



Huntington Beach City Council and Housing Authority

Future Development of 17642 Beach Blvd.

June 20, 2023

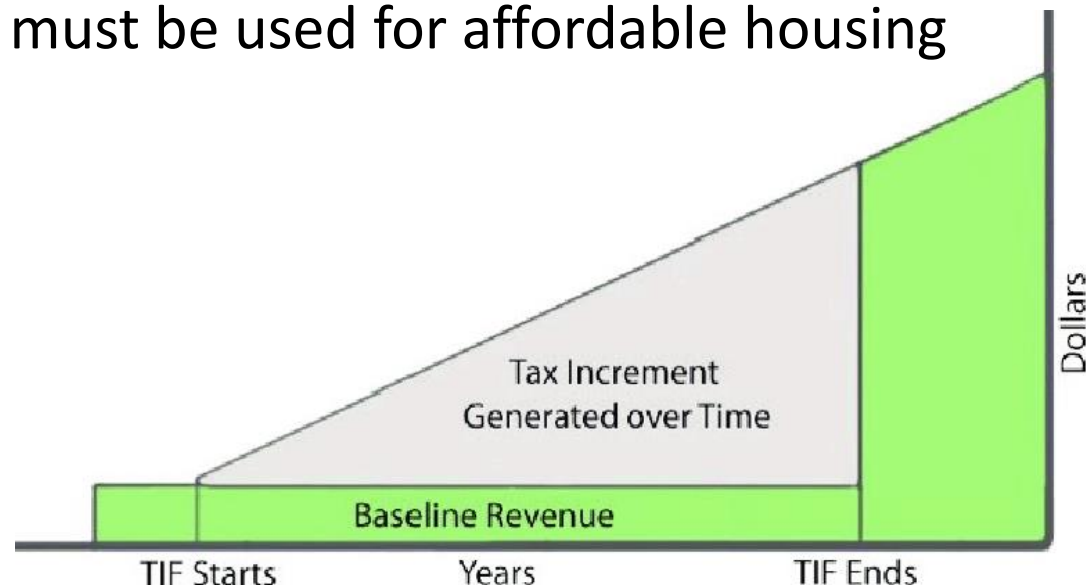
Overview

- History of Redevelopment and Dissolution
- Site Acquisition
- Current Status
- Development Concepts
- Alternative Option
- Conclusion
- Questions



History - Redevelopment

- Purpose of Community Redevelopment Act
- How are redevelopment activities funded?
 - Tax Increment Financing (TIF)
- Housing Set Aside
 - 20% of TIF must be used for affordable housing



History - Dissolution

- Dissolution of redevelopment
- Successor Agency
 - Recognized Obligation Payment Schedule (ROPS)
- Housing Successor
 - Low Moderate Income Housing Asset Fund (LMIHAF)
 - Annual Report – Excess Surplus Test



