

Jurisdiction	Huntington Beach	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	313	10	40								57	256
	Non-Deed Restricted									7			
Low	Deed Restricted	220	1	37		8						60	160
	Non-Deed Restricted		1							13			
Moderate	Deed Restricted	248	79	49	14	78	18		1			294	
	Non-Deed Restricted				3	2	7	12	22	9			
Above Moderate		572	761	469	264	768	249	55	135	53		2754	
Total RHNA		1353											
Total Units			852	595	281	856	274	67	158	82		3165	416

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Huntington Beach	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Rehab Loan Program	Assist 20 lower income households annually, or 160 over planning period	2013-2021	Between, FY 205-16 and 2019-20, the City has assisted 41 lower income households through the housing rehab loan and owner-occupied SF, Condo, and Mobile Home Grant Program.
MFR Acquisition/Rehab through Non-Profit Developers	Acquire, rehabilitate, and establish affordability covenants on 20 to 40 rental units	2013-2021	The City has assisted in the acquisition/rehab and establishment of affordability covenants of 13 units within two projects.

<p>Neighborhood Preservation</p>	<p>Conduct improvement activities in CDBG target areas. Conduct public forums for residents to discuss specific neighborhood issues and provide information on resources including rehabilitation assistance</p>	<p>Conduct neighborhood forums on a monthly basis. Analyze CE complaint data on a monthly basis</p>	<p>The City has maintained two full time code enforcement officers in the CDBG target areas throughout the planning period. During the 2018 calendar year, 3,591 inspections were conducted and 3,279 cases were successfully abated. The City has also funded improvements to the Oak View Family Resource Center. The Oak View Task Force continues to have quarterly meetings.</p>
<p>Preservation of Assisted Housing</p>	<p>Continue to monitor Section 8 contract renewals in Huntington Villa Yorba and Huntington Gardens. As necessary, explore outside funding and preservation options; offer preservation incentives to owners; provide technical assistance and education to affected tenants.</p>	<p>Contact property owners at least six months prior to Section 8 contract renewals</p>	<p>In December 2013, the Huntington Beach City Council conducted a public hearing under the Tax and Equity Fiscal Responsibility Act (TEFRA) in support of a taxexempt bond issuance by the California Statewide Communities Development Authority (CSCDA) for the acquisition of Huntington Villa Yorba by Preservation Partners Management Group. A second TEFRA hearing was held by the City in August 2015 to approve the issuance of \$13 million in bonds to allow the new property owner to refinance the property at a lower interest rate and maintain its affordability. Preservation Partners has agreed to the preservation of all 192 units - 10% at 50% area median income (AMI) and 90% at 60% AMI.</p>

<p>Rental Assistance - Section 8</p>	<p>Continue current levels of Section 8; coordinate with OCHA; encourage landlords to register units</p>	<p>2013-2021</p>	<p>Since February 2015, a total of 1,008 Huntington Beach households each year receive tenant-based Housing Choice Vouchers: 58 of these were for Veterans Affairs Supportive Housing Vouchers, 33 were Family Unification Vouchers, and 45 were Shelter Plus Care Vouchers for formerly homeless disabled households. Based on HUD regulations, 75 percent of households admitted to the program must have incomes less than 30 percent of the area median, making Section 8 a key way in which the City addresses the needs of extremely low income households.</p>
<p>Rental Assistance - TBRA</p>	<p>Initiate local TBRA program, with goal to assist 168 households, with preference given to veterans, seniors and victims of domestic violence.</p>	<p>Initiate local TBRA program in FY 2015-16</p>	<p>Since the inception of the TBRA program, the City has partnered with three TBRA contractors including Interval House, Mercy House and Families Forward. The program will continue to target homeless, persons at risk of homelessness, veterans, seniors, and victims of domestic violence in Huntington Beach. To date, the program has assisted 246 households.</p>
<p>Mobile Home Park Preservation</p>	<p>Implement MHP Conversion Ordinance. Utilize Advisory Board to assist in resolving issues. Provide tenants info on MPROP funding. Assist tenants with subdivision map waiver process</p>	<p>2013-2021</p>	<p>The Mobile Home Advisory Board continues to meet quarterly and is made up of MHP owners, residents and at-large citizens; in 2014, the City adopted a Senior Residential mobile Home Park Overlay and designated 8 mobile home parks in the City with the objective to retain existing affordable housing options for seniors</p>

<p>Residential and Mixed Use Inventory</p>	<p>Maintain current inventory of vacant and underutilized development sites, and provide to developers along with information on incentives. Monitor sites to ensure an adequate inventory is maintained to accommodate the RHNA, including rezoning as necessary.</p>	<p>2013-2021; Review sites annually throughout the planning period</p>	<p>In 2020, the City adopted an amendment to the Housing Element, which included a review of the residential sites inventory. Sites were updated as necessary. The Housing Element including the sites inventory continues to be made available on the City's website and at the zoning counter. The City also tracks vacant sites citywide through GIS. The vacant sites inventory is updated periodically.</p>
<p>Adequate Sites Program</p>	<p>1) Draft zoning text amendment to define Affordable Housing Overlay in BECSP; 2) Conduct public hearings on BECSP Amendment 3) Commence comprehensive review and revision of the BECSP</p>	<p>Amend BECSP concurrently with the Housing Element Amendment by March 2020</p>	<p>In Feb. 2020, the City adopted an amendment to the BECSP to implement this program.</p>
<p>Development Fee Assistance</p>	<p>Continue to offer fee reductions to incentivize affordable housing. Specify the waiver of 100% of application processing fees in the Code for projects with 10% ELI units.</p>	<p>2013-2021. Modify the Code in 2020 for ELI units</p>	<p>The City's inclusionary ordinance has provisions that allow for projects that exceed inclusionary requirements on-site to be eligible for reduced City fees. In 2013, the City provided over one million dollars in Development Impact Fee exemptions for a 78- unit affordable rental project (8 ELI, 32 VL, 37 Low).</p>

<p>Residential Processing Procedures</p>	<p>Provide non-discretionary development review for sites in the Affordable Housing Overlay within the Beach and Edinger Corridors Specific Plan. Adopt streamlined review procedures for multi-family development on a Citywide basis</p>	<p>Initiate study of streamlined procedures in 2015 and adopt by 2021</p>	<p>The City adopted an Affordable Housing Overlay in the BECSP which provides for non-discretionary project approval for residential projects with a minimum of 20% lower income units on-site. In 2018, the City commenced a multi-phased comprehensive zoning code update. The City has completed two phases to date and will evaluate streamlined review procedures for multi-family development for inclusion in future phases.</p>
<p>Zoning for Transitional and Supportive Housing</p>	<p>Provide for transitional and supportive housing within the CV zone. Prepare a Policy Memo to clarify such uses are to be accommodated within zone districts similar to other residential uses within the Beach and Edinger Corridors, Downtown and Bella Terra specific plans</p>	<p>Prepare Policy Memo in 2014 and modify the Code by 2020. Incorporate language into specific plans in conjunction with future plan amendments</p>	<p>Residential is not a permitted use within the CV General Plan land use designation. As such, the code has not been amended. While the City has not amended the specific plans to expressly add supportive and transitional housing uses, the City treats these uses as residential uses for zoning purposes and would permit them in the same way residential uses are permitted. As an example, the City recently approved funding toward the acquisition of a property in the BECSP to be developed with affordable housing with supportive services.</p>
<p>Fair Housing</p>	<p>Contract with Fair Housing provider; invite to speak at public events; assist in distributing brochures in community locations. Provide walk-in fair housing counseling at City Hall on a monthly basis.</p>	<p>At least annually, invite fair housing contractor to City events and distribute brochures in community locations. Offer monthly walk-in clinic.</p>	<p>The Fair Housing Foundation (FHF) assists approximately 500 Huntington Beach residents annually with issues regarding tenant/landlord matters, and handles over a dozen fair housing cases each year on behalf of residents. In addition to the availability of counselors by toll-free telephone number and walk-in assistance at one of their two offices Monday-Friday, FHF also provides on-site walk-in counseling at Huntington Beach City Hall one time per month. FHF also regularly schedules certification and training programs locally for apartment owners and managers.</p>

<p>Housing Opportunities for Persons Living with Developmental Disabilities</p>	<p>Work with OCRC to publicize information on resources. Pursue State and Federal funding; meet with current affordable housing providers regarding options to serve disabled population in existing housing; contact supportive housing providers re: expanding the supply of housing for the developmentally disabled</p>	<p>Pursue funds for supportive housing and services at least twice during planning period. Continue to meet with current housing providers and contact supportive housing providers as part of Huntington Beach Homeless Collaborative monthly meetings</p>	<p>The City regularly meets with a variety of housing providers and supports a various programs that address shelter and transitional housing needs of homeless individuals and families. The City has not obtained funding specific to this program, but will continue to monitor funding opportunities/availability and pursue funding if feasible.</p>
<p>Homeless Assistance</p>	<p>Continue participation in Regional Committee for the Continuum of Care. Annually allocate funds to agencies serving the homeless and at-risk population. Maintain a City Homeless Coordinator to serve as the City's point person on homelessness</p>	<p>Attend periodic meetings of County Regional Committee. Annually allocate CDBG funds.</p>	<p>The City has and will continue to address the emergency shelter and transitional housing needs of homeless and homeless families through support of homeless programs such as the Huntington Beach Youth Emergency Shelter; Interval House and Collette's Children's Home transitional housing for battered/homeless mothers with children; American Family Housing transitional housing and supportive housing rental assistance; Project Self-Sufficiency transitional housing for single parent families; and tenant-based rental assistance (TBRA) for homeless and persons at imminent risk of homelessness. Beginning in 2015, the City assigned a full-time officer dedicated to homeless issues and has continued to allocate resources as the number of homeless continues to grow. The City's efforts have grown to include a Homeless Task Force (with two full-time officers, 1 program coordinator and up to 4 case managers).</p>

Jurisdiction	Huntington Beach	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Huntington Beach
Reporting Year	2020 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting**
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ -
--------------------	------

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	7
Low	Deed Restricted	0
	Non-Deed Restricted	13
Moderate	Deed Restricted	0
	Non-Deed Restricted	9
Above Moderate		53
Total Units		82

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0