

**AGENDA  
HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, OCTOBER 23, 2007**

**HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET  
HUNTINGTON BEACH, CALIFORNIA 92648**



**CHAIR JOHN SCANDURA**

**VICE-CHAIR TOM LIVENGOOD  
COMMISSIONER BLAIR FARLEY  
COMMISSIONER FRED SPEAKER**

**COMMISSIONER JOE SHAW  
COMMISSIONER DEVIN DWYER  
COMMISSIONER ELIZABETH SHIER-BURNETT**

**DIRECTOR OF PLANNING, SCOTT HESS, AICP  
LEGAL COUNSEL, LEONIE MULVIHILL  
PRINCIPAL PLANNER, HERB FAULAND**

**THE 7:00 PM PORTION OF THE MEETING IS TELEVISED LIVE ON CABLE TV CHANNEL 3. VIDEO TAPES OF MEETINGS ARE AVAILABLE FOR PUBLIC CHECKOUT AT THE CENTRAL LIBRARY. COPIES OF STAFF REPORTS AND/OR WRITTEN MATERIALS ON EACH AGENDA ITEM ARE ON FILE IN THE PLANNING DEPARTMENT, THE CENTRAL LIBRARY AND ON THE CITY'S WEBSITE ([WWW.SURFCITY-HB.ORG](http://WWW.SURFCITY-HB.ORG)) FOR PUBLIC INSPECTION. ANY PERSON HAVING QUESTIONS ON ANY AGENDA ITEM MAY CALL THE PLANNING DEPARTMENT TO MAKE AN INQUIRY CONCERNING THE NATURE OF THE AGENDA ITEM AT (714) 536-5271.**

## Planning Commission Agenda Information Sheet

The following is a brief explanation of the Planning Commission Agenda Structure:

**AGENDA APPROVAL** The Planning Commission will announce if any closed public hearing items will be re-opened and may wish to change the order of the items on the agenda.

**ORAL COMMUNICATION** (FILL OUT REQUEST TO SPEAK FORM) Anyone wishing to address the Planning Commission, only on items not on tonight's agenda, must fill out and mark the appropriate box and submit a form to speak prior to Oral Communication. Please be advised that testimony provided on Public Hearing items during Oral Communications are not part of the permanent entitlement record. The speaking forms are available at the lower entrance to the Council Chambers. Give the form to the Secretary. Staff will call all speakers by name. There is a four-minute time limit per speaker. Time may not be donated to another. All proceedings are recorded. No action can be taken by the Planning Commission on these communications on this date, unless agendized.

**PUBLIC HEARING ITEMS** (FILL OUT REQUEST TO SPEAK FORM) Public hearings allow citizens the opportunity to speak in favor or against specific items. More detailed information on public hearings may be found on the page attached to the back of this agenda. Complete the form by marking the appropriate box and indicating the hearing item you wish to provide testimony on. Please note if the public hearing items have been closed or are still open for testimony. The agenda and staff report will indicate if the public hearing is open or closed. The Planning Commission at their discretion may re-open a closed public hearing and the Commission will make the announcement during Agenda Approval. The speaking forms are available at the lower entrance to the Council Chambers. Give the form to the Secretary. Staff will call all speakers by name. There is a four-minute time limit per speaker. Individuals may choose to donate their 4 minutes of time to another speaker, and the maximum time donation limit is 8 minutes (2 individuals), for a total of 12 minutes per speaker. Individuals who donate time must be present when the item is being discussed. All proceedings are recorded. If you have documents to distribute, there should be enough copies for all Planning Commissioners, staff, and the public. The documents become part of the public record and will not be returned.

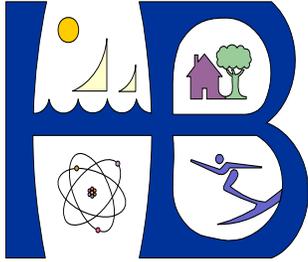
**CONSENT CALENDAR** Consent Calendar items are considered routine items that normally do not require separate consideration. The Planning Commission may make one motion for approval of all items listed under the CONSENT CALENDAR.

**NON-PUBLIC HEARING ITEMS** These items are considered by the Planning Commission separately and require separate motions. These transactions are considered administrative and public testimony is not heard.

**PLANNING COMMISSION ITEMS / INQUIRIES** Items of business or concern are presented by Planning Commissioners and discussed with staff. Informational updates and reports are made by Commissioners who serve as liaisons to various committees.

