



# 2021-2029 Housing Element Update

Planning Commission Study Session:  
September 13, 2022

# Presentation Overview

- **Housing Element Process**
- **Housing Element Components**
- **Community Profile & Housing Needs**
- **Constraints, Resources, AFFH**
- **Housing Plan**
- **RHNA and Residential Sites**
- **Housing Element Programs**



# Housing Element Process

- Housing Element Process started in March 2021 when SCAG Regional Council adopted RHNA Allocation Plan
- Joint CC/PC Study Session March 2021
- Public outreach events & meetings from April to November 2021
- Public Review Draft Housing Element October 28, 2021
- 1<sup>st</sup> submittal to HCD December 7, 2021
  - 2<sup>nd</sup> submittal April 11, 2022
  - 3<sup>rd</sup> submittal June 6, 2022
  - 4<sup>th</sup> submittal August 1, 2022
- Each draft was posted to the website and publicly available as mandated by Housing Element law
- Revisions requested by HCD drive the discussion of how City will meet its housing needs and develop program actions to achieve goals



# Housing Element Components



Population and housing profile of Huntington Beach

Evaluation of housing constraints and resources

Evaluation of existing programs and policies

Identification of sites appropriate to accommodate the City's RHNA Allocation

Policies, programs and quantified objectives to achieve the City's housing goals

# Community Profile

- Mandated by Housing Element Law
- Contains analysis of the City's:
  - Population
  - Households
  - Employment base
  - Housing stock characteristics



# Households - Overview

Table 2-10: Changes in Household by Type

Household Types	2010	2015	2019
Married-couple Family Households	48.7%	50.4%	49.3%
Female headed Household, No Spouse Present	10.0%	10.6%	10.6%
Non-Family Household	36.4%	33.9%	34.9%
Householders 65 years or above	13.4%	14.6%	16.1%
Total Households	75,220	74,460	76,911

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019.

Note: Percentages do not add to 100 percent, there are additional categories and household types that are reported by the Census.



# Households – Special Needs Groups

Table 2-18: Special Needs Groups in Huntington Beach

Special Needs Groups	# of Persons or Households	Percent of Total Population	Percent of Total Households
Households with Seniors (60 years and over)	32,456 Households	--	42.2%
Seniors Living Alone	8,383 Households	--	10.9%
Persons with Disabilities	19,003 Persons	9.5%	--
Large Households (5 or more persons per household)	5,872 Households	--	7.6%
Single-Parent Households	3,712 Households	--	4.8%
Single-Parent, Female Headed Households with Children (under 18 years)	2,666 Households	--	3.5%
People Living in Poverty	16,065 Persons	8%	--
Farmworkers <sup>1</sup>	754 Persons	0.4%	--
Homeless*	349 Persons	0.2%	--

Source: American Community Survey, 5-Year Estimates, 2019, and Orange County Point in Time Count, Everyone Counts Report

\*The Everyone Counts Report is updated annually. The most recent available data is from 2019.

1. Farmworkers include persons employed in agriculture forestry, fishing, and hunting



# Special Needs Groups- Disabled Population

9.5% of City's population lives with at least 1 disability

Of these 19,003 disabled persons:

- 8,794 have an ambulatory difficulty
- 7,192 have difficulty living independently
- 6,760 have a cognitive difficulty
- 5,892 have a hearing difficulty
- 3,300 have a vision difficulty
- >50% are seniors

Housing needs of City's disabled population:

- ✓ **Home Accessibility Improvements**
- ✓ **Supportive Housing**
- ✓ **Community Care Facilities**



# Special Needs Groups – Seniors



Age 65+ residents (from 13.6% to 17.6%)

- >1/4 seniors have one or more disabilities
- 79% homeowners, 21% renters
- 10% of Huntington Beach seniors live alone

Housing needs of Huntington Beach Seniors:

- ✓ **Affordable housing options**
- ✓ **Supportive living environments**
- ✓ **Home accessibility/housing maintenance assistance**
- ✓ **Supportive City programs to help sustain decent, safe, and affordable housing for dependent Seniors**



