

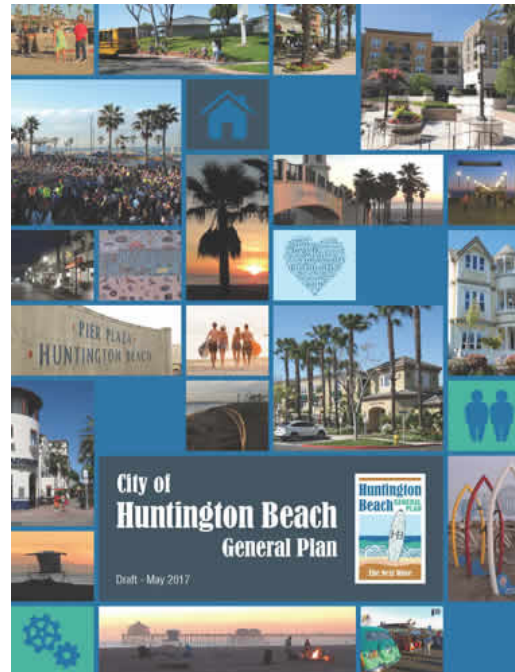
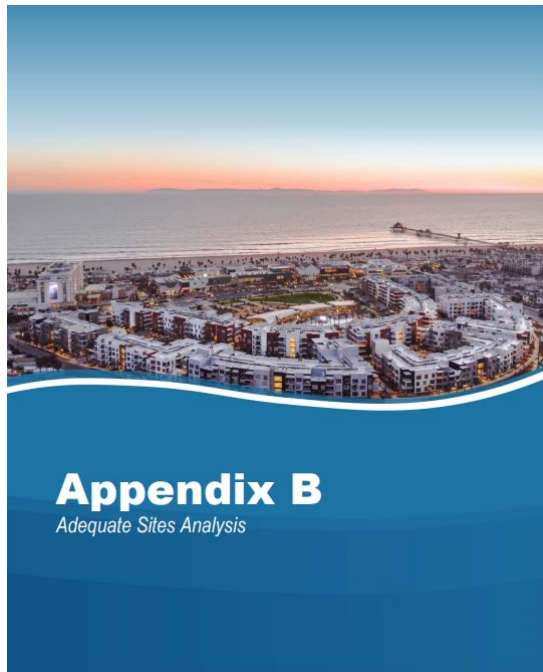


2021-2029 Housing Element Update

Planning Commission Study Session:
September 27, 2022

Presentation Overview

- RHNA and Residential Sites
- Implementation Programs
 - Rezoning (ZMA No. 22-001)
 - Affordable Housing Overlay (ZMA No. 22-002, ZTA No. 22-006, 22-007, 22-008, 22-009)



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

2021 – 2029 Huntington Beach RHNA

Income Category	% of Median Family Income	Annual Income Range ¹		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
Total:				13,368 units

RHNA Strategy

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Target	3,661	2,184	2,308	5,215	13,368
Approved/Pending Projects	17	285	82	1,371	1,755
ADU	307		170	10	487
Hotel/Motel Conversion	415		0	0	415
Total	1,024		252	1,381	2,657
RHNA Met?	NO		NO	NO	NO
Remaining RHNA	4,821		2,056	3,834	10,711

Sites to Accommodate the RHNA

1. Site Inventory

- AB 1397 (2017) Non-vacant sites
 - More than 50% of lower income RHNA accommodated on non-vacant sites requires detailed site analysis
 - Substantial evidence (e.g. – property owner letter, development trends, FAR, existing building condition, economic analysis)
 - Size analysis (between ½ acre & 10 acres)
 - Must demonstrate existing uses not an impediment to development during planning period
- AB 686 (2018) AFFH
 - Proximity to transit, access to health care facilities, grocery stores, community services, jobs and schools access, availability of infrastructure

2. Site Capacity

- Environmental constraints, density, past performance
- SB166 (2017) No Net Loss
 - Assume less than max. density



Adequate Sites Program

Required to meet lower income RHNA

Housing Element law requirements

- 20% lower income = residential permitted by right
- Allow min. “default density” of 30 du/acre = zoning for lower income RHNA
- Must allow exclusively residential uses
- Site capacity for 16 units
- May include non-residential zoned sites that can be rezoned for residential uses

