that we work together for the benefit of all our residents - housed and unhoused.

Fact - There is no viable fiscally responsible evidence to not approve this and move it forward, as the cost analysis of tax dollar expenditures on housing the homeless versus paying exorbitant cyclical first responder fees, police and fire time and resources taken away from urgent calls and unfathomable hospital expenses and Medicare/MediCal costs for these same individuals once un-housed and back on our streets, does not begin to make financial sense for our city.

Fact - The role of a City is to provide for the welfare of its residents, this includes street and sewer maintenance, refuse and water, utilities, public schooling, and the safety and security of all who dwell in it. I've heard it said that many do not enjoy paying taxes that contribute to the public school system, due to their children attending private or charter schools, but this taxation system is not a "pay as you use it" system; it is a general contribution by all for all. This same mentality needs to be applied to the "Housing First Model". One way or another, the tax dollars will be spent on affordable housing...NOW the question we need to be asking is, "Do we want to contribute to the benefit of these individuals and encourage a healthier society for all, or do we want to contribute to their detriment and demise by displacing them and starting the vicious homeless cycle all over again?"

Fact - We can work together and come to the table as ladies and gentlemen, as residents, city council and organizations who have a collaborative goal of keeping Huntington Beach the best coastal city in the county. We have a solid foundation, built on the cornerstone of those who have served before us and on the principles and precepts from the Almighty. Let us press on to win the race for which we have been called, and not let unnecessary arguments turn into political gangrene, thereby impeding our progress.

United we stand - Divided we fall - I stand before you as a citizen who has taken an active role in supporting my city by personally opening my door to the unhoused, and I testify under oath that I have seen nothing short of a miracle, twelve persons successfully housed since April 2021, 100% success rate! I'm doing my part and I support you as you weigh these choices - and I pray you make the right choice.

I urge you to pass this special agenda item and continue your good works!

Most respectfully,

Michelle Kerns
HB Resident of 25 years
562.569.1772

From: [Javajypsy t](#)
To: supplementalcomm@surfcity-hb.org
Subject: Item 25-856
Date: Sunday, October 26, 2025 9:10:07 PM

You don't often get email from javajypsy1@hotmail.com. [Learn why this is important](#)

I support item 25-856, a continuation from item number 10 from the earlier October meeting.

From: barry.kielsmeier
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org
Subject: Pelican Harbor Item 25-856
Date: Monday, October 27, 2025 7:57:33 AM

[You don't often get email from barry.dbk@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mayor and Council,

Please approve the actions needed to permanently fund Pelican Harbor.

SECURITY DEPOSITS

As you may know I represent Beach Cities Interfaith Cities, the Huntington Beach nonprofit group that provided all of the security deposits for residents. No public money was used for our donation.

BCIS devotes nearly all of its resources to homeless prevention in cooperation with local churches and nonprofits. We believe strongly that people should be self sufficient and we work toward that end. We believe in pulling yourself up by your bootstraps.

However the homeless and disabled seniors in Pelican Harbor are in a different category altogether. Put another way, they have not got bootstraps to pull up. Hence, we provided the security deposits.

It was the right thing to do for the City's homeless and disabled seniors.

INACTION COSTS TAXPAYERS—PLEASE ACT

It is a mistake to think that inaction or delay on this item helps local taxpayers in any way. A UCI study completed in 2017 showed that the average cost of each homeless person was \$45,000 in Orange County. About 40% of that was borne by municipalities, and that cost is far higher now.

Homelessness is very expensive for cities, including Huntington Beach and its taxpayers.

About half of city residents in the project were formerly housed in the Navigation Center with the balance on the city streets or elsewhere.

Providing them with a permanent home is both the compassionate and fiscally responsible thing to do.

THE TRANSACTION'S ADVANTAGES

I am on vacation, and so do not have access to all documents.

However I understand that the document extends the term of affordability and the interest rate.

Given the downside of inaction and potential costs, that seems reasonable.

CONCLUSION

Please approve the item.

Sincerely

Barry Kielsmeier, President
Beach Cities Interfaith Services

From: [Carol D.](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\); supplementalcomm@surfcity-hb.org](#)
Subject: Agenda Item 25-856-In Support of item
Date: Monday, October 27, 2025 8:10:43 AM

Dear Council Members,

I am unable to attend the special 4 PM City Council meeting tomorrow for the continuation of the October 21st discussion/vote on Agenda Item 25-856. I am in favor of passage of this item which would authorize issuing the tax-exempt construction bonds for our seniors' Pelican Harbor Apartments.

Huntington Beach is experiencing a rapidly growing aging population and seniors need a place to live. Many seniors on my street tell me that they're worried because they'd like to sell their homes and move into smaller, more affordable homes in HB but nothing exists. I personally discovered this problem several years ago when I tried to find an affordable home for my mother. She moved here from St. Louis and would have loved to live in Huntington Beach, but there were no viable options--unlike in communities like Irvine, Mission Viejo and other South Orange County communities.

