

**Moore, Tania**

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**From:** Mildred Perez <mildredp@kennedycommission.org>  
**Sent:** Monday, April 19, 2021 1:55 PM  
**To:** supplementalcomm@surfcity-hb.org; CITY COUNCIL  
**Cc:** Cesar C  
**Subject:** Public Comment Letter on Agenda Item 19  
**Attachments:** Ltr\_HB\_RHNA\_Appeal\_4.19.2021 (1).pdf

Good Afternoon,

Please see the attached comment letter on agenda Item 19 by The Kennedy Commission.

Best regards,

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**Mildred Perez**  
Senior Project Manager  
The Kennedy Commission

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 4/19/2021

Agenda Item No.: #19(21-345)

April 19, 2021



www.kennedycommission.org  
17701 Cowan Ave., Suite 200  
Irvine, CA 92614  
949 250 0909

Hon. Mayor Kim Carr  
Huntington Beach City Council  
Virtual Location  
Huntington Beach, CA

**RE: Item 19. Submitted by Councilmember Erik Peterson – Consideration of Appealing SCAG Determination**

Dear Mayor Carr and City Council Members:

The Kennedy Commission (the Commission) is a broad based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$27,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that has led to the new construction of homes affordable to lower income working families.

As the current planning period comes to an end, the 6th cycle RHNA numbers have been allocated to jurisdictions throughout the county. The City of Huntington Beach has been allocated 13,386 housing units, of which 5,848 are required to be lower-income units. In 2012 the City was allocated 1,353 units. We understand the City's position in evaluating RHNA, but we are asking that the City focus its efforts and resources in addressing the dire affordable housing needs that have been ignored in Huntington Beach.

According to Huntington Beach's Housing Element, 60% of all lower-income owner households and 73% of all lower-income renter households in the City were overpaying (>30% income) for housing. The incidence of severe overpayment (>50% income on housing) overall was 17% for all owners and 21% percent for all renters. The last Housing Element also pointed out that the Oak View neighborhood in central Huntington Beach evidenced the highest levels of overcrowding, with 38%.<sup>1</sup>

The City has not addressed housing development in a balanced and equitable manner. To date, the City has built 97, or 18%, of the 533 low and very low-income units required.<sup>2</sup> In comparison, the City exceeded its above moderate RHNA requirement by constructing 2,701 units or 472% of the above moderate RHNA requirement of 572 units. In addition to the current deficit in housing for lower-income households, the City will have to plan for the allocation of new units affordable to lower-income housing households (regardless of a potential change in an appeal). **We urge the City of Huntington Beach to prioritize its efforts on meeting the sole remaining housing needs of low-income households and focus on the development of affordable housing opportunities for lower-income in the development of its Housing Element.**

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<sup>1</sup> City of Huntington Beach 2013-2021 Housing Element

<sup>2</sup> City of Huntington Beach 2019 Annual Progress Report, 2020.

The Commission looks forward to partnering with the City to increase housing opportunities for lower-income residents in Huntington Beach. Please keep us informed of any updates and meetings regarding strategies to increase affordable homes for lower-income households in the City. If you have any questions, please feel free to contact me at (949) 250-0909 or [cesarc@kennedycommission.org](mailto:cesarc@kennedycommission.org).

Sincerely,

A handwritten signature in dark ink, appearing to read 'Cesar', followed by a long, horizontal, slightly wavy line that extends to the right.

Cesar Covarrubias  
Executive Director