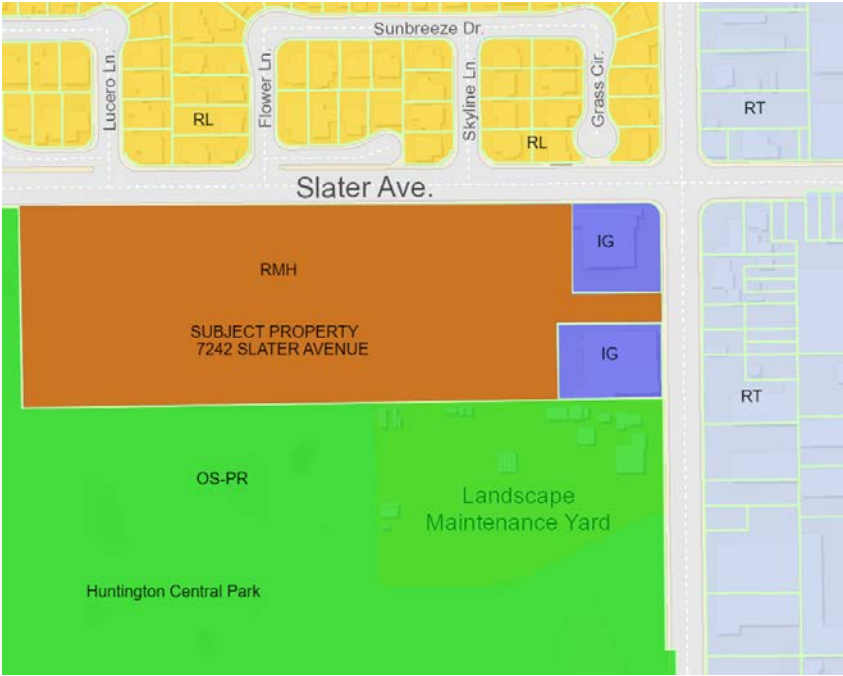


Adequate Sites Program Overview

RMH Rezoning	Affordable Housing Overlay
ZMA No. 22-001	GPA No. 22-001 (Land Use Element & Land Use Map)
	ZMA No. 22-002 (Affordable Housing Overlay)
	ZTA No. 22-008 (HBZSO)
	ZTA No. 22-009 (BECSP)
	ZTA No. 22-007 (Holly Seacliff SP)
	ZTA No. 22-006 (Ellis Goldenwest SP)