**PLANNING ITEMS** Updates and reports from the Planning Director for the information of the Planning Commission and the public.

### **Adjournment**



# AGENDA

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, OCTOBER 23, 2007

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

### CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Shier-Burnett, Speaker, Livengood, Scandura, Shaw, Dwyer, Farley*

### AGENDA APPROVAL

#### A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. **ZONING TEXT AMENDMENT NO. 07-001 (AMENDING CHAPTER 244 DESIGN REVIEW)** – Rosemary Medel

A-2. **GENERAL PLAN AMENDMENT NO. 07-002 (HOUSING ELEMENT UPDATE)** – Jennifer Villasenor

#### B. STUDY SESSION ITEMS

B-1. **Code Enforcement Activity Report** – Bill Zylla

B-2. **Planning Commission Goals 2007**

#### C. PLANNING COMMISSION COMMITTEE REPORTS

#### D. PUBLIC COMMENTS – Regarding Project Review and Study Session portions of Meeting

Anyone wishing to speak on Project Review or Study Session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

#### E. PLANNING COMMISSION COMMENTS

ADJOURNMENT: Adjourn to the next regularly scheduled meeting of November 13, 2007.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARING



City of Huntington Beach Planning Department  
**STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning  
**BY:** Rosemary Medel, Associate Planner *RM*  
**DATE:** October 23, 2007

**SUBJECT: ZONING TEXT AMENDMENT NO. 07-001 (AMENDING CHAPTER 244 DESIGN REVIEW)**

**LOCATION:** Citywide

---

**PROJECT REQUEST AND SPECIAL CONSIDERATIONS**

Zoning Text Amendment No. 07-001 represents a request to amend Chapter 244 (Design Review) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) including Section 244.04 (Duties of the Design Review Board) pursuant to the Zucker Systems recommendation and minor clean-up of Section 244.02 (Applicability).

**CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Citywide	All Land Use Categories	All Zoning Categories	All Land Uses

**APPLICATION PROCESS AND TIMELINES**

**DATE OF COMPLETE APPLICATION:** Not applicable  
**MANDATORY PROCESSING DATE:** Legislative Action – Not Applicable

The tentative public hearing date for Planning Commission has not yet been scheduled.

**CEQA ANALYSIS/REVIEW**

The proposed zoning text amendment is categorically exempt pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act.

## **COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES**

This amendment is as a result of the Zucker Systems report suggesting that the composition of the Design Review Board be altered in order to improve the Design Review process.

## **PUBLIC MEETINGS, COMMENTS AND CONCERNS**

No meetings have been held. The zoning text amendment will be published as a public hearing ten days before the meeting.

## **PLANNING ISSUES**

Currently, the Design Review Board (DRB) consists of five members: two At-Large members, one Planning Commissioner, a Public Works representative (City's landscape architect) and the Director of Planning. The Zucker Systems report was submitted to the City in February 2007. The report addressed the entitlement and development processing activities of the City, including the importance of the City's Design Review. In the experience of Zucker Systems, it is unique to have staff serve on a Design Review Board. More typically, Design Review Boards are comprised of five to seven members appointed by the City Council. Membership is also limited to those in the design profession, although it is not unusual for a business owner to also serve on the Board. The following represents the Zucker Systems recommendations:

### *Zucker Systems Recommendations:*

Recommendation No. 56. Membership on the Design Review Board should be revised such that there are five members appointed by majority vote of the City Council and that at least four members should be from the design professions. Staff should not have membership on the DRB (Attachment No. 1).

Recommendation No. 57. The scope of authority for the DRB should be reaffirmed. The DRB might also consider drafting a mission and purpose statement.

Recommendation No. 58. Update the DRB submittal guidelines such that members can evaluate projects based upon their full scope of review as outlined above.

Recommendation No. 59. DRB members and staff should make a clear distinction between design guidelines and design requirements.

Recommendation No. 56 has been incorporated into the legislative draft because it alters the membership and appointment criteria of the Design Review Board. Zucker Systems stated that Chapter 244 (Design Review) clearly outlines the scope of review therefore no further recommendations are incorporated into Chapter 244. The other recommendations are being addressed by staff.

In addition, various sections of the code are proposed to be amended so that each section under "Review of Plans" referencing Chapter 244 (Design Review) is consistent. They include the following sections:

Chapter 211 (Commercial Districts), Section 211.08; Chapter 212 (Industrial Districts), Section 212.08; and Chapter 214 (Public Semipublic Districts), Section 214.10.