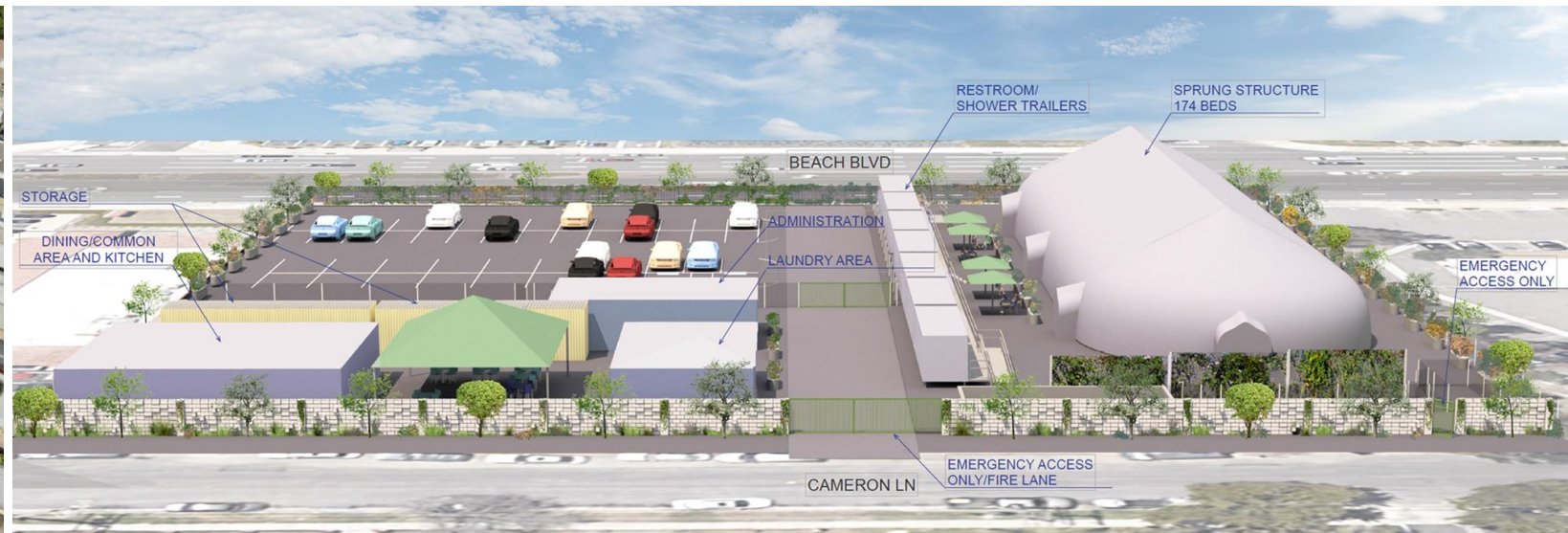
History – Housing Successor

- HB Housing Authority designated as Housing Successor
- Large Deposit (in excess of \$6.5M) in FY 29/20 would generate “Excess Surplus” in next Annual Report
 - Encumber funds within next three fiscal years; or
 - Transfer amount of “Excess Surplus” to another qualified entity for a qualified project; or
 - Transfer amount of “Excess Surplus” to Department of Housing and Community Development
- Opportunity to acquire property became available to resolve “Excess Surplus” situation



Site Acquisition

- August 2020 & January 2021 – Project Site Acquired
- December 2020 – Navigation Center Opened
- June 2022 – Exclusive Negotiations Agreement (ENA) with Jamboree Housing Corporation Approved



Current Status

On June 7, 2022, the Housing Authority Board Members authorized the Executive Director to execute an Exclusive Negotiations Agreement (the “Agreement”) with Jamboree Housing to explore development of the Site for a multi-use Healing Center development.

On December 20, 2022, the City Council tabled a motion to authorize the Executive Director to Sign a Letter of Support for Jamboree Housing Corporation’s application for grant funds from the California Departments of Health Care Services and Social Services through the Behavioral Health Continuum Infrastructure and the Community Care Expansion Program.

On May 9, 2023, City Council members toured two permanent supportive housing sites in Anaheim, Rockwood Apartments and Finamore Place, both operated by Jamboree Housing.



Development Concepts

Healing Center

- Develop a facility consisting of a Navigation Center, sobering center, facilities for support services, and a combination of transitional, permanent supportive, and affordable housing.

Pathways Project

- Develop a multi-use facility, consisting of a Navigation Center and permanent supportive housing.

Housing Only

- Develop only permanent supportive and /or affordable housing options and identify an alternate location for a Navigation Center.

Navigation Center Only

- Develop a permanent Navigation Center and reimburse the LMIHAF account.



Alternative Option

As an alternative, the City Council could choose to not develop the Site for any of the above options; however, long-term use of the Site for anything other than a qualifying affordable housing development would require repayment of the LMIHAF account, which would trigger excess surplus for the Housing Authority.

As outlined in this staff report, a finding of excess surplus would require the Housing Authority to encumber or transfer the funds within three fiscal years.



Conclusion

At this time, selection of one of the above proposed concepts would not commit the City to any development of the property, rather it would provide guidance to Jamboree Housing, allowing them to refine the concepts and identify funding sources for the development.

At a future date, proposals will be brought before the Housing Authority Board for consideration, along with project details including concept design, operations plan, estimated total project costs for construction, projected costs for operation, sources of funding (including any Housing Authority or City contributions), developer's responsibilities, etc.