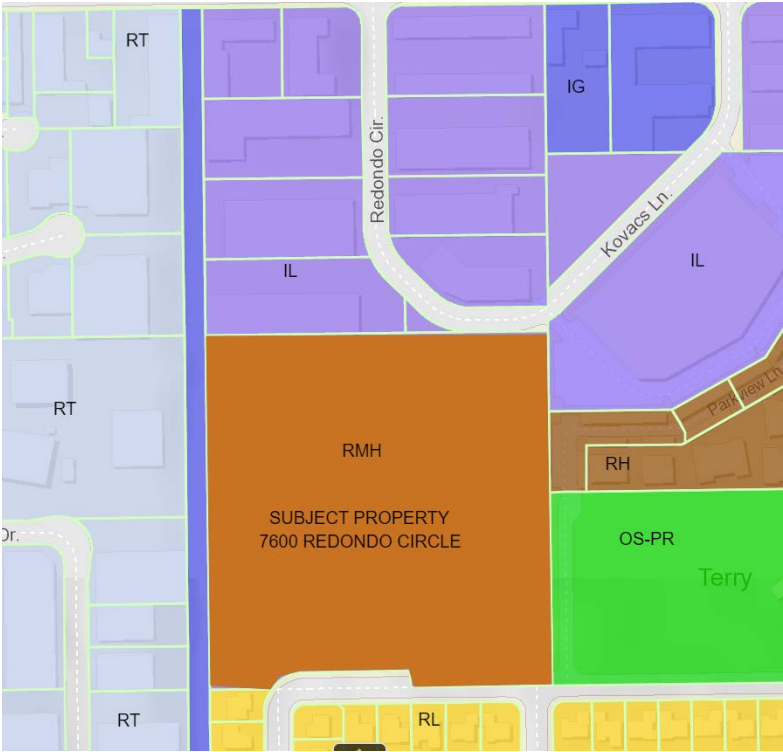
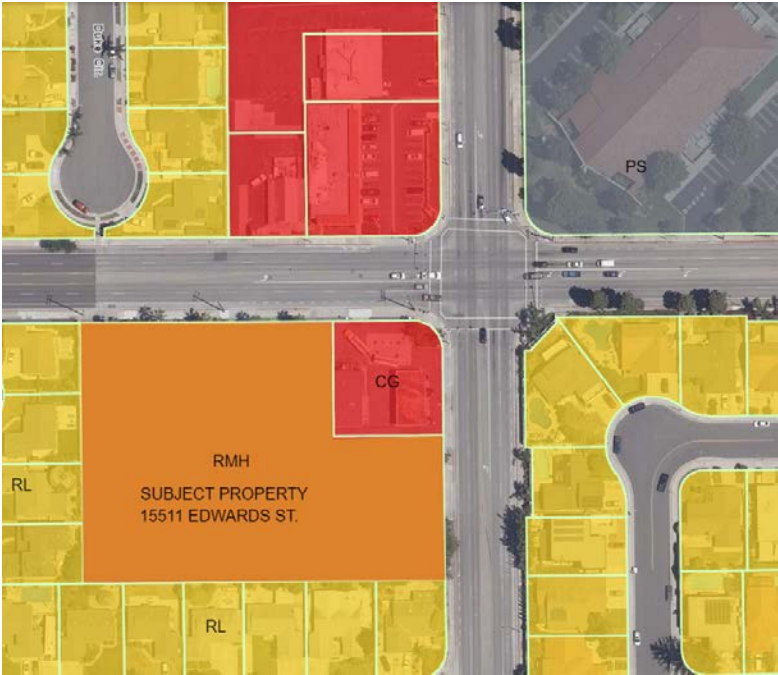


RMH Rezoning (ZMA No. 22-001)