# Employment Base

## Top employment sectors 2019

1. Education services, health care, and social assistance (20%)
2. Professional, scientific, management, and administrative services (13%)
3. Retail (11%) and Manufacturing (11%)
4. Arts, entertainment, recreation, accommodation, and food services (10%)
5. Finance and insurance, and real estate and rental leasing (8%)

## 2021 HUD Orange County AMI \$106,700

Table 2-8: Mean Salary by Occupation in Orange County, 2020

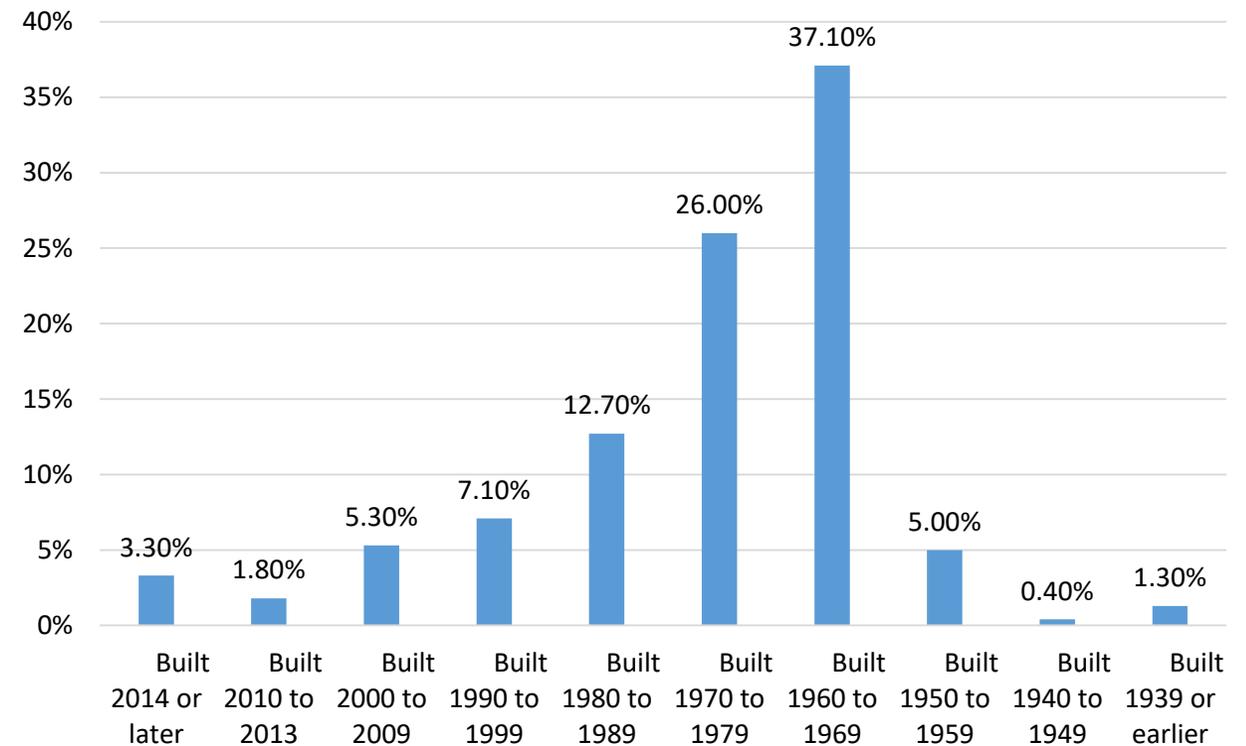
Occupation	Salary
Management	\$139,225
Legal	\$147,030
Healthcare Practitioners and Technical	\$101,125
Architecture and Engineering	\$99,403
Computer and Mathematical	\$96,051
Life, Physical and Social Sciences	\$84,611
Business and Financial Operations	\$80,107
★ Education, Training and Library	\$72,247
Arts, Design, Entertainment, Sports and Media	\$65,620
Construction and Extraction	\$62,616
Community and Social Service	\$58,617
Protective Services	\$57,788
★ Installation, Maintenance and Repair	\$56,597
Sales	\$51,402
Office and Administration Support	\$47,191
Production	\$42,181
Transportation and Material Moving	\$38,010
Building, Grounds Cleaning, and Maintenance	\$35,880
Farming, Fishing and Forestry	\$34,876
Healthcare Support	\$34,790
★ Personal Care and Service	\$34,724
★ Food Preparation and Serving Related	\$32,613

