

RESOLUTION NO. 2019-34

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HUNTINGTON BEACH AMENDING RESOLUTION NO 2007-71 TO EXPAND
THE PERMITTED USES OF THE AFFORDABLE HOUSING TRUST FUND

WHEREAS, on November 1, 2004 the City Council adopted Ordinance No. 3687 adding Zoning & Subdivision Ordinance Section 230.26, relating to the goals and objectives of the City's Housing Element, which is intended to encourage very-low, low and median income housing;

Pursuant to Section 230.26(B), a minimum of ten (10) percent of all residential construction projects of three (3) or more units must provide affordable housing units;

Pursuant to Section 230.26(b)(4), developers of certain residential projects may elect to pay a fee in lieu of providing the required affordable units on site to fulfill the City's requirement of the Inclusionary Housing Ordinance, unless the affordable housing requirement is outlined as part of a Specific Plan Project;

On October 15, 2007, the City Council adopted Resolution No. 2007-71 establishing a per project in-lieu fee, requiring the fee to be adjusted by the Cost of Living Index every January beginning 2008, and established permitted uses of the Affordable Housing Trust Fund;

The City Council desires to amend Resolution No 2007-71 to expand the permitted uses of the Affordable Housing Trust Fund.

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby resolve as follows:

1. Amend Section 4 of Resolution 2007-71 as follows:

Monies in the Affordable Housing Trust Fund may be used to fund projects to create shelter facilities or any project which have a minimum of fifty (50) percent of the dwelling units affordable to very-low and low income households, with at least twenty (20) percent of the units available to very-low income households based on the Orange County median income, adjusted for appropriate family size, as published by the United States Department of Housing and Urban Development or established by the State of California, pursuant to Health and Safety Code Sections 50079.5 and 50093, or a successor statute.

2. Amend Section 5 of Resolution 2007-71 as follows:

Permitted uses of the Affordable Housing Trust Fund shall be at the Council's discretion and include for pre-development costs, land or air rights acquisition, rehabilitation, homeless sheltering, land write-downs, administrative costs, gap financing, and lowering the interest rate of construction loans or permanent financing.

3. All other provisions of Resolution No 2007-71 remain in full force and effect.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 20th day of May, 2019.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:




City Attorney NW

REVIEWED AND APPROVED:



City Manager

INITIATED AND APPROVED:



Director of Community Development