

Jurisdiction	Huntington Beach
Reporting Year	2019 (Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	14	14	4	0	0
157-411-02	8341 Garfield	Garfield Subdivision			SFD	O	3/29/2019								10	10	0	0	No This application has not been acted on
165-302-12	7852 Ronald	Roth Condos			2 to 4	O	7/22/2019								3	3	3	0	No Inclusionary satisfied through in lieu fees
178-431-15	3321 Bounty	SFD Hunt. Harbour			SFD	O	10/2/2019								1	1	1	0	No SFD







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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	313	10	40								50	263
	Non-Deed Restricted												
Low	Deed Restricted	220	1	37		8						47	173
	Non-Deed Restricted		1										
Moderate	Deed Restricted	248	79	49	14	78	18					285	
	Non-Deed Restricted			3	2	7	12	23					
Above Moderate		572	761	469	264	768	249	55	135			2701	
Total RHNA		1353											
Total Units			852	595	281	856	274	67	158			3083	436

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas

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Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	
167-472-08	17631 Cameron			2/3/2020		39			Shortfall of Sites	0.79	M-sp	SP14	N/A	N/A	39	Non-Vacant	SFR
167-472-09	17642 Beach			2/3/2020		40			Shortfall of Sites	0.79	M-sp	SP14	N/A	N/A	40	Vacant	
159-031-18	18431 Beach			2/3/2020		43			Shortfall of Sites	0.78	M-sp	SP14	N/A	N/A	43	Vacant	
159-121-26; 159-121-25	18700 Delaware			2/3/2020		135			Shortfall of Sites	2	M-sp	SP14	N/A	N/A	135	Vacant	
159-121-38; 159-121-37	18811 Florida			2/3/2020		136			Shortfall of Sites	2	M-sp	SP14	N/A	N/A	136	Vacant	
153-051-11	19432 Beach			2/3/2020		40			Shortfall of Sites	1	M-sp	SP14	N/A	N/A	40	Vacant	
025-180-21	19471 Beach			2/3/2020		34			Shortfall of Sites	0.46	M-sp	SP14	N/A	N/A	34	Non-Vacant	unoccupied office building
025-180-23	19431 Beach			2/3/2020		35			Shortfall of Sites	0.93	M-sp	SP14	N/A	N/A	35	Non-Vacant	retail

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## Housing Element Implementation

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Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Rehab Loan Program	Assist 20 lower income households annually, or 160 over planning period	2013-2021	Between, FY 205-16 and 2018-19, the City has assisted 39 lower income households through the housing rehab loan and owner-occupied SF, Condo, and Mobile Home Grant Program.
MFR Acquisition/Rehab through Non-Profit Developers	Acquire, rehabilitate, and establish affordability covenants on 20 to 40 rental units	2013-2021	The City has assisted in the acquisition/rehab and establishment of affordability covenants of 13 units within two projects.
Neighborhood Preservation	Conduct improvement activities in CDBG target areas. Conduct public forums for residents to discuss specific neighborhood issues and provide information on resources, including rehabilitation assistance	Conduct neighborhood forums on a monthly basis. Analyze CE complaint data on a monthly basis	The City has maintained two full time code enforcement officers in the CDBG target areas throughout the planning period. During the 2018 calendar year, 3,591 inspections were conducted and 3,279 cases were successfully abated. The City has also funded improvements to the Oak View Family Resource Center. The Oak View Task Force continues to have quarterly meetings.
Preservation of Assisted Housing	Continue to monitor Section 8 contract renewals in Huntington Villa Yorba and Huntington Gardens. As necessary, explore outside funding and preservation options; offer preservation incentives to owners; provide technical assistance and education to affected tenants.	Contact property owners at least six months prior to Section 8 contract renewals	In December 2013, the Huntington Beach City Council conducted a public hearing under the Tax and Equity Fiscal Responsibility Act (TEFRA) in support of a tax-exempt bond issuance by the California Statewide Communities Development Authority (CSCDA) for the acquisition of Huntington Villa Yorba by Preservation Partners Management Group. A second TEFRA hearing was held by the City in August 2015 to approve the issuance of \$13 million in bonds to allow the new property owner to refinance the property at a lower interest rate and maintain its affordability. Preservation Partners has agreed to the preservation of all 192 units - 10% at 50% area median income (AMI), and 90% at 60% AMI.