Frontier Yard

Chuck E. Cheese



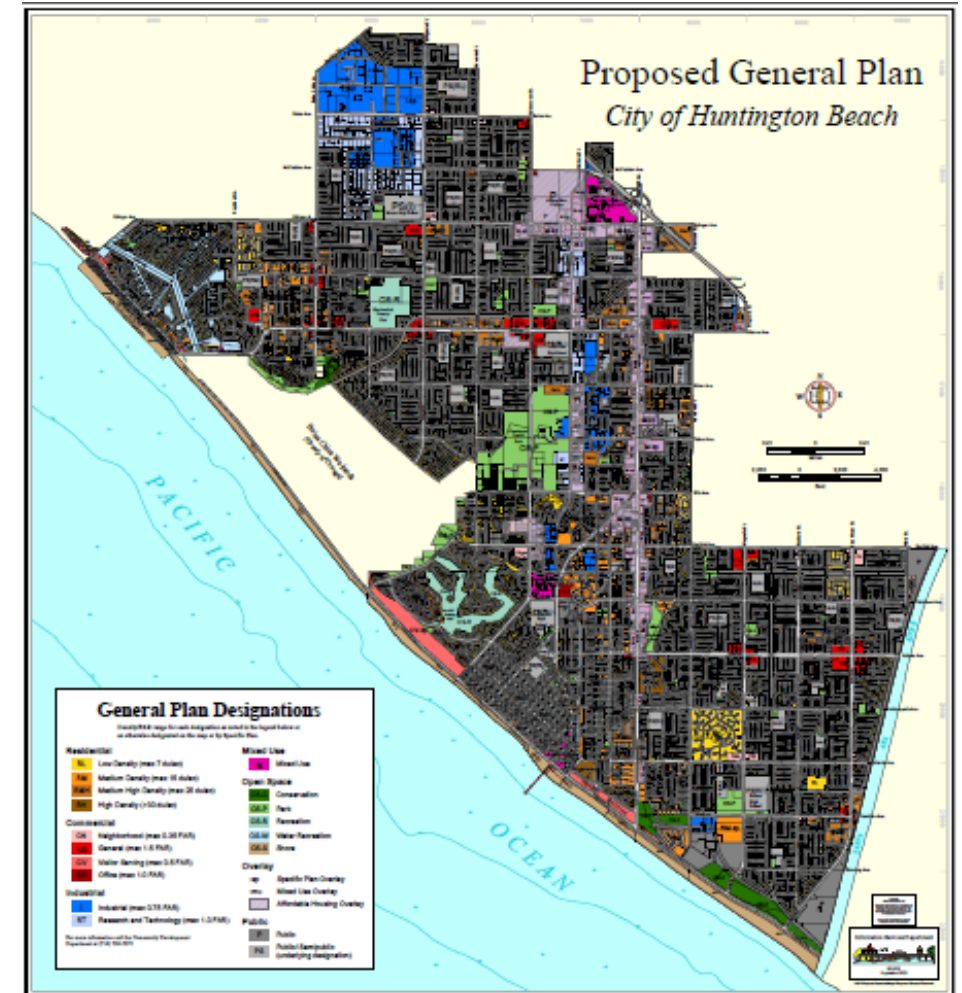
Reliable Lumber

RMH Rezoning (ZMA No. 22-001)

- Accommodates 428 units
- RMH allows up to 25 du/acre
- Credit toward moderate and above moderate (market rate) RHNA
- Subject to RMH zoning standards and process in HBZSO
- Sites selected because:
 - Property owner interest to develop during planning period
 - Underutilized
 - Access to services, jobs, retail, schools and parks
 - Large sites under single ownership

Affordable Housing Overlay

- **GPA No. 22-001**
 - Amends Land Use Element and Land Use Map to establish the Affordable Housing Overlay
- **ZTA No. 22-008**
 - Establishes new Overlay zoning district in HBZSO (Chapter 229)
 - Max. 70 du/ac
 - Standards allow for development at proposed density per state law
 - Must provide 20% low income on site
 - Sunsets at end of 6th cycle
- **ZMA No. 22-002**
 - Designates Affordable Housing Overlay on non-Specific Plan sites
- **Properties retain base land use & zoning**

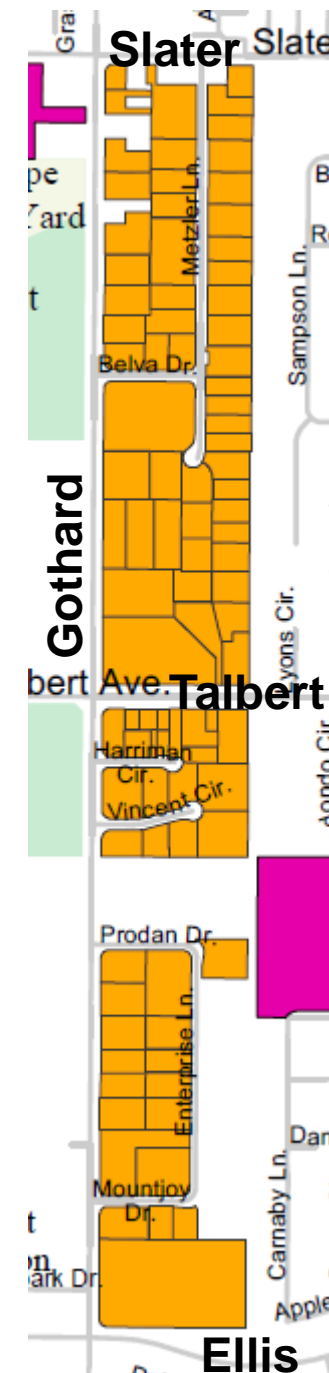
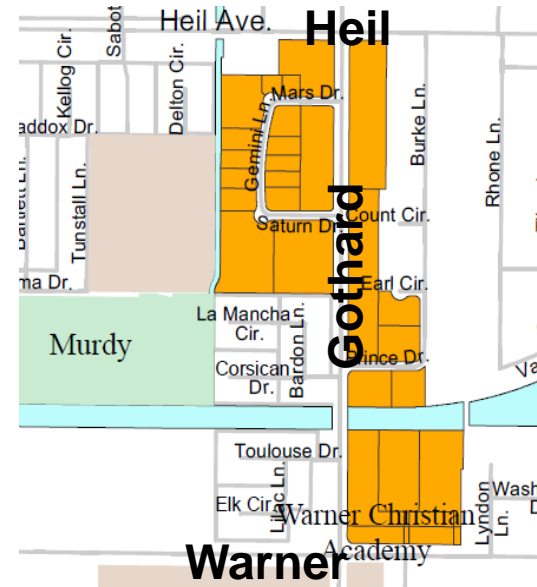


Affordable Housing Overlay (ZMA No. 22-002) – Gothard Corridor

- Existing Zoning: RT
- Proposed Zoning: RT with Affordable Housing Overlay

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

- Underutilized properties
- Potential lot consolidation
- Access to services, jobs, retail, schools, parks



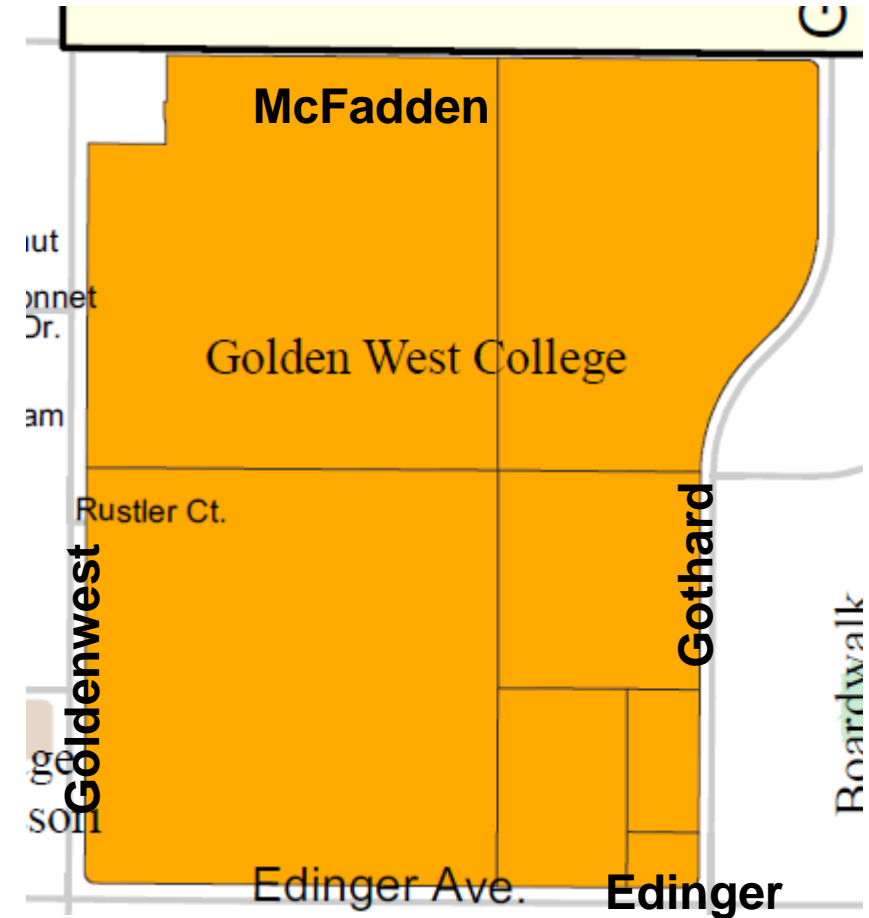
Affordable Housing Overlay (ZMA No. 22-002) - Golden West College

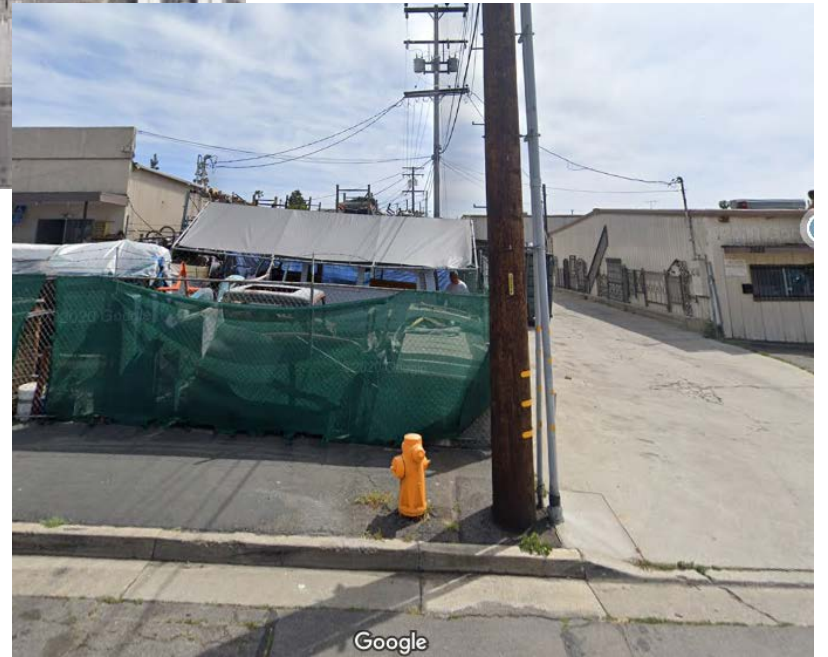
Existing Zoning: PS

Proposed Zoning: PS with
Affordable Housing Overlay

Housing Element identifies sites due to potential
for development during the planning period

- GWC intent to construct housing in 2030 Master Plan
- Large area under single ownership
- Access to services, jobs, retail, schools, parks
- TCAC High Resource Area

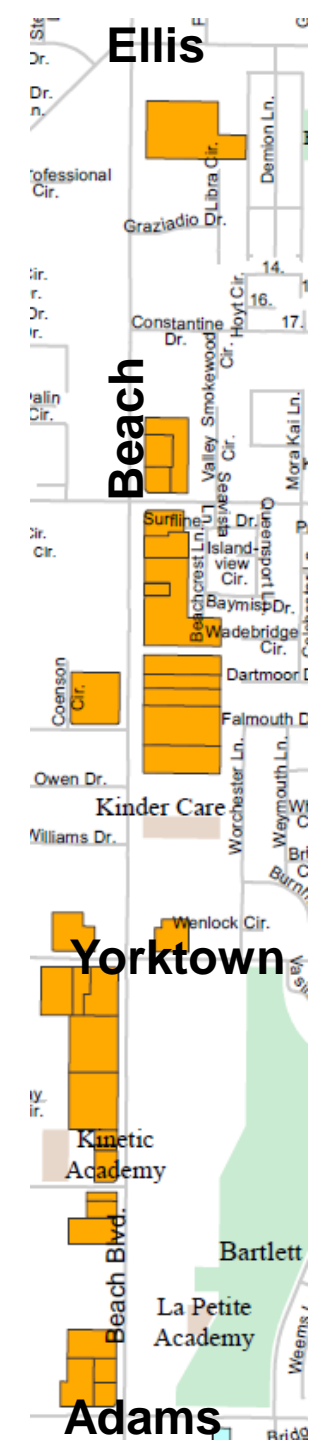
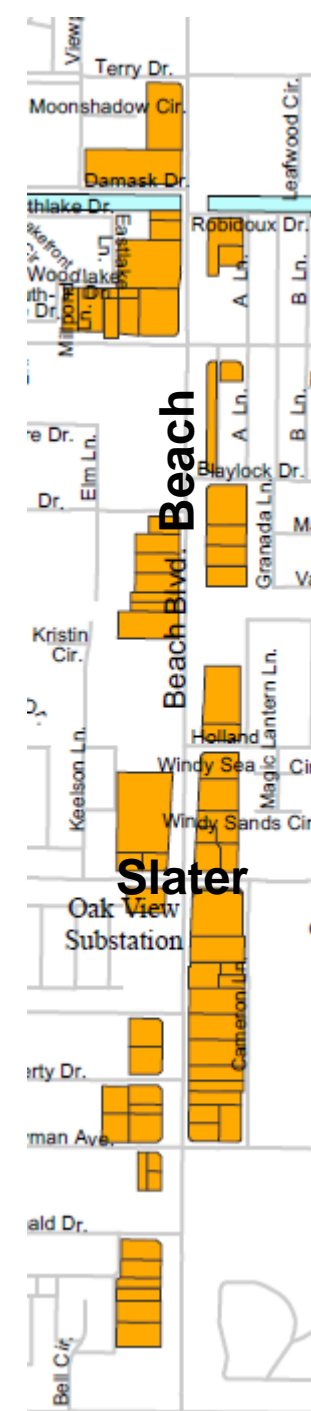
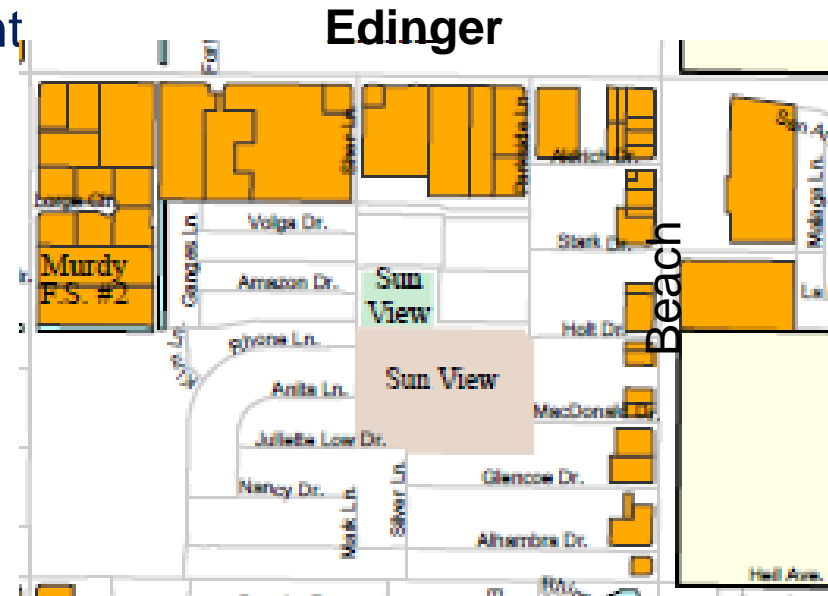




BECSP Affordable Housing Overlay (ZTA No. 22-009)

Housing Element identifies sites due to potential for development during the planning period

- Underutilized commercial
- Potential lot consolidation
- Access to services, jobs, freeway
- Expands existing Affordable Housing Overlay in BECSP
- Applies to all BECSP properties that allow residential uses





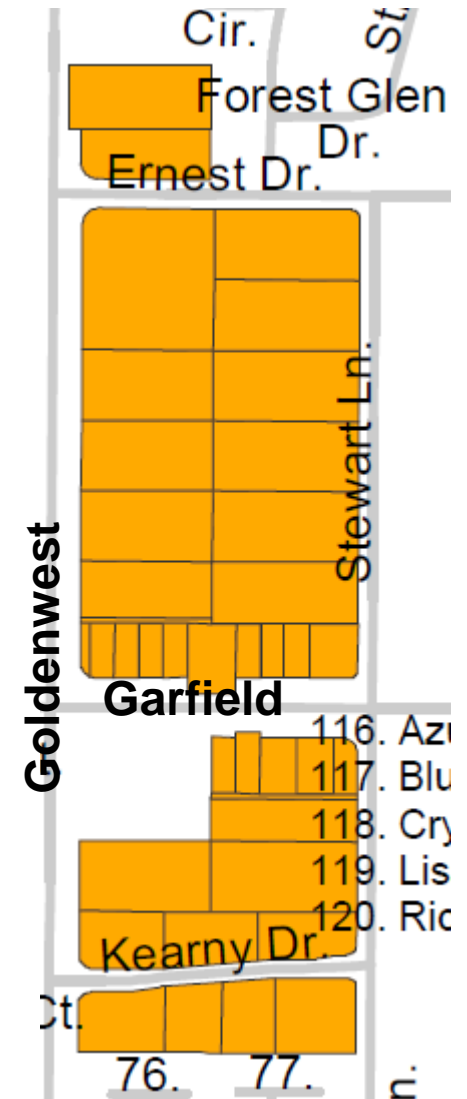
Affordable Housing Overlay Holly Seacliff Specific Plan (ZTA No. 22-007)

