ATTACHMENT NO. 11

SUGGESTING FINDINGS FOR APPROVAL

ZONING TEXT AMENDMENT NO. 22-009
(BECSP AFFORDABLE HOUSING OVERLAY)

1. Zoning Text Amendment (ZTA) No. 22-009 to amend the Beach and Edinger Corridors Specific Plan (BECSP/SP 14) by expanding the Affordable Housing Overlay in accordance with Housing Element Program 2A, is consistent with the Land Use Element, and conforms to the adopted land use designations for sites within SP 14 identified for inclusion in the Affordable Housing Overlay. ZTA No. 22-009 is consistent with applicable General Plan goals and policies as follows:

   Housing Element

   Goal HE 2: Provide adequate sites to accommodate projected housing unit needs at all income levels identified in the 2021-2029 RHNA.

   Policy 2.1 Variety of Housing Choices: Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations that are near services, transit, promote walkability, and are moderate to highest resource areas.

   Policy 2.3 Housing Overlay: Facilitate the provision of housing affordable to lower income households through the creation of a citywide housing overlay on sites identified within the Housing Element.

   Policy 2.4 Beach and Edinger Corridors Specific Plan: Facilitate the provision of housing affordable to lower income households within the Beach and Edinger Corridors Specific Plan, which has higher access to public transit/freeways and employment opportunities in a variety of sectors to assist increasing job proximity for residents of all income levels.

   The proposed amendment to the BECSP expands the existing Affordable Housing Overlay, ensuring the City provides capacity (through zoning) to accommodate the RHNA at all income levels. The provisions of the Affordable Housing Overlay facilitate the production of housing for lower income households. Projects proposing a minimum of 20 percent of the units affordable to lower income households are eligible for a ministerial approval process in addition to other flexible development standards. The BECSP provides for mixed use (commercial/residential) development emphasizing pedestrian-oriented public improvements along two major arterials in the City with access to transit and freeways.

Goal HE 3: Provide for safe and decent housing for all economic segments of the community.

Policy 3.1 Housing Diversity: Encourage the production of housing that addresses the diverse housing needs of all economic segments of the community, including low, moderate, and above moderate-income households.

Policy 3.3 Affordable Housing Incentives: Facilitate the development of affordable housing through regulatory incentives and concessions, density bonuses, financial assistance, or other methods. Funding priority should be granted to projects providing extremely low-income units. Proactively seek out new methods and approaches in the provision of affordable housing.

Goal HE 4: Reduce governmental constraints to housing production, with an emphasis on improving processes for projects that provide on-site affordable units.

Policy 4.1 Regulatory Incentives for Affordable Housing: Support the use of density bonus as permitted in applicable regulations, to offset or reduce the costs of developing affordable housing while addressing potential impacts per the City's standard review process.

Policy 4.3 Efficient Development Processing: Explore continued improvements in the project entitlement process to further streamline and coordinate the processing of permits, design review and environmental clearance with emphasis on streamlining processes for housing developments that provide on-site affordable units.

ZTA No. 22-009 proposes to expand the existing Affordable Housing Overlay to facilitate the provision of affordable housing for lower income households by removing regulatory constraints, such as the conditional use permit process, and includes incentives, such as reduced parking requirements, to offset the costs of developing affordable housing. The provisions of the Affordable Housing Overlay facilitate the production of housing for lower income households. Projects proposing a minimum of 20 percent of the units to be affordable to lower income households are eligible for a streamlined ministerial approval process. In addition, projects within the Affordable Housing Overlay are eligible to request concessions and waivers pursuant to State Density Bonus Law, which further reduces constraints to the provision of affordable housing.

Land Use Element

Policy LU-1.A.: Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Goal LU-4: A range of housing types is available to meet diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

Policy LU-4.A: Encourage a mix of residential types to accommodate people with diverse housing needs.

Policy LU-4.B: Improve options for people to live near work and public transit.

The proposed amendment to the BECSP would ensure that the lower income RHNA is accommodated in areas already designated and zoned for residential uses at the minimum "default" density consistent with the existing General Plan Land Use Map. The expansion of the Affordable Housing Overlay within the BECSP would ensure that future development is consistent with the existing General Plan land use designations for the development sites.

The focus of the Affordable Housing Overlay is to encourage and facilitate affordable housing by requiring a minimum of 20 percent of the units in a proposed residential development to be affordable to lower income households in an area that already allows higher density multi-family residential uses. The Affordable Housing Overlay also provides regulatory incentives to further encourage the provision of affordable housing for target populations with diverse housing needs, such as seniors, female-headed households, large families, disabled persons, homeless persons and low-income households. Additionally, the proposed Affordable Housing Overlay within the BECSP concentrates potential development along Beach Boulevard, which is an Orange County Transportation Authority operated bus route.

2. The change proposed is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed. The Affordable Housing Overlay already exists within the BECSP and is proposed to be expanded. The Affordable Housing Overlay will facilitate the development of affordable housing in an area that already allows for high density multi-family residential uses. Future development under the Affordable Housing Overlay will be consistent with the existing and allowed development pattern along the Beach Boulevard corridor and subject to the development and design standards that are applicable throughout the rest of the BECSP area.

3. A community need is demonstrated for the change proposed. The Affordable Housing Overlay addresses the need for housing, particularly affordable housing, in the City of Huntington Beach. The Affordable Housing Overlay will incentivize the provision of housing, including affordable housing, for households and individuals who live and work in the community. The Affordable Housing Overlay also ensures the City will be able to accommodate the lower income RHNA and obtain certification of the Housing Element from the California Department of Housing and Community Development (HCD). HCD certification of the Housing

Element enables the City's eligibility for state funding to address homelessness and other housing programs.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. The BECSP provides for mixed use (commercial/residential) development emphasizing pedestrian-oriented public improvements along two major arterials in the City with access to transit and freeways. The areas designated for an Affordable Housing Overlay are well connected areas with access to services, jobs, and community facilities. The Affordable Housing Overlay areas are located along or have access to arterials and would not divide existing established neighborhoods. The standards proposed for the Affordable Housing Overlay consider the mixed use environment and minimize impacts between different adjacent land uses.