*Design Review Board - Response to Zucker Systems Recommendations:*

On May 18, 2007, Ed Kerins, Design Review Board Chair, submitted a list of DRB recommendations for consideration by the City of Huntington Beach (Attachment No. 3).

The DRB reviewed and discussed the Zucker Report's recommendations and Mr. Kerins suggestions. Here are their recommendations relative to these five recommendations (Attachment No. 4).

Recommendation 56: DRB membership should consist of 4 resident appointees with design or relevant background and 1 Planning Commissioner.

Recommendation 57: The scope of authority should be reaffirmed and strengthened to include public projects. Concur with the suggestion that the DRB consider drafting a mission and purpose statement.

Recommendation 58: Concur that the DRB submittal guidelines should be updated so that members can evaluate projects based upon their full scope of review as delineated in Chapter 244 of the Municipal Code.

Recommendation 59: Concur that there should be a clear distinction between design guidelines and design requirements.

Recommendation 60: Concur that the applicability requirements for DRB should be reevaluated and applied based on project size and/or location in the city. Suggest applicability requirements be applied to public or private applications/projects located on major arterials; residential additions greater than 1500 square feet; and new commercial, industrial or public projects greater than 5,000 square feet.

When the zoning text amendment is presented to the Planning Commission for consideration, there will be four options as follows:

- A: Amend Chapter 244 Design Review pursuant to the Zucker Report
- B: Amend Chapter 244 Design Review pursuant to the Design Review Board recommendation
- C: Amend Chapter 244 Design Review for Clarification of the Design Review Board's scope of review only with no change to the membership.
- D: Do not amend Chapter 244 Design Review.

**ATTACHMENTS:**

1. Legislative Drafts
2. Zucker Systems Report
3. Design Review Board Recommendations to Zucker Report
4. Design Review Board Responses Zucker Report
5. Design Review Processing Matrix
6. Design Review Board Research-Other Cities
7. Design Review Board History Composition

## Chapter 244 Design Review

(3529-2/02, 3680-12/04)

### Sections:

244.02	Applicability
244.04	Duties of the Design Review Board
244.06	Scope of Review
244.08	Required Plans and Materials
244.09	Time Limit; Transferability, Discontinuance

### 244.02 Applicability

Design review is required for **all projects in pursuant to any other provision of this Zoning Ordinance and for all projects located within** redevelopment areas, **and applicable specific plans, areas designated by the City Council, and for projects abutting or adjoining within 500 feet of PS districts.** (3529-2/02, 3680-12/04)

### 244.04 Duties of the Design Review Board

The Design Review Board shall assist the Director, Planning Commission and Zoning Administrator in reviewing development plans and architectural drawings within designated geographic areas of the City and to undertake such other review and approval as provided by this code.

- A. Organization. The Board shall consist of five members appointed by and responsible to the City Council. ~~The membership shall consist of the following:~~
- ~~1. Two (2) At large members, consisting of current City residents chosen by the City Council. Alternate City residents may be designated by the City Council.~~
  - ~~2. One (1) current Planning Commissioner chosen by the Planning Commission. An alternate Commissioner may be designated by the Planning Commission.~~
  - ~~3. The Director of his/her designee.~~
  - ~~4. The Public Works Director or his/her designee.~~
- 1. No person is eligible for membership on the Board unless that person is a resident of the City at the time of appointment to the Board. If during a term of office, a member moves his or her place of residence outside of the City limits, his office shall immediately become vacant.**
  - 2. At least four of the five members shall have training, education or work experience in design-related fields including, but not limited to, architecture, landscaping, art, urban/environmental design and aesthetics.**
  - 3. The City Council may designate alternate members as it deems necessary so long as the alternate members meet all membership requirements.**

LEGISLATIVE DRAFT

September 13, 2007

B. Terms of Office.

1. At-large Members. The term of office for At-large members shall be four (4) years **from the date of appointment by City Council**, except as hereinafter provided. ~~One At-large member shall be appointed in 1994, and each fourth year thereafter. One At-large member shall be appointed in 1994 for a two-year term, and each fourth year thereafter.~~ No At-large member shall serve more than two (2) consecutive terms, ~~except that the current At-large member may be appointed for the two-year term mentioned herein.~~ At-large members may serve until their respective successors are appointed and qualified. An At-large member may be removed prior to the expiration of his/her term by a motion adopted by the City Council.
2. ~~Planning Commission Member. The term of the Planning Commission member shall expire when such member ceases to be a member of the Planning Commission. A Planning Commission member may be removed prior to the expiration of his/her term by a motion adopted by the Planning Commission. Members may serve until their respective successors are appointed and qualified.~~

- C. Powers and Duties. It shall be the duty of the Board to review sketches, layouts, site plans, structural plans, signs, and architectural drawings in connection with any matter before the Board. The Board shall have authority to confer with the applicant or property owner concerning modifications of the proposal, or conditions necessary to approval, and may approve, disapprove, or conditionally approve the proposal. The Board may recommend any matter before them to the discretionary body for consideration of the project.

**244.06 Scope of Review**

- A. In making its determination, the Board shall review and consider

1. The arrangement and relationship of proposed structures and signs to one another and to other developments in the vicinity;
2. Whether that relationship is harmonious and based on good standards of architectural design;
3. The compatibility in scale and aesthetic treatment of proposed structures with public district areas;
4. The adequacy of proposed landscaping, parking spaces, driveways, potential on-site and off-site parking and traffic impacts and other potential impacts upon the environment;
5. Elements of design affecting the performance characteristics of the proposed development; and
6. Whether energy conservation measures have been proposed and the adequacy of such measures, including, but not limited to, the use of active and passive solar energy systems.

- B. The Board may impose and/or recommend any conditions deemed reasonable and necessary to the approval of the proposed development plan.

**LEGISLATIVE DRAFT**

**September 13, 2007**

**244.08 Required Plans and Materials**

Plans and materials to fully describe and explain the proposed development shall be submitted as required by the application form or by the Director, as deemed necessary.

**244.09 Time Limit; Transferability, Discontinuance,**

- A. Time Limit. A Design Review Board recommendation shall become null and void one year after its date of Director approval. If the initial application is in association with another discretionary permit said permit shall become null and void one year after the final action of the hearing body. (3680-12/04)

# Review and Assessment of Entitlement/Development Processing Activities

City of Huntington Beach, CA

by

 ZUCKER SYSTEMS

ATTACHMENT NO. 2.1

## Contact Information

The public needs to be able to contact staff directly, particularly in cases where they are working with an assigned Project Planner. But most of staffs' business cards do not have direct phone numbers and not all cards have e-mail addresses. All business cards should contain the direct phone number, e-mail address and the general Planning Department phone number. Additionally, this same contact information should be posted on the City's website.

- 55. Recommendation:** Direct dial phone numbers and E-mail should be printed on staffs' business cards and posted on the City's website.

## Design Review Process

Design Review is an important issue to Huntington Beach residents and City officials. The City Council adopted Design Guidelines in September 2000 that defined design requirements for various land use types and guidelines for 16 specific areas of town. Huntington Beach also has a five member Design Review Board consisting of one Planning Commissioner, two At-Large Members, the City's Landscape Architect in Public Works, and the Director of Planning.

In our experience it is unique to have staff serve on a Design Review Board. More typically the Design Review Board is comprised of five to seven members appointed by the City Council. Membership is also limited to those in the design profession, although it is not unusual for a business owner to also serve on the Board. Currently, in Huntington Beach, there are two licensed landscape architects on the board, one at-large member and the Public Works representative. However, there are no provisions in the Municipal Code stating that members of the Board have formal training in design. We believe this a shortfall of the current code that should be addressed.

- 56. Recommendation:** Membership on the Design Review Board should be revised such that there are five members appointed by majority vote of the City Council and that at least four members should be from the design professions. Staff should not have membership on the DRB.

Based upon our interviews and observations there also seems to be some questions about the scope of authority of the DRB. Chapter 244 of the Municipal Code clearly outlines the scope of review as follows:

- The arrangement and relationship of proposed structures and signs to one another and to other developments in the vicinity;
- Whether that relationship is harmonious and based on good standards of architectural design;

- The compatibility in scale and aesthetic treatment of proposed structures with public district areas;
- The adequacy of proposed landscaping, parking spaces, driveways, potential on-site and off-site parking and traffic impacts, and other potential impacts upon the environment;
- Elements of design affecting the performance characteristics of the proposed development; and
- Whether energy conservation measures have been proposed and the adequacy of such measures, including, but not limited to, the use of active and passive solar energy systems.

There should also be a clear distinction between Design Guidelines, which are permissive and Design Requirements, which are mandatory.

**57. Recommendation:** The scope of authority for the DRB should be reaffirmed. The DRB might also consider drafting a mission and purpose statement.

**58. Recommendation:** Update the DRB submittal guidelines such that members can evaluate projects based upon their full scope of review as outlined above.