Source: California Employment Development Division, Occupational Wage data, 2020.

# Existing Housing Stock & Trends

- 81,494 total housing units in Huntington Beach
  - 48% single unit detached
  - 11% single unit attached
  - 36% multi-unit
  - 4% mobile homes
- City added 3,324 new units 2013 – 2021
- Slight change in housing tenure
  - 58.3% owner households (60% in 2010)
  - 41.7% renter households (40% in 2010)

## Housing Units by Year Constructed



# Housing Costs

## Huntington Beach Rental Market

- Average cost of a rental unit increased by 31% from 2014 (\$1,829) to 2020 (\$2,401)
- Extremely low, very low, and low-income households cannot afford market rate rentals without substantial cost burden
- Moderate income households at the upper levels of the income limit (\$115k+) can generally afford market rates

## Huntington Beach For-Sale Market

- Median home value \$771,100 (2019)
- All income groups cannot afford market rate ownership without substantial cost burden



# Who in Huntington Beach Needs Affordable Housing?

- People who work in City and cannot afford to live here  
Teachers, nurses, retail,  
hospitality, childcare providers
- Special needs households  
Seniors, disabled persons,  
single-parent households
- Children of long-time Huntington Beach residents



# Constraints & Resources

- Nongovernmental Constraints: price of land, construction, available financing, economic conditions
- Government Constraints: land use controls, development standards, fees, permits
- Financial Resources: Housing Choice Vouchers, CDBG, HOME, SB2 Grant, other available funding/grants



# Affirmatively Furthering Fair Housing (AFFH)

- New requirement for 6<sup>th</sup> Cycle
- AB 686 (2019) requires jurisdictions identify sites in a manner that is consistent with its duty to AFFH
- AFFH requirements difficult to understand/apply due to new status
- Meaningful actions that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity for all people regardless of race, religion, familial status, disability, etc.



# Affirmatively Furthering Fair Housing (AFFH)

- Summary of AFFH in Huntington Beach
  - Data & mapping analysis of access to opportunity (jobs, transit, environment, schools, daily needs) that contribute to upward mobility
  - Majority of census tracts have a moderate to high level of access to opportunity
  - 0 census tracts are classified as “High Segregation and Poverty”
  - 2 census tracts are classified as “Low Resource”
  - Contributing factors to fair housing:
    - Availability of affordable housing/high housing costs
    - Regional composition & location
    - Access to opportunity

Conclusion: Identification of sites intentionally improves conditions for lower income households within Huntington Beach.



# Housing Plan

- Describes goals, policies, and programs to assist City decision makers in achieving long-term housing objectives
  - Nine Goals Identified in Housing Element
    - Policy objectives
    - Programs
    - RHNA
- Several programs carried over from 5<sup>th</sup> Cycle HE still applicable and relevant for the 2021-2029 planning period; others updated or expanded to reflect the housing needs for the 6th Cycle
- New goals, policies, and programs for 6th Cycle address homelessness and improving quality of life/placemaking in low-resource areas
- Some programs involve applying for funding to implement neighborhood improvements
- Many programs are collaborative with other agencies
- Furthers the City's overall housing goal for a variety of housing choices and types affordable to all income levels



# Regional Housing Needs (RHNA)

- RHNA = Regional Housing Needs Allocation
- Initiates the Housing Element Update process
- Statewide determination of housing units to accommodate current and projected needs
- Based on methodology developed by SCAG using regional factors such as future growth in population, employment and households, access to essential needs and transportation
- Quantifies housing needs, by income category, within each County and City in the SCAG region



# 2021 – 2029 Huntington Beach RHNA

Income Category	% of Median Family Income	Annual Income Range <sup>1</sup>		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	\$51,500	3,661 units
Low Income	51 – 80% MFI	\$52,530	\$82,400	2,184 units
Moderate Income	81 – 120% MFI	\$83,430	\$133,900	2,308 units
Above Moderate Income	>120% MFI	\$133,900	>\$133,900	5,215 units
<b>Total:</b>				<b>13,368 units</b>

# Adequate Sites Overview

## Identified sites to accommodate the RHNA:

- Pending and Approved Projects
- Accessory Dwelling Units
- Existing developed sites - Motel Conversions, Rezone sites, Affordable Housing Overlay Sites
- More than 50% of lower income RHNA accommodated on non-vacant sites requires detailed site analysis
  - Substantial evidence (e.g. – property owner letter, past development trends on similar sites, FAR, existing building condition, economic feasibility analysis
  - Must demonstrate existing uses not an impediment to development during planning period
- Sites programs must include “by right” development and allow for exclusively residential uses
- Additional program actions to remove constraints & facilitate development of housing
- No Net Loss – 15% to 30% buffer; assume less than max density



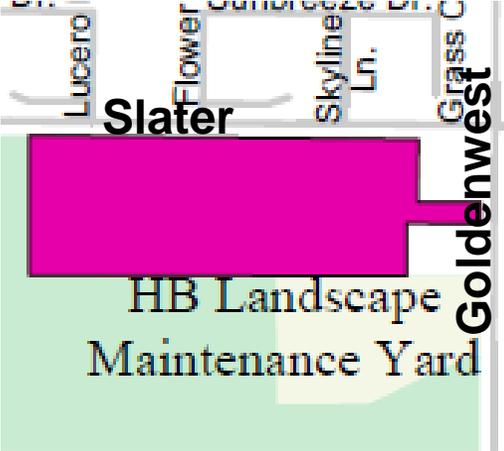
# Adequate Sites Overview

Identified sites to accommodate the RHNA primarily:

1. Proposed expansion of existing Affordable Housing Overlay within Beach and Edinger Corridor Specific Plan to more parcels in planning area
2. Proposed Affordable Housing Overlay
  - Industrial properties Gothard Ave.
  - Oil-related properties at Goldenwest St. & Garfield Ave (SP9)
  - Golden West College
3. Proposed RH30 Overlay Former South Coast Supply at Goldenwest St. & Garfield Ave (SP7)
4. RMH Rezoning
  1. Chuck E Cheese: 15511 Edwards (Mcfadden & Edwards)
  2. Frontier Yard: 7354 Slater (Slater & Gothard)
  3. Reliable Lumber: 7600 Redondo (Talbert & Gothard)
5. Project Homekey Hotel/Motel Sites

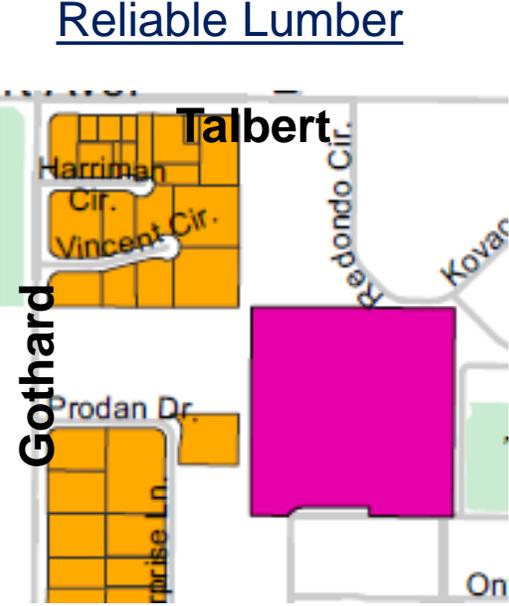


# Proposed RMH Rezoning



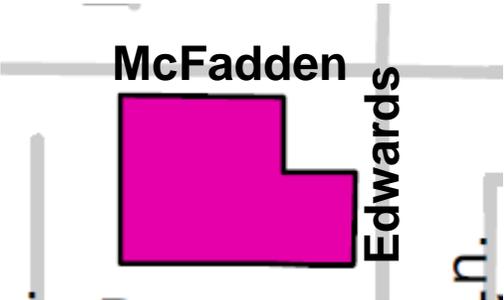
## Frontier Yard

Existing Zoning: IG  
Proposed Zoning: RMH



## Reliable Lumber

Existing Zoning: IL  
Proposed Zoning: RMH



## Chuck E. Cheese

Existing Zoning: CG  
Proposed Zoning: RMH

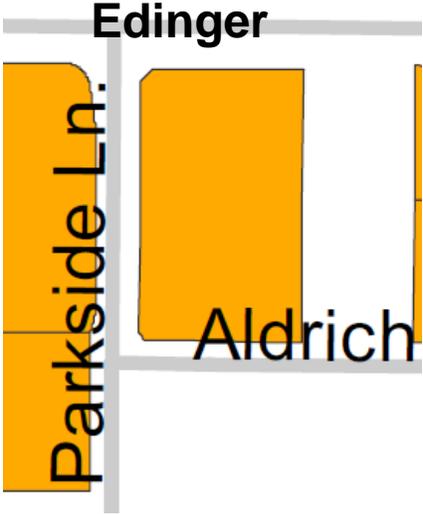
Housing Element identifies sites due to likelihood for redevelopment during the planning period

- Large areas under single ownership
- Property currently marginally used
- Access to services, jobs, retail, schools, parks
- Property owner interest

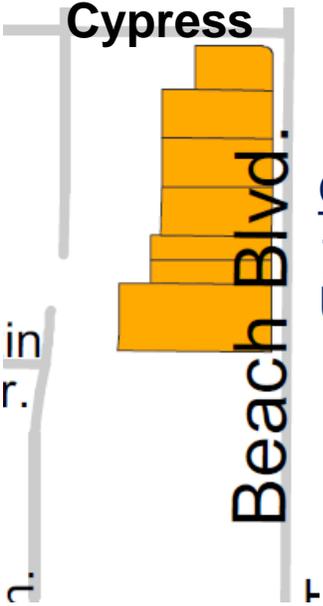
# Proposed Project Homekey Hotel/Motel Sites



Hotel Huntington Beach  
7667 Center Ave.



Springhill Suites  
7872 Edinger Ave.



Quality Inn & Suites  
17251 Beach Blvd.  
Under Construction

# Programs Overview: Affordable Housing Supply

## Program 1D. Preservation of Assisted Rental Housing

- 10 rental projects with deed-restricted affordable units at risk of conversion to market rates
- Preserve City's existing affordable housing stock by discussing extensions of affordability covenants with property owners
- If property owner is not interested, City will seek participation of entities/agencies interested in purchasing and/or managing the units at-risk

## Program 2A: Adequate Sites and Program 2B: Establish Affordable Housing Overlay Zone

- Commits City to implementing a combination of rezoning and applying housing overlays to the identified sites to accommodate the RHNA
- These programs are utilized to demonstrate zoning capacity for the RHNA



# Programs Overview: Affordable Housing Supply

## Program 2D. Actively Promote, Encourage, and Facilitate the Development of Accessory Dwelling Units

- Commits City to accommodating the construction ADUs as part of meeting the RHNA
- Increasing public awareness, senior population awareness via Senior Center, providing information related to ADUs and JADUs on City website, and approving permit-ready standard plans for new ADU construction

## Program 9C. Density Bonus Projects

- City will connect developers of projects with affordable density bonus units and local non-profits/community organizations
- Coordinate efforts and determine if units could be set aside for special groups including but not limited to seniors, Veterans, and special need adults



# Programs Overview: Reducing Governmental Constraints

## Program 4D. Small Lot Ordinance Amendment

- Update City's existing small lot ordinance (ZSO Section 230.24) Ordinance was adopted 20+ years ago as a tool for housing developers to provide different housing product types in multi-family residential districts
- Development standards did not fit the needs of proposed projects
- Not utilized by developers in over 10 years
- Update to accommodate a variety of contemporary residential housing product types

## Program 4E. Zoning Code Maintenance

- City routinely amends the zoning code as part of its ongoing maintenance to ensure it stays up to date with land use trends, clarifies vague language, removes obsolete standards and uses, and eliminates unnecessary or overly burdensome entitlement requirements.
- 5th Cycle: City completed three phases of Zoning Code amendments that helped reduce constraints to housing development
- 6th cycle: focus amendments on residential sections of the code to ensure development standards are clear and objective



# Programs Overview: Homelessness

## Program 7E. Huntington Beach Navigation Center and Permanent Supportive Housing

- City will identify partners to develop and operate a Healing Center on the Navigation Center property
- March 2022: City issued a RFQ for Healing Center
- RFQ describes building a permanent facility that provides wraparound supportive services to support individuals from street to home
- Healing Center will tentatively include a Navigation Center, mental and physical health services, substance use treatment support, and transitional and supportive housing units.
- Seek funding to construct the Healing Center annually as opportunities become available

## Program 7F. Proactively Seek and Leverage All Funding Options to Increase the Supply of Affordable Housing

- City will pursue relevant State and Federal funding sources to provide additional options for developers of lower-income housing that serve veterans, seniors, individuals, families, and other special populations at-risk of and currently experiencing homelessness
- Ensure that projects will include reasonable accommodations and supportive services for people with disabilities.



# Programs Overview: Improving Low-Resource Areas

## Program 8A. Implement Funded Projects that Improve Quality of Life, Placemaking, and Access to Opportunity in Low Resource Areas

- City received \$5 million Clean California Grant from Caltrans for quality of life improvements and Safe Routes to School in the Oak View neighborhood
- Neighborhood enhancements and quality of life improvements
- Safe Routes to School infrastructure improvements, beautification, landscaping, lighting, sidewalks/crosswalks, and other placemaking improvements.
- City's CIP identifies multiple projects that will improve quality of life and promote placemaking, including improving the Oak View Community Center and Library.

## Program 8B. Proactively Seek all Funding Sources to Improve Quality of Life, Placemaking, and Access to Opportunity in Low Resource Areas

- Revitalize the area and address unique needs of this community
- Improvements include upgrades and remodel of the Community Center and adjacent Oak View Park; expand and modernize Oak View Library
- City will proactively seek all funding sources to implement the improvements



# Programs Overview: Improving Low-Resource Areas

## Program 9A. Provide Fair Housing Information and Education to Residents on the City's Website in English and Spanish

- City provide links to Fair Housing Foundation on website
- Provide information and resources for the reporting suspected violations and obtaining remedies on the website in English and Spanish
- Ensure residents with Limited English Proficiency have accessible information
- Upload existing printed copies of Spanish-language fair housing resources to website

## Program 9B. Actively Engage with Community Members and Organizations in Low Resource Areas

- City prioritize engagement with residents, community members, and community organizations representing low resource areas
- Emphasize understanding new and evolving issues/needs within these areas, including community housing needs
- City will evaluate feasibility of options to support the community and provide solution
- Includes ongoing City attendance at Oak View Task Force meetings, Oak View Community Cleanup events, and new events within the Oak View community as they occur.



# Next Steps

September 27<sup>th</sup>: PC Study Session

- Rezoning and Affordable Housing Overlay

October 11<sup>th</sup>: PC Public Hearing

- SEIR
- Housing Element Update
- Rezoning and Affordable Housing Overlay

November 15<sup>th</sup>: CC Public Hearing





# Conclusion

Questions?