

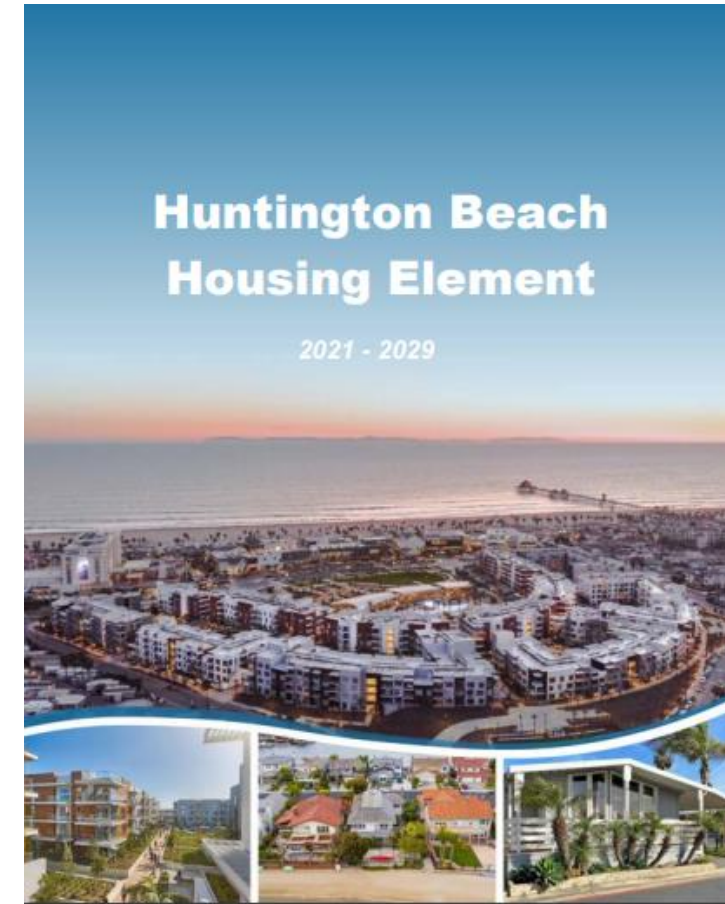


2021-2029 Housing Element Update

Planning Commission Public Hearing:
November 16, 2022

Housing Element Update

- Two main components
 - Housing Element
 - Policy and planning document
 - Mandated element of the General Plan
 - Implementation Actions
 - Accommodates the City's plan for housing through zoning
 - Rezoning & Overlays



2021 – 2029 Huntington Beach RHNA

Income Category	% of Median Family Income	2022 Annual Income Range		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	\$67,750	3,661 units
Low Income	51 – 80% MFI	\$67,751	\$108,400	2,184 units
Moderate Income	81 – 120% MFI	\$108,401	\$142,900	2,308 units
Above Moderate Income	>120% MFI	\$142,901	>\$142,901	5,215 units
Total:				13,368 units

RHNA Strategy

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
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

HCD Approved Housing Element

10/11/22 PC Public Hearing

Housing Element	RMH Rezoning	Affordable Housing Overlay
GPA No. 21-003	ZMA No. 22-001	GPA No. 22-001 (Land Use Element & Land Use Map)
SEIR No. 22-002		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)

RHNA Strategy

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
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		71	167	238
Affordable Housing Overlays	5,477		2,620	9,785	17,882
Total	6,501		2,943	11,333	20,777
RHNA Met?	YES		YES	YES	YES

Proposed Revisions

Based on feedback from the City Council during the November 1, 2022 Study Session:

1. Adequate Sites/RHNA Related Revisions
 - “Option 3” (includes Option 2- Frontier added to AHO)
 - To address community concerns regarding density and overall amount of units (i.e. – capacity) for the Goldenwest/Garfield area

2. Non-RHNA Revisions



Adequate Sites/RHNA Related Revisions

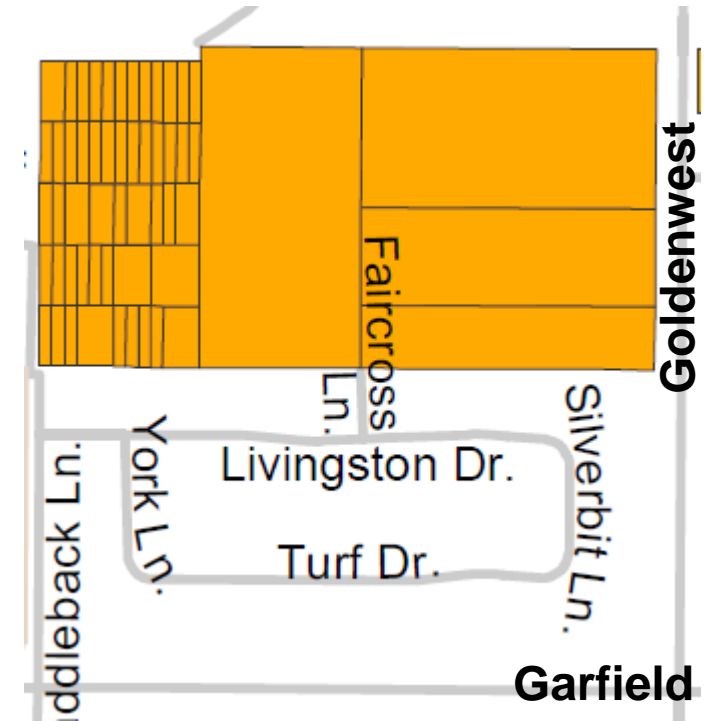
1. Add Frontier site to Affordable Housing Overlay
 - Previously included as Residential Medium High Density (RMH) rezoning site in the HCD approved Housing Element
 - 202 dwelling units but density < 30 du/ac = no lower income RHNA units
 - Affordable Housing Overlay increases maximum density to 70 du/ac
 - Capacity for 567 units (170 lower income units)
 - Development standards: proposed Chapter 229
 - Removes Frontier site from ZMA No. 22-001 (RMH Rezoning)
 - Adds Frontier site to ZMA No. 22-002 (Affordable Housing Overlay)