**59. Recommendation:** DRB members and staff should make a clear distinction between design guidelines and design requirements.

DRB approval is required for all projects within a Redevelopment Project Area, within applicable specific plan areas designated by the City Council, and for all projects abutting or adjoining Public/Semi-public Districts (PS). The PS District includes parks, cemeteries and commercial uses within the Coastal Zone. Because this zoning district is so broad in its land uses and location within the City this has also created some unusual situations for projects requiring DRB approval. These requirements have lead to some situations where a new sign or a sign replacement in a Redevelopment Project Area needs DRB approval, but a new shopping center outside a project area does not require DRB review. Additionally, small projects within the PS zone require DRB approval where larger projects outside the PS zone are exempt from DRB approval.

Many cities require DRB approval based upon project type or size (e.g. new residential projects or additions over 1,500 square feet, or new commercial uses) as well as location (e.g. downtown area, along major arterials, or within 1,000 feet of the



# CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

## DESIGN REVIEW BOARD

Phone 536-5271  
Fax 374-1540  
374-1648

**TO:** PAUL EMERY – DEPUTY CITY ADMINISTRATOR

**FROM:** ED KERINS – DESIGN REVIEW BOARD CHAIR *EKK*

**DATE:** MAY 18, 2007

**SUBJECT:** ZUCKER REPORT RECOMMENDATIONS

---

At the May 10, 2007 meeting of the Design Review Board, the DRB considered the recommendations of the Zucker Systems report and voted 3-0-0 to forward the following recommendations to Administration for consideration:

1. One member of the DRB should be a member of the Planning Commission.
2. DRB members should be appointed by majority vote of the City Council, excepting the Planning Commission representative.
3. DRB members should have prior design or relevant background, excepting the Planning Commission representative.
4. City staff should be eliminated from the DRB. (Vote: 3-2-1 – Moore-alternate at-large member: Yes; Davis: No by proxy; Fauland: absent)
5. The range of projects subject to DRB review should be expanded to include all projects located along major arterial highways. In addition, further study is recommended in order to establish additional criteria for projects subject to DRB review, such as project size or location within the City.
6. The DRB should formulate a mission and purpose statement.
7. DRB submittal guidelines should be updated such that members can evaluate projects based upon the full scope of their review.
8. DRB members and staff should make a clear distinction between guidelines and design requirements.
9. DRB members should receive training/ orientation.

If you have any questions regarding these recommendations or would like to discuss, please contact me.

xc: Design Review Board  
Scott Hess, Director of Planning  
Herb Fauland, Acting Planning Manager

Design Review Board  
Response to Zucker Systems Recommendations

Ed Kerins

**Recommendation 56:** DRB membership should consist of 4 resident appointees with design or relevant background and 1 Planning Commissioner.

**Recommendation 57:** The scope of authority should be reaffirmed and strengthened to include public projects. Concur with the suggestion that the DRB consider drafting a mission and purpose statement.

**Recommendation 58:** Concur that the DRB submittal guidelines should be updated so that members can evaluate projects based upon their full scope of review as delineated in Chapter 244 of the Municipal Code.

**Recommendation 59:** Concur that there should be a clear distinction between design guidelines and design requirements.

**Recommendation 60:** Concur that the applicability requirements for DRB should be reevaluated and applied based on project size and/or location in the city.

Suggest applicability requirements be applied to public or private applications/projects located on major arterials; residential additions greater than 1500 square feet; and new commercial, industrial or public projects greater than 5,000 square feet.

<b>DESIGN REVIEW PROCESSING</b>				
<b>CODE SECTION</b>	<b>TYPE OF PROJECT</b>	<b>DESIGN REVIEW REQUIRED</b>	<b>Projects in Redevelopment Project Areas</b>	<b>Design Review Board (DRB) Action Required</b>
<b>CHAPTER 210 RESIDENTIAL DISTRICTS</b>				
210.16/RL, RM, RMH	New construction: Oak View Area	Yes- Per Chapter 244 Design Review	Yes-Subject to Chapter 244 Design Review	CUP to ZA (2-4 units RL Zone), CUP to ZA 5-9 Multiple Family Zones) or CUP to PC (over 9 units)
210.16/RL, RM, RMH	Exterior Alterations/ Oak View Area	Yes- Per Chapter 244 Design Review	Yes -Subject to Chapter 244 Design Review	DRB or ZA/PC if part of discretionary permit
210.16/RL, RM/RMH	Additions/Oak View Area	Yes- Per Chapter 244 Design Review	