Rental Assistance - Section 8	Continue current levels of Section 8; coordinate with OCHA; encourage landlords to register units	2013-2021	As of February 2015, a total of 1,008 Huntington Beach households were receiving tenant-based Housing Choice Vouchers: 58 of these were for Veterans Affairs Supportive Housing Vouchers, 33 were Family Unification Vouchers, and 45 were Shelter Plus Care Vouchers for formerly homeless disabled households. Based on HUD regulations, 75 percent of households admitted to the program must have incomes less than 30 percent of the area median, making Section 8 a key way in which the City addresses the needs of extremely low income households.
Rental Assistance - TBRA	Initiate local TBRA program, with goal to assist 168 households, with preference given to veterans, seniors and victims of domestic violence.	Initiate local TBRA program in FY 2015-16	Since the inception of the TBRA program, the City has partnered with three TBRA contractors including Interval House, Mercy House and Families Forward. The program will continue to target homeless, persons at risk of homelessness, veterans, seniors, and victims of domestic violence in Huntington Beach. To date, the program has assisted 150 households.
Mobile Home Park Preservation	Implement MHP Conversion Ordinance. Utilize Advisory Board to assist in resolving issues. Provide tenants info on MPROP funding. Assist tenants with subdivision map waiver process	2013-2021	The Mobile Home Advisory Board continues to meet quarterly and is made up of MHP owners, residents and at-large citizens; in 2014, the City adopted a Senior Residential mobile Home Park Overlay and designated 8 mobile home parks in the City with the objective to retain existing affordable housing options for seniors
Residential and Mixed Use Inventory	Maintain current inventory of vacant and underutilized development sites, and provide to developers along with information on incentives. Monitor sites to ensure an adequate inventory is maintained to accommodate the RHNA, including rezoning as necessary.	2013-2021; Review sites annually throughout the planning period	In 2020, the City adopted an amendment to the Housing Element, which included a review of the residential sites inventory. Sites were updated as necessary. The Housing Element including the sites inventory continues to be made available on the City's website and at the zoning counter. The City also tracks vacant sites citywide through GIS. The vacant sites inventory is updated periodically.
Adequate Sites Program	1) Draft zoning text amendment to define Affordable Housing Overlay in BECSP; 2) Conduct public hearings on BECSP Amendment 3) Commence comprehensive review and revision of the BECSP	Amend BECSP concurrently with the Housing Element Amendment by March 2020	In Feb. 2020, the City adopted an amendment to the BECSP to implement this program.

Accessory Dwelling Units	Implement State law to accommodate accessory dwelling units, and educate public on availability, including focused outreach to the senior community.	Initiate focused outreach to seniors beginning in 2014. Dissemination of educational materials ongoing.	Several new ADU laws have been passed by the legislature starting in 2017. The City continues to modify its ADU permitting procedures to keep up with the changing state laws and will continue to update its educational materials to reflect current permitting procedures and requirements
Inclusionary Housing Program and Housing Trust Fund	Continue implementation and re-evaluate Ordinance to provide consistency with case law and market conditions. Establish in-lieu fee amount for projects between 10-30 units. Once moderate income RHNA is met, require at least half of on-site inclusionary units for lower income households.	Develop In-Lieu Fee for smaller projects, re-evaluate Ordinance, recommend amendments by February 2020	The City utilizes the current in-lieu fee methodology adopted by the City Council to calculate in-lieu fees for projects up to 30 units as well as fractional units. The City recently commenced an update to the Inclusionary Housing Ordinance and is currently preparing technical documents to evaluate the current in-lieu fee, project thresholds, affordability requirements, covenant periods and options for fulfilling inclusionary obligations and anticipates adopting an updated ordinance in 2020.
Affordable Housing Development Assistance	Provide financial and regulatory assistance in support of affordable housing. Provide information on incentives to development community.	2013-2021	In November 2019, the City committed three million dollars in funding, primarily from the Housing Trust Fund (inclusionary housing money) toward the acquisition of one of the sites within the Affordable Housing Overlay for the development of a 43-unit very low and low income senior housing development. The City also implemented an Affordable Housing Overlay in the BECSP that provides regulatory incentives and by right approvals for affordable projects.
Child Care Facilities	Continue to provide zoning for family day care, child care centers and density bonuses, and evaluate other potential childcare incentives.	2013-2021 Evaluate Zoning Incentives by 2015.	The City continues to implement its large family day care ordinance, which exempts an applicant from planning application fees and submittal of architectural plans; The City has approved multiple project with amenities that would benefit children including dedication of park space, common open space areas, tot lots and clubhouses; however, no child care facilities have been included in projects as a zoning incentive or density bonus
Affordable Housing Density Bonus	Continue to offer density bonus incentives consistent with State law	2013-2021	The City has approved 4 density bonus ownership projects during the planning period resulting in 10 deed restricted moderate income units and 1 low income unit. One project has been constructed while the other three are entitled.
Development Fee Assistance	Continue to offer fee reductions to incentivize affordable housing. Specify the waiver of 100% of application processing fees in the Code for projects with 10% ELI units.	2013-2021. Modify the Code in 2020 for ELI units.	The City's inclusionary ordinance has provisions that allow for projects that exceed inclusionary requirements on-site to be eligible for reduced City fees. In 2013, the City provided over one million dollars in Development Impact Fee exemptions for a 78- unit affordable rental project (8 ELI, 32 VL, 37 Low).



<b>Residential Processing Procedures</b>	<b>Provide non-discretionary development review for sites in the Affordable Housing Overlay within the Beach and Edinger Corridors Specific Plan. Adopt streamlined review procedures for multi-family development on a Citywide basis</b>	<b>Initiate study of streamlined procedures in 2015 and adopt by 2021</b>	<b>The City adopted an Affordable Housing Overlay in the BECSP which provides for non-discretionary project approval for residential projects with a minimum of 20% lower income units on-site. In 2018, the City commenced a multi-phased comprehensive zoning code update. The City has completed two phases to date and will evaluate streamlined review procedures for multi-family development for inclusion in future phases.</b>
<b>Zoning for Transitional and Supportive Housing</b>	<b>Provide for transitional and supportive housing within the CV zone. Prepare a Policy Memo to clarify such uses are to be accommodated within zone districts similar to other residential uses within the Beach and Edinger Corridors, Downtown and Bella Terra specific plans</b>	<b>Prepare Policy Memo in 2014 and modify the Code by 2020. Incorporate language into specific plans in conjunction with future plan amendments</b>	<b>Residential is not a permitted use within the CV General Plan land use designation. As such, the code has not been amended. While the City has not amended the specific plans to expressly add supportive and transitional housing uses, the City treats these uses as residential uses for zoning purposes and would permit them in the same way residential uses are permitted. As an example, the City recently approved funding toward the acquisition of a property in the BECSP to be developed with affordable housing with supportive services.</b>
<b>Fair Housing</b>	<b>Contract with Fair Housing provider; invite to speak at public events; assist in distributing brochures in community locations. Provide walk-in fair housing counseling at City Hall on a monthly basis.</b>	<b>At least annually, invite fair housing contractor to City events and distribute brochures in community locations. Offer monthly walk-in clinic.</b>	<b>The Fair Housing Foundation (FHF) assists approximately 500 Huntington Beach residents annually with issues regarding tenant/landlord matters, and handles over a dozen fair housing cases each year on behalf of residents. In addition to the availability of counselors by toll-free telephone number and walk-in assistance at one of their two offices Monday-Friday, FHF also provides on-site walk-in counseling at Huntington Beach City Hall one time per month. FHF also regularly schedules certification and training programs locally for apartment owners and managers.</b>
<b>Housing Opportunities for Persons Living with Developmental Disabilities</b>	<b>Work with OCRC to publicize information on resources. Pursue State and Federal funding; meet with current affordable housing providers regarding options to serve disabled population in existing housing; contact supportive housing providers re: expanding the supply of housing for the developmentally disabled</b>	<b>Pursue funds for supportive housing and services at least twice during planning period. Continue to meet with current housing providers and contact supportive housing providers as part of Huntington Beach Homeless Collaborative monthly meetings</b>	<b>The City regularly meets with a variety of housing providers and supports a various programs that address shelter and transitional housing needs of homeless individuals and families. The City has not obtained funding specific to this program, but will continue to monitor funding opportunities/availability and pursue funding if feasible.</b>

Homeless Assistance	Continue participation in Regional Committee for the Continuum of Care. Annually allocate funds to agencies serving the homeless and at-risk population. Maintain a City Homeless Coordinator to serve as the City's point person on homelessness	Attend periodic meetings of County Regional Committee. Annually allocate CDBG funds.	The City has and will continue to address the emergency shelter and transitional housing needs of homeless and homeless families through support of homeless programs such as the Huntington Beach Youth Emergency Shelter; Interval House and Collette's Children's Home transitional housing for battered/homeless mothers with children; American Family Housing transitional housing and supportive housing rental assistance; Project Self-Sufficiency transitional housing for single parent families; and tenant-based rental assistance (TBRA) for homeless and persons at imminent risk of homelessness. Beginning in 2015, the City assigned a full-time officer dedicated to homeless issues and has continued to allocate resources as the number of homeless continues to grow. The City's efforts have grown to include a Homeless Task Force (with two full-time officers, 1 program coordinator and up to 4 case managers).
Project Self Sufficiency	Assist 90 households annually	2013-2021	Effective March 1, 2018, the Project Self Sufficiency program began operating independently as a non-profit program, separate from the City of Huntington Beach. Although the City still provides some funding to the program, it now assist families in communities throughout the County including Huntington Beach.
Green Building and Sustainability	Provide education/outreach to residents and development community on new Green Building Program. Implement comprehensive “HB Goes Green Program” to promote sustainable energy and water conservation, recycling, open space and transportation practices	2013-2021	Many green/sustainable programs have been implemented and marketed to the public citywide including: a Sustainable Business Certification Program, Recycling Market Development Zone, streamlined permitting for EV chargers, and expedited solar plan review. The City also provides information on programs and incentives of other agencies and companies on its website. In addition, in 2017, the City adopted a qualified Greenhouse Gas Reduction Program that would allow for streamlined CEQA review for development projects.
General Comments:			

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Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									
N/A	N/A	N/A	N/A						

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Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)									
This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

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**NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.**

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Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1						4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						
N/A	N/A					



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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	1
	Non-Deed Restricted	22
Above Moderate		135
Total Units		158

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	14
Total Housing Units Approved:	4
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas