

Estanislau, Robin

From: Cesar C <cesarc@kennedycommission.org>
Sent: Friday, January 31, 2020 2:42 PM
To: Estanislau, Robin; Villasenor, Jennifer; Coy, Melinda@HCD
Subject: Huntington Beach Agenda Item 20-1357
Attachments: HB2.3.20CC .pdf

Dear Huntington Beach City Council,

Please see attached the Kennedy Commissions comments to the Agenda Item 20-1357 on February 3, 2020 City Council meeting.

RE: AGENDA ITEM 20-1357 – ADOPT RESOLUTION NOS. 2020-06 AND 2020-07 APPROVING GENERAL PLAN AMENDMENT (GPA) NO. 19-003 (HOUSING ELEMENT AMENDMENT) AND ZONING TEXT AMENDMENT (ZTA) NO. 19-006 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN AMENDMENT) AND APPROVE THE 2019 HOUSING ELEMENT PROGRESS REPORT

Please let me know if you have any questions or comments.

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Cesar Covarrubias
Executive Director

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 2/3/2020

Agenda Item No.: 20(20-1357)

January 31, 2020

SENT VIA EMAIL

Mayor Lyn Semeta and Councilmembers
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Robin.Estanislau@surfcity-hb.org

RE: AGENDA ITEM 20-1357 – ADOPT RESOLUTION NOS. 2020-06 AND 2020-07 APPROVING GENERAL PLAN AMENDMENT (GPA) NO. 19-003 (HOUSING ELEMENT AMENDMENT) AND ZONING TEXT AMENDMENT (ZTA) NO. 19-006 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN AMENDMENT) AND APPROVE THE 2019 HOUSING ELEMENT PROGRESS REPORT

Mayor Semeta and Councilmembers,

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations that advocates for the production of homes affordable to families earning less than \$20,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing policies that have led to the new construction of homes affordable to lower income working families.

The Commission has been engaged in discussions and has provided extensive recommendations on the proposed General Plan Amendment for the Housing Element, including the City's revisions to the Beach and Edinger Corridors Specific Plan (BECSP). In response to the City's request for public comments, the Commission submitted a comment letter on December 5, 2019, and supplemental comments on December 12, 2019 and January 7, 2020. The Commission also submitted a comment letter on January 14, 2020 for the Planning Commission's consideration. These letters are included as attachments to agenda item 20-1357, which the City Council is set to hear on February 3, 2020.¹

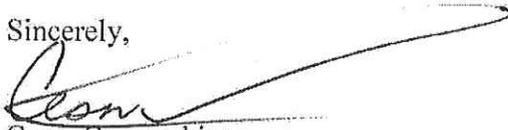
The Commission commends the City on its efforts to bring its Housing Element into compliance with state law—a result which the Kennedy Commission has been fighting for through its litigation against the City for over four years. We also acknowledge the revisions the City has made to the proposed Housing Element to address some of the concerns the Commission expressed in the above-referenced comment letters. However, we continue to ask for greater certainty around the sites available for affordable housing development, the related development standards, and the approval process in the proposed Affordable Housing Overlay. As expressed in our January 7 letter, the proposed exemption from Maximum Amount of New Development (MAND) in the BECSP does not explain how market rate units will count towards the limitation; the text of the BECSP amendments do not resolve this ambiguity and the issue should be

¹ <https://huntingtonbeach.legistar.com/LegislationDetail.aspx?ID=4319368&GUID=6591B436-920C-4A6C-84BB-D20CBE7DC0D4> (Attachment No. 10).

clarified to address this concern prior to City Council's adoption of the revisions. Furthermore, the conditional approval by the California Department of Housing and Community Development, by letter of January 10, 2020, also requires that the City be clear on the mitigation of the MAND constraint. These pieces are crucial to the success of developing affordable housing for low- and very low-income families in Huntington Beach.

We look forward to continuing to work with the City to develop revisions to address these issues, including those in our prior comment letters. If you have any questions or would like to discuss the issues raised here, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,



Cesar Covarrubias
Executive Director

cc: Ms. Jennifer Villasenor, Huntington Beach Community Development Department
Ms. Melinda Coy, California Department of Housing and Community Development