



# City of Huntington Beach

**File #:** 21-111

**MEETING DATE:** 2/16/2021

## REQUEST FOR CITY COUNCIL ACTION

**SUBMITTED TO:** Honorable Mayor and City Council Members

**SUBMITTED BY:** Oliver Chi, City Manager

**PREPARED BY:** Ursula Luna-Reynosa, Director of Community Development

**Subject:**

**Receive and file a status update on the 6th Cycle Regional Housing Needs Assessment (RHNA) process**

**Statement of Issue:**

During the July 15, 2019, City Council Study Session, Community Development staff presented an overview of the 6th Cycle Regional Housing Needs Assessment (RHNA) process and related items of information, as directed by the City Council. At the end of the study session, the City Council requested monthly updates on the status of the 6th Cycle RHNA process. This update provides a summary of recent activity that has occurred with respect to the RHNA process, since the last Council update on January 19, 2021.

**Financial Impact:**

Not applicable.

**Recommended Action:**

Receive and file the Regional Housing Needs Assessment process status update.

**Alternative Action(s):**

Provide staff with alternative direction.

**Analysis:**

The RHNA allocation appeals process began on September 11, 2020. The City submitted an appeal on October 26, 2020, in accordance with the adopted RHNA Appeals Procedures. No other jurisdiction or agency appealed Huntington Beach's RHNA allocation. In total, SCAG received 52 appeals. Appeal hearings started in early January and concluded the week of January 25, 2021. The City's appeal was heard by the SCAG RHNA Subcommittee on January 19, 2021. The Subcommittee asked questions regarding inconsistent application of high-quality transit (HQTa) on Beach Boulevard within OCTA's planning documents. City Attorney Michael Gates requested a continuance of the appeal. The Chair of the Subcommittee (Huang - Orange County) directed SCAG staff to convene with OCTA regarding the inconsistencies, and the Subcommittee voted to continue

the appeal to January 25, 2021.

On January 25, 2021, the Subcommittee heard the continued appeal. SCAG staff stated they did not convene with OCTA regarding the inconsistent application of HQTAs on Beach Boulevard within the City limits. Ultimately, a motion was made to deny the City's appeal, and the motion passed by a 5-1 vote (Huang - No).

The final RHNA allocation for the SCAG region is anticipated to be reviewed at the February 16, 2021, RHNA Subcommittee meeting, and forwarded to the SCAG Regional Council for final certification at the March 6, 2021, meeting.

If needed, staff will provide an oral update on the RHNA Subcommittee meeting at the February 16, 2021, City Council meeting under, "City Manager Report."

**City of Huntington Beach 6<sup>th</sup> Cycle RHNA Allocation**  
(based on the September 3, 2020 Regional Council vote)

Income Category	Number of Units
Very-low income (<50% AMI)	3,652
Low income (50-80% AMI)	2,179
Moderate income (80-120% AMI)	2,303
Above Moderate/Market rate (>120% AMI)	5,203
<b>Total RHNA</b>	<b>13,337</b>

**Environmental Status:**

The filing of a status update on the 6th Cycle RHNA process is not a project, as defined by Section 15378 of the CEQA Guidelines, and is not subject to CEQA.

**Strategic Plan Goal:**

Non-Applicable - Administrative Item

**Attachment(s):**

1. City of Huntington Beach RHNA Appeal (Note: This attachment contains the City's RHNA Appeal Form and Bases for Appeal; all other RHNA Appeal Attachments can be viewed on the SCAG website at <[www.scag.ca.gov/rhna-appeals-filed](http://www.scag.ca.gov/rhna-appeals-filed)>)