Existing Zoning: SP9 – I

Proposed Zoning: SP9 – I with
Affordable Housing Overlay

Housing Element identifies sites due to
potential for development during the
planning period

- Large area of oil properties
- Large areas under single ownership
- Access to services, jobs, retail,
schools, parks
- Underutilized properties
- TCAC Highest Resource Area



Affordable Housing/RH 30 Overlay

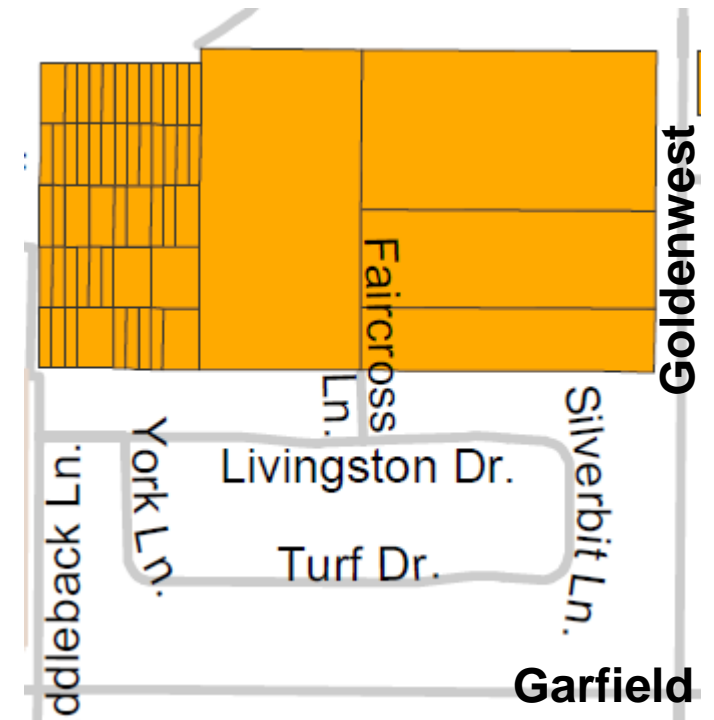
Ellis-Goldenwest Specific Plan (ZTA No. 22-006)

Existing Zoning: SP7 – RL3

Proposed Zoning: SP7 – RL3
with RH30 Overlay

Housing Element identifies sites due to potential for development during the planning period

- Large areas under single ownership
- Underutilized
- Access to services, jobs, retail, schools, parks
- TCAC Highest Resource Area





RHNA Strategy

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Target	3,661	2,184	2,308	5,215	13,368
Approved/Pending Projects	17	285	82	1,371	1,755
ADU	307		170	10	487
Hotel/Motel Conversion	415		0	0	415
Rezoning Sites	0		128	300	428
Affordable Housing Overlays	5,477		2,620	9,785	17,882
Total	6,501		3,000	11,466	20,967
RHNA Met?	YES		YES	YES	YES

Affordability Assumptions & No Net Loss

- Affordability Assumptions
 - City owned sites: 100% lower income
 - 30 du/ac: 30% lower income, 15% moderate income, 55% above moderate – [Affordable Housing Overlay sites](#)
 - <30 du/ac: 30% moderate income, 70% above moderate – [Rezoning sites](#)
- Affordability assumptions consider that some sites will be developed as 100% affordable (lower income) projects & some sites will increase affordability to utilize density bonus
- **No Net Loss** means that the City must maintain sites to accommodate the RHNA by income level throughout the planning period
- HCD recommends a 15% to 30% buffer

Planning Commission Public Hearing

Housing Element Update	Rezoning	Affordable Housing Overlay
GPA No. 21-003	ZMA No. 22-001	GPA No. 22-001 ZMA No. 22-002 ZTA No. 22-006 ZTA No. 22-007 ZTA No. 22-008 ZTA No. 22-009

CEQA: SEIR No. 22-002 covers all of the above applications

Next Steps

October 11th:

1. PC Study Session: SEIR
2. PC Public Hearing
 - SEIR
 - Housing Element Update
 - Rezoning and Affordable Housing Overlay

November 15th: CC Public Hearing





Conclusion

Questions?