Adequate Sites/RHNA Related Revisions

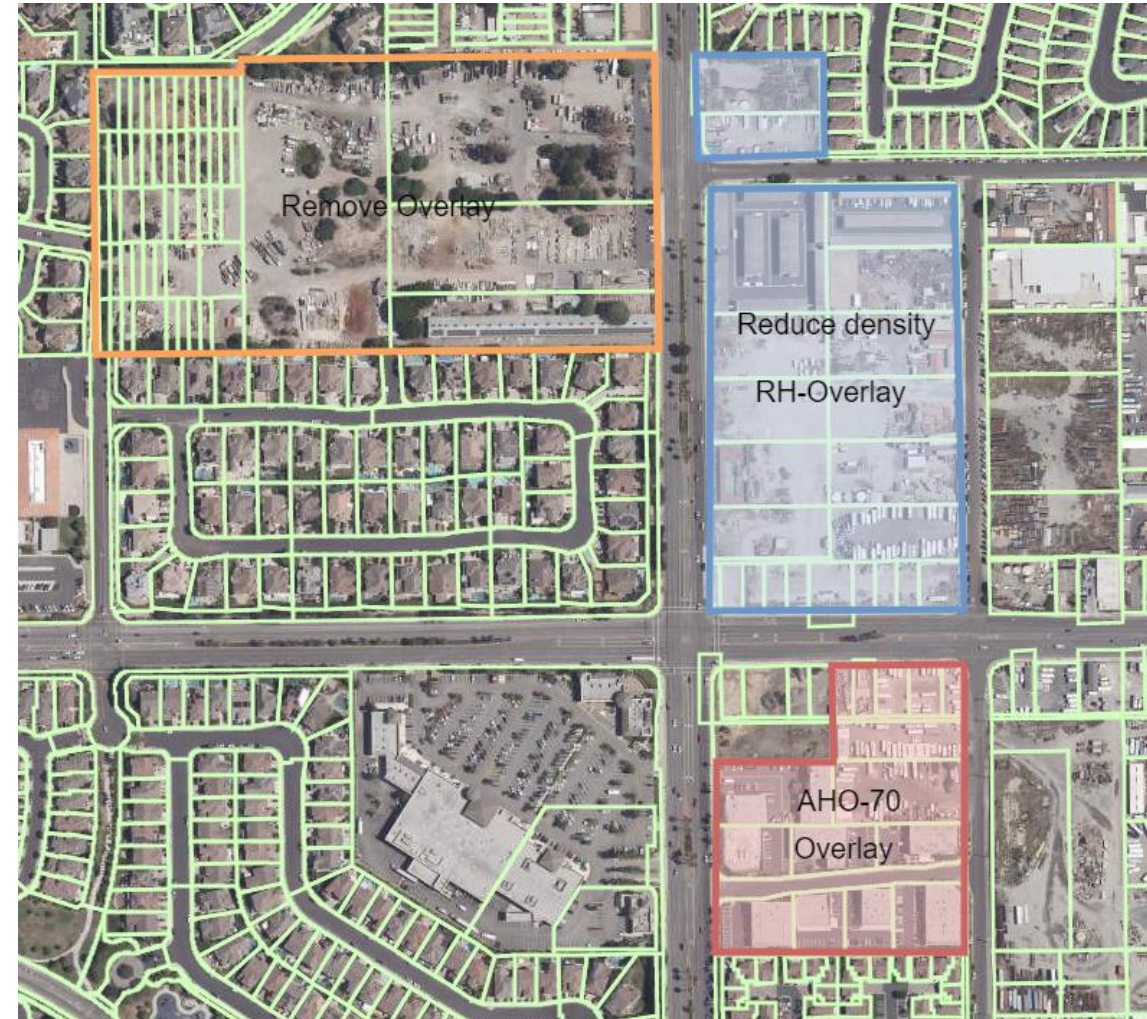
2. Delete the RH-Overlay from the Ellis Goldenwest Specific Plan (SP 7)

- Approx. 18-acre unoccupied area on the west side of Goldenwest St., north of Garfield Ave.
 - Accommodated 493 units (113 lower income units)
- Removes SP7 site from the Housing Element document
- Removes Zoning Text Amendment No. 22-006 (SP7) from the implementation program

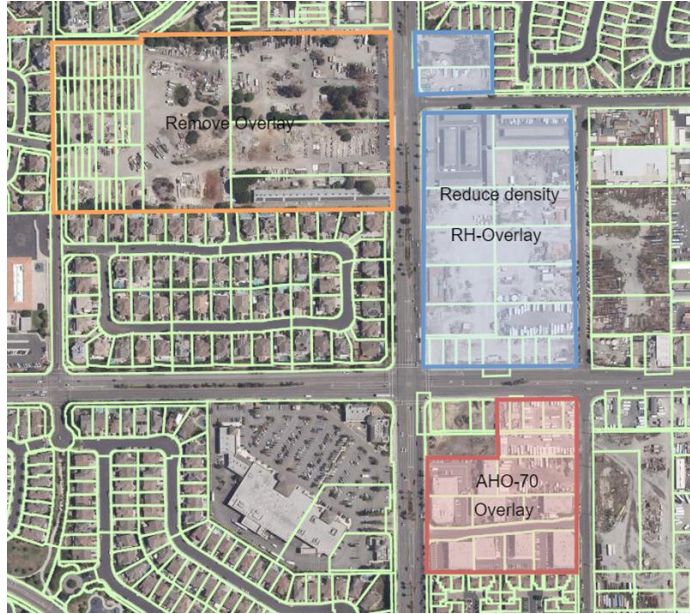


Adequate Sites/RHNA Related Revisions

3. Provide for mixed density in Holly Seacliff Specific Plan (SP 9) Affordable Housing Overlay
 - HCD approved Housing Element applied proposed AHO-70 on a portion of the Industrial area of SP9
 - Proposed revisions divide the Overlay into two areas:
 - Area A = north of Garfield Ave.; RH Overlay (max 35 du/ac)
 - Area B = south of Garfield Ave.; Affordable Housing Overlay (max 70 du/ac)
 - Decreases overall RHNA capacity but still accommodates RHNA including lower income
 - Proposed SP9 revisions reflected in Zoning Text Amendment No. 22-007



Option 3: Mixed Density w/in SP 9 PLUS Frontier Site to AHO-70 Overlay



	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
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
Affordable Housing Overlays	5,433		2,599	9,591	17,623
Total	6,457		2,851	10,972	20,280
RHNA Met?	YES		YES	YES	YES

Non-RHNA Related Revisions

4. City-owned sites program

- New Program 3C added to evaluate city-owned sites for future residential development
- City would commit to evaluating feasibility of redeveloping the civic center site and include residential development
- The information would be presented to the City Council in 2023
- Does not affect the City's RHNA strategy

5. Remove Reliable Lumber and Chuck E. Cheese sites from RMH rezoning

- The sites were included in ZMA No. 22-001 for rezoning to RMH due to potential residential project from the applicable property owners
- Property owners recently informed the City they no longer plan to propose residential development at the site
- Zoning Map Amendment No. 22-001 (RMH Rezoning) – no longer necessary



Housing Element Implementation Actions

- The Housing Element is **not** a construction mandate
- No development or construction is proposed on any site
- Affordable Housing Overlays **do not change** the base zoning of any property – everything that is currently allowed will still be allowed
 - Adds allowance for multi-family residential development if 20 percent of the units are affordable

Subsequent Program EIR

- Proposed changes to HEU resulting from the City Council's feedback redistribute density within project area and are consistent with the total density proposed as part of HEU and total density analyzed in SEIR
- Revised site capacity does not exceed the overall capacity analyzed in the SEIR
- Proposed changes are consistent with existing analysis and conclusions in the SEIR
- SEIR is not subject to recirculation prior to certification pursuant to Section 15088.5 of the State CEQA Guidelines.
- Statement of Overriding Considerations (Attachment #1)

Recommendation

Approve the following requests with findings and forward to the City Council for consideration:

- Subsequent EIR No. 22-002 with findings of fact and statement of overriding considerations (analyze the potential environmental impacts associated with the Housing Element Update)
- General Plan Amendment No. 21-003 (Housing Element Update)

Implementation Actions

- General Plan Amendment No. 22-001 (General Plan Land Use Element Affordable Housing Overlay) – with modification to remove the rezoning sites
- Zoning Map Amendment No. 22-002 (Zoning Map Affordable Housing Overlay)
- Zoning Text Amendment No. 22-008 (HBZSO Chapter 229 Affordable Housing Overlay)
- Zoning Text Amendment No. 22-009 (Beach and Edinger Corridor Specific Plan Affordable Housing Overlay)
- Zoning Text Amendment No. 22-007 (Holly Seacliff Specific Plan Affordable Housing Overlay)



Next Steps

City Council Public Hearing – November 29th