Please vote YES to protect the future of this small community for seniors. As Mayor Pro Tem Casey McKeon (a real estate developer) acknowledged in the meeting last week, the small piece of property on Beach Blvd. is not well-suited for private/commercial development. I worry that your decision will end up displacing 43 senior residents who have made their homes at Pelican Harbor.

In addition, I hope at tomorrow's meeting you will discuss the current state of affordable senior living options in Huntington Beach. Wouldn't it be helpful to have more affordable senior housing in our city? If there were more affordable housing options for seniors, some of the HB seniors I've talked to would sell their homes to young families and move into smaller condos or apartments. Instead, they remain in 4-bedroom houses that aren't safe for aging.

Some of you describe Huntington Beach as a nice place to live for middle class families. How can that be the case when many residents, residents' parents/ grandparents can't afford to live here after retirement?

Thanks,

Carol Daus
Huntington Beach resident

From: cherivatkinson@aol.com
To: supplementalcomm@surfcity-hb.org; [CITY COUNCIL \(INCL. CMO STAFF\)](#)
Subject: I am writing to support a Yes on Agenda Item 25-856
Date: Monday, October 27, 2025 11:27:18 AM

Dear HB City Council,

I am writing to ask you to vote yes, on Agenda Item 25-856. This would provide needed funding for Jamboree Housing, to continue their housing of 43 low income seniors, at Pelican Harbor. Jamboree is an excellent agency, and has provided needed housing for low income seniors in our community.

I have visited this site, and can see the excellent services, that they provide.

Thanks you for your yes vote on Agenda Item 25-856.

Cheri Atkinson LCSW
Huntington Beach Resident

From: [Stephen MacDowell](#)
To: supplementalcomm@surfcity-hb.org
Subject: Approve Item 25-856
Date: Monday, October 27, 2025 12:09:19 PM

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Dear City Council,

I would urge you to adopt Agenda Item 25-856. It is essential HB create more house stock. We must also protect vulnerable residents, especially seniors who may have limited or no options.

Sincerely,

Stephen MacDowell

HB Resident

Sent from my iPhone

Huntington Beach City Council Meeting Oct. 28, 2025
Agenda Item 25-856

Please vote “YES” to authorize the issuance of tax-exempt bonds up to \$20 million for the Pelican Harbor Apartments, as well as approving the amendments to the affordable housing agreements continued from the October 21, 2025, City Council Meeting.

I strongly support Agenda Item 25-856.

Please vote “YES” on this item.

Sincerely,

Harry McLachlan, H.B. resident

From: [Regina Mastrovannis Blankenhorn](#)
To: supplementalcomm@surfcity-hb.org; [CITY COUNCIL \(INCL. CMO STAFF\)](#)
Subject: Item #25-856 Taxpayer funds used to provide housing for previously-unsheltered seniors
Date: Monday, October 27, 2025 1:08:19 PM

Subject: Taxpayer funds used to provide housing for previously-unsheltered seniors

At the October 21 City Council meeting, I heard three Council Members drone on about taxpayer money being used to house seniors in a project that was deemed unprofitable to the private sector and remained vacant (and a blight) for years.

Taxpayer funds are used for many things. Locally, it funds our Parks & Recreation programs, public safety, libraries, infrastructure, all operations and salaries at the City including the stipends of the City Council. The county and state use taxpayer funds to provide us with the same services. And federally, we expect to receive the same and more. In fact, taxpayer monies are funding the President's golf trips. Since he took office in January of this year, it is estimated that \$18.2 million of taxpayer money has been spent on him...to play golf.

Taxpayer money was also used to pay for an Environmental Impact Report for the Pacific Airshow at the tune of \$617,000. Taxpayer money was used to pay for the Public Works Department to prep before, work during and clean up after the Airshow along with the salaries of our Code Enforcement Officers, our Police Officers, our Firefighters, and our Marine Safety Officers and even more staff was used within City Hall – all paid for with taxpayer monies. Revenue we would get from our parking lots is given to the Pacific Airshow. We have yet to see the benefits and the actual dollar amount the City receives for subsidizing the Pacific Airshow put on by Kevin Elliott with Code Four. Numbers have been thrown about for years, but an actual dollar amount comparing what our taxpayer money is putting out there with what comes in has yet to be done.

Some of you claimed that you were taken aback by this public hearing and resolution because it was the first time you had heard of it. Therefore, I question whether you read the agenda packet as it comes out with plenty of time before the meeting for you to, at least, peruse it. I also question whether you meet with the City Manager on a regular basis to discuss the agenda items coming before you. And if you do not, what keeps you from contacting him to clarify items on the agenda before a City Council meeting? To me, and possibly others, it seemed that you didn't even read the agenda item. At a minimum, that is your job as a City Council Member. You need to be prepared for a meeting so that you do not waste the public's, the applicant's, and the staff's time during these meetings.

The agenda item was explained to you and the reasons why it came at such a late date was also explained to you. You are playing with people's lives. Jamboree Housing is a well-known non-profit that has a mission to provide affordable housing, and the City can assist them by

approving this resolution so that they can continue to help the unsheltered in this city in the future because we know that this project is not a stand-alone. The need for housing is real, and Huntington Beach should relish in the fact that we have non-profits like Jamboree Housing that can provide this need with a little assistance from us...the taxpayers.

Respectfully,
Regina M. Blankenhorn

From: [Paula Schaefer](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; city.manager@surfcity-hb.org
Subject: TEFRA hearing re Pelican Harbor and Jamboree Housing Corporation
Date: Monday, October 27, 2025 2:07:35 PM
Attachments: [1221 SC - Luna-Reynosa PPT.pdf](#)

Mayor Pro Tem McKeon and Council Members Twining and Van Der Mark:

Thank you for your support of the senior housing project managed by nonprofit developer, Jamboree Housing Corporation (JHC).

Mayor Burns and Council Members Kennedy, Gruel, and Williams:

I urge you to vote YES to allow JHC to restructure its financing on this project.

A number of the questions raised, and the assertions made by Kennedy, Burns, and Williams seemed to reflect a lack of understanding about the project, which has been underway since 2019. The project, when approved in 2021, required 60 years of subsidized housing for 33 units whose tenants would be extremely low income, 9 units for very low income, and 1 unit for an onsite manager. The City's loan was the smallest part (\$3 million) of the project but for JHC's investment of \$1.65 million. The City's loan was to be repaid at 3% interest. Also, the City's \$3 million is earmarked for affordable housing development. This money may not be used for any other purpose. (See the attached Council document from December 2021 for information regarding the income limits.)

What was appalling was the insinuation that the senior citizens living at Pelican Harbor Apartments were simply a burden on the taxpayers. JHC does not pay property taxes due to its nonprofit status; however, the land developed was an empty lot, which probably did not generate significant property taxes. Further, as Mayor Pro Tem said several times, the for-profit development community considered this parcel to be undevelopable. In other words, it did not pencil out to be profitable.

Additionally, it was particularly unprofessional to try to renegotiate the terms which apparently had already been renegotiated. Now, three years later, with a successful project in place, the City chose to renegotiate the terms where the City's residents are the largest benefactor. As said at the 10/21/2025 hearing, 86% of the residents either grew up in the City or previously lived in the City. Yet, the City demanded - and got a 66% increase in the interest rate to be paid, a 65% increase in the number of years of subsidized housing for 42 senior citizens, and an annual payment of \$5,000 for homeless services or affordable housing.

And yet, Council Member Williams tried to squeeze JHC by asking, in a public meeting, for an increase to the annual payment. His repeated requests for this were a claimed attempt to protect the taxpayers. The Mayor thought that the \$5,000 payment in 99 years wouldn't put gas in a vehicle. These were all said in an extremely condescending tone to the JHC representatives.

I found the statements about protecting the taxpayer hypocritical given that you recently approved payment of \$650,000 for an EIR for the Pacific Air Show. If the City has \$650,000 to pay for an EIR, an expense usually paid by the promoter of an event, it most certainly has that amount of money to forego squeezing JHC.

Attachment: PowerPoint 12/21/2021 City Council meeting

Paula A. Schaefer

City of Huntington Beach
December 21, 2021



Public Hearing for the Issuance of Multifamily Housing Revenue Bonds for Huntington Beach Senior Housing Apartments

Background

- November 2019, the City Council approved a \$3 million Loan Agreement with Jamboree Housing Corporation to purchase a 0.78 acre vacant parcel at 18431 Beach Boulevard.
- January 2020, Jamboree purchased property.
- January 2021, the City Council approved an Affordable Housing Agreement outlining the terms for the project:
 - Jamboree will build a 43-unit apartment project for seniors.
 - The project will be affordable for 60 years.
 - 33 units will be affordable to extremely low-income seniors (30% of median).
 - 9 units will be affordable to very low-income seniors (50% of median).
 - 1 unit will be for an on-site manager.



SUPPLEMENTAL COMMUNICATION

Meeting Date: 12/21/21

Agenda Item No.: 25(21-976)

Income Limits

Household Size	30% of Median (Extremely Low-Income)	50% of Median (Very Low-Income)
1	\$28,250	\$47,100
2	\$32,300	\$53,800

Affordable Rents

Unit Size	Tenant Income Level	Number of Units	Restricted Rent
1 Bedroom	30%	33	\$286
	50%	9	\$1,187
2 Bedrooms	Manager Unit	1	
Total Number of Units		43	

Construction Financing

Sources	Total	Per Unit
Bonds/Construction Loan	20,900,000	486,047
Tax Credits	3,813,160	88,678
City of HB Loan	3,000,000	69,767
Developer Investment	1,653,796	38,460
Total	\$29,366,956	\$682,953

Permanent Financing

Sources	Total	Per Unit
Tax Credits	12,710,534	295,594
NPLH (State)	5,856,018	136,186
MHSA (County)	3,603,160	83,794
Bonds/Permanent Loan	3,564,348	82,892
City of HB Loan	3,000,000	69,767
Developer Investment	632,896	14,719
Total	\$29,366,956	\$682,953

Request for Bond Approval

- The California Municipal Finance Authority (CMFA) requests authorization to issue up to \$20 million in multifamily housing revenue bonds.
- Bond proceeds will be used to construct the Jamboree Senior Housing Apartments.
- The City Council has authority to approve or deny CMFA's request at this public hearing.
 - If approved, the City will not issue the bonds.
 - The bonds will be issued by CMFA.
 - The City will not be responsible for repayment of the bonds.
 - The bonds will be the obligation of the developer and the affordable housing project.

Recommended Action

- ⦿ Open the public hearing, take testimony, and close the public on the proposed issuance of Multifamily Housing Revenue Bonds.
- ⦿ Adopt Resolution No. 2021-76 approving the issuance of \$20 million of Multifamily Housing Revenue Bonds by the California Municipal Finance Authority.

Questions?

From: [Perry Clitheroe](#)
To: supplementalcomm@surfcity-hb.org
Subject: Adopt Resolution 2025-65
Date: Monday, October 27, 2025 2:50:12 PM

You don't often get email from perry.clitheroe@gmail.com. [Learn why this is important](#)

October 27, 2025

Hello Huntington Beach City Councilors,

I urge you to approve the issuance of tax-free bonds to Jamboree Housing Corporation for the purpose of housing 43 of our senior neighbors.

If I ever have business before this council, whether I come to you vulnerable or in a position of strength, I expect to be treated with dignity, fairness, and respect. I was dismayed by comments that indicated some of you believe the powers of government should be used to squeeze applicants. If Democracy is 2 wolves and a lamb voting to eat the lamb for dinner, then it is neither just nor worthy of celebration. I hope you aspire to be better than this, and I hope that in the future you work hard to avoid this impression.

It was stated that no private development was possible, noting the narrow frontage and the challenges a developer would face providing parking. Parking mandates are NOT a function of the free market. Height, density, and FAR limits, setback requirements, and many of the city's other rules are not the result of free market operations. Regulations serve an important role in society – Americans benefit from controls on pollution, monitoring of food safety, and the certification of pharmaceutical drugs. Californians benefit from rules which ensure our construction is sturdy, resistant to fire, and built by licensed and insured companies. However, the zoning rules that prevent this property from being developed by the private market are arbitrary, exist to achieve aesthetic goals, or force property owners to set aside portions of their land to the benefit of the automotive industry.

The free market would develop an apartment or small office building on

that property. Unnecessary government regulation prevents a profitable development at this site at this time.

I share many of the Council's frustrations with affordable housing programs and governance of housing at large. Politicians slap together rules to "protect the neighborhood," or to prevent "gentrification," restricting the supply of housing and increasing its cost. To address these high costs they pass subsidies, which also makes housing more expensive. As prices rise they blame the greed of private companies, and they pass new rules and new taxes, restricting the supply and raising the cost of housing higher. Politicians rarely repeal these old rules and almost never repeal the subsidies, they just layer new rules and new subsidies on top of the old ones. The result is a rotten lasagna of laws and subsidies layered on top of one another, strangling the market, and suffocating workers, entrepreneurs and renters.

Despite sharing your frustration, I see these objections as hypocritical. Bemoaning Sacramento's affordability mandates while ignoring the city's role in restricting the housing supply is hypocritical. Anyways, regardless of your feelings, depriving an individual applicant because you don't like the frameworks erected in Washington and Sacramento is inappropriate. This item costs Huntington Beach nothing, except for the cost of hosting the meeting. The developer has made concessions to us that were not required. This ought to be an easy vote.

In summary, if you vote no because you want the applicant to pay Huntington Beach more money you are not governing We the People, you are extorting some people to benefit others.

If you vote no because you love the free market and want to defend taxpayers from the injustice of affordable housing subsidies, you are a hypocrite, either willfully or ignorantly refusing to acknowledge the role of local governments in creating the great housing shortage.

Please approve the continued issuance of these bonds!

Yours Truly,
Perry Clitheroe