

Please Start Here

General Information	
Jurisdiction Name	Huntington Beach
Reporting Calendar Year	2023
Contact Information	
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Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Huntington Beach	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	21
Low	Deed Restricted	71
	Non-Deed Restricted	36
Moderate	Deed Restricted	2
	Non-Deed Restricted	25
Above Moderate		399
Total Units		554

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	26	0
Single-family Detached	0	96	0
2 to 4 units per structure	0	2	0
5+ units per structure	0	346	0
Accessory Dwelling Unit	0	84	0
Mobile/Manufactured Home	0	0	0
Total	0	554	0

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	189	554
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	5
Number of Proposed Units in All Applications Received:	15
Total Housing Units Approved:	15
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	0	0
Discretionary	5	5

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	3
Number of Units in Projects Permitted with a Density Bonus	352

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	17
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Huntington Beach	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	3,661	-	-	104	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		9	-	23	21	-	-	-	-	-	-	157	3,504
Low	Deed Restricted	2,184	-	-	-	71	-	-	-	-	-	-	-	-
	Non-Deed Restricted		9	11	39	36	-	-	-	-	-	-	166	2,018
Moderate	Deed Restricted	2,308	-	-	2	97	-	-	-	-	-	-	-	-
	Non-Deed Restricted		4	1	30	25	-	-	-	-	-	-	159	2,149
Above Moderate		5,215	11	6	85	399	-	-	-	-	-	-	501	4,714
Total RHNA		13,368												
Total Units			33	18	283	649	-	-	-	-	-	-	983	12,385
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		1,831		-	110	13	-	-	-	-	-	-	123	1,708

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Huntington Beach		
Reporting Year	2023	(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 2015-16 and 2021-22, the City has assisted 72 lower income households through the housing rehab loan and owner-occupied SF, Condo, and Mobile Home Grant Program. In FY 22-23, the City assisted 10 lower income households in these programs.
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.
Neighborhood Preservation	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	Conduct neighborhood forums on a monthly basis. Analyze CE complaint data on a monthly basis	The City has maintained two full time code enforcement officers in the CDBG target areas throughout the planning period. During the 2023 calendar year, 3,383 inspections were conducted for 1,037 complaints received. The City supports the establishment of residential community groups within these neighborhood areas, such as the Oak View Task Force, and facilitates resident forums to discuss specific neighborhood issues and provide information on various resources for rehabilitation assistance. Code Enforcement also endeavors to expand its Neighborhood Preservation activities within CDBG areas. Code Enforcement Officers attend a monthly neighborhood cleanup event in the Oak View community to provide information and establish connections with community members. Code Enforcement Officers also attend regular Oak View Community Meetings and Oak View Community Cleanup Events to take resident feedback and provide updates on neighborhood improvements and issues in the area.

Preservation of Assisted Housing	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.	Contact property owners at least six months prior to Section 8 contract renewals	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 tax exempt 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.
Rental Assistance - Section 8	Continue current levels of Section 8; coordinate with OCHA; encourage landlords to register units	2013-2021	In 2023, a total of 651 Huntington Beach households received tenant-based Housing Choice Vouchers administered through OCHA: 80 of these were for Veterans Affairs Supportive Housing Vouchers, 23 were Family Unification Vouchers, 137 were for the disabled, 355 were for seniors, and 56 were for formerly homeless 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.
Rental Assistance - TBRA	Initiate local TBRA program, with goal to assist 168 households, with preference given to veterans, seniors, and victims of domestic violence.	Initiate local TBRA program in FY 2015-16	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. The program assisted 336 households between FY 15/16 and FY 21/22. In FY 22/23, the program assisted 56 households. In November 2022, the City Council approved to expand the TBRA Program to include seniors earning below 50% of area median income that own a mobile home to pay for a portion of their space rent. The mobile home TBRA program was implemented in April 2023 and has provided space rent assistance to 23 senior households in FY 22-23, and a total of 52 senior households in 2023 (29 households in FY 23-24). In FY 22/23, the TBRA program assisted 56 households, including the aforementioned 23 mobile home senior households).
Mobile Home Park Preservation	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	2013-2021	The Mobile Home Advisory Board continued 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.

Residential and Mixed Use Inventory	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.	2013-2021; Review sites annually throughout the planning period	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.
Adequate Sites Program	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.	Amend BECSP concurrently with the Housing Element Amendment by March 2020	In Feb. 2020, the City adopted an amendment to the BECSP to implement this program.
Development Fee Assistance	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.	2013-2021. Modify the Code in 2020 for ELI units	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).
Residential Processing Procedures	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	Initiate study of streamlined procedures in 2015 and adopt by 2021	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>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 funded and acquired a property in the BECSP to be developed with affordable housing with supportive services. The property is currently utilized as a Navigation Center. The City is in the preliminary stages of planning for permanent affordable housing and supportive services on the site. An RFQ was issued in March 2022 and an exclusive negotiating agreement with Jamboree Housing was approved by the City Council on June 7, 2022. In July 2023, the City Council updated the development concept to reflect a Pathways Project that would consist of a multiuse facility containing permanent supportive housing and a navigation center. Jamboree Housing is actively exploring funding sources and financing options. It is anticipated that a combination of funding sources will be required to complete the project.</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) assisted approximately 405 unduplicated Huntington Beach residents in 2023 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 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 and pursue funding if feasible/available.</p>

Homeless Assistance	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	Attend periodic meetings of County Regional Committee. Annually allocate CDBG funds.	The City's strategy is to continue to support a continuum of programs, including homeless support services, emergency shelter, transitional housing, permanent affordable housing, and homeless prevention services. Specific City support into the County's annual COC funding application to HUD includes: 1) data compilation on homeless services and facilities; 2) providing official letters of support for the funding application; and 3) participation in meetings of the Orange County Cities Advisory Committee, responsible for the regional COC Homeless Strategy, and meetings of the COC Board as necessary. The City has established a continuum of services and housing options that people experiencing homelessness can move through in order to achieve stability. First, the Police Department's Homeless Task Force supplemented by BeWell OC – Huntington Beach case managers conduct street outreach to people experiencing homelessness. These teams assess each potential client and may refer people to the City's Navigation Center for shelter and supportive services. Clients that are ready to exit the Navigation Center may be eligible for residence in a permanent supportive housing unit. The City's outreach efforts have grown to include a Homeless Task Force (consisting of up to 4 Case Managers and 4 Homeless Liaison Officers) and construction of the 174 bed Navigation Center that provides shelter for eligible people experiencing homelessness with ties to Huntington Beach. The City has also established a Homeless Services Manager to continue its System of Care development in addressing the needs of the homeless population. This multi-pronged approach includes weekly outreach to engage homeless individuals and determine their needs, reuniting individuals with family members, and working within the County's Coordinated Entry System to match people with housing opportunities, assisting in eviction prevention.
Project Self Sufficiency	Assist 90 households annually	2013-2021	Effective March 1, 2018, the Project Self Sufficiency program began operating independently as a nonprofit program, separate from the City of Huntington Beach. Although the City still provides some funding to the program, it now assist families in communities throughout the County including Huntington Beach.

General Comments

Jurisdiction	Huntington Beach	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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 at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	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 Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Huntington Beach	
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Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0