City of Huntington Beach
Department of Economic Development
2000 Main Street, PO Box 190
Huntington Beach, CA 92648
http://www.huntingtonbeachca.gov/government/departments/economicdevelopment/housing/ownership/inclusionaryhousing

Huntington Beach Affordable Housing Programs

Buying and Owning A Home

City of Huntington Beach
and the
Huntington Beach
Redevelopment Agency

Affordable Communities in Huntington Beach

Greystone Keys

- Built in 1998
- 23 Affordable of 150 Total Units
- Moderate-Income
- Located at Promenade Parkway & Sea Gate

Ash Street Condos

- Built in 2002
- 6 Units
- Median-Income
- Located on Ash Street

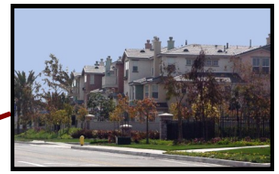
Pacific Park Villas

- Built in 1996
- 25 Units
- Moderate-Income
- Located at Joyful Lane & Happy Drive

The Tides

- Built 2004
- 12 Affordable of 77 Total Units
- Moderate-Income
- Located at Goldenwest Street & Summit Drive

The Promenade



- Built in 1999
- 80 Units
- Moderate-Income
- Located at Main Street & Promenade Parkway

Cape Ann

- Built in 1999
- 146 Units
- Moderate-Income
- Located at Breezy Lane & Sea Gate Drive

Brisas Del Mar

- Built in 1993
- 44 Units
- Low & Moderate-Income
- Located at Delaware Street & Utica Avenue

Pacific Shores

- Coming Soon
- 21 Affordable of 123 units
- Low & Median-Income
- Located at Newland & PCH

N

Goldenwest
Gothard
Warner
Talbert
Ellis
Main
Garfield
Yorktown
Adams
Goldenwest
Main
Beach
Newland
PACIFIC OCEAN
PCH

Affordable Housing

The City of Huntington Beach requires at least 10% of all new housing construction of three or more units to be affordable for low, median, or moderate-income households. Certain areas of the City require 15% affordability.

Housing builders may provide their affordable units on the residential development site or at another approved location. Builders may designate their newly constructed units as affordable to meet their requirement, or they may substantially rehabilitate and make affordable existing housing units, as approved by the City.

All affordable housing units are monitored by the City during an "affordability period," which lasts at least 30 years. The City records a lien on each affordable home that remains on title for the duration of this period. The lien ensures that the City is able to enforce the affordable housing program requirements.

Any home that changes ownership during the affordability period must be sold at an affordable price to an eligible buyer. The City determines the maximum selling price that is affordable and verifies that the buyer is income-eligible. Prices are calculated for affordability; this calculation is not driven by property values or other market conditions.

For information about other homeownership assistance programs or affordable rental housing, contact the Economic Development Department at (714) 536-5582. Housing builders who would like more detailed information about the City's affordable housing production requirements should contact the Planning Department at (714) 536-5271.

Buying a Home

From time to time, affordable homes are available for purchase. The Department of Economic Development maintains a list of homes that are currently for sale. This list can be obtained at City Hall on the fifth floor, a fax can be requested by calling (714) 536-5582, or the list can be viewed on the web at www.huntingtonbeachca.gov.

Income Limits

Most affordable homes are restricted to moderate-income buyers, and a few are restricted to low or median-income buyers. The actual household income limits vary according to the number of people who will live in the home. The City examines total gross income from all sources for all household members, even if not all household members are related or intend to be named on the mortgage or title. Homebuyer eligibility is based only on gross household income; net worth is not considered. The income limits for 2014 are:

Household Size	Low Income Limit	Median Income Limit	Moderate Income Limit
1	$53,950	$61,050	$73,250
2	$61,650	$69,750	$83,700
3	$69,350	$78,500	$94,200
4	$77,050	$87,200	$104,650
5	$83,250	$94,200	$113,000

If you find an affordable home that you are interested in buying, you or your Realtor should contact the owner or listing Realtor and negotiate a purchase offer. After your offer is accepted, you will need to fill out and submit a City of HB Inclusionary Housing Program Homebuyer occasionally, additional documentation may be required. This information is necessary to verify your income eligibility. These documents will be examined by the Department of Economic Development for the sole purpose of determining eligibility.

Sometimes homebuyers are interested in financial assistance from the City. A limited number of down payment assistance loans were made to first time homebuyers in condominium projects Brisas Del Mar and Pacific Park Villas. As these homes become available for re-sale, the financial assistance can be transferred to the new buyers. New loans are currently not available.

Maximum Selling Price

At the time of initial sale and for all re-sales during the affordability period, homes are priced according to the following formula:

Max Sales Price = Present Value of Income Available for Mortgage Payments ÷ 0.9

Homebuyers are expected to spend 35% of their income towards housing. The Present Value of Income Available for Mortgage Payments is determined by calculating 35% of the Low, Median, or Moderate-Income limit and subtracting homeowner association dues, property taxes, utilities, insurance, and home maintenance costs. The formula assumes a 30-year mortgage term at the prevailing Fannie Mae mortgage interest rate and a household size equal to the number of bedrooms in the home plus one (a three bedroom home would use the income limit of a family of four). This amount is then divided by 0.9, which represents an assumed 10% buyer down payment.

Owning a Home

The Economic Development Department monitors the various affordable housing communities to ensure compliance with program requirements. These requirements include the following:

1. Homes must be owner-occupied.
2. Homes may not be rented.
3. Home mortgage refinances and second liens must be approved by the City.
4. Home re-sales must be approved by the City.

Affordable homes are covenanted by the City for at least 30 years. These covenants enable the City to enforce the various program requirements.

If you are interested in selling your home, you will need to obtain an Inclusionary Housing Program packet from the Economic Development Department. Complete and return the Request for Sales Price Determination. Your maximum sales price will be calculated, and your property will be added to the list of homes for sale on the City's website This packet will include material you should give to the buyer you select. It is your responsibility to find an eligible buyer and to direct the buyer to the City for approval. When the buyer's eligibility is confirmed and your negotiated sales price is found to be within the affordable limit, your sale will be approved.

Many people ask if affordable homes can build equity. As with any home, building equity depends on various factors, such as the status of the real estate market. Unlike unrestricted homes, equity growth in affordable homes is not solely market driven and may be limited due to program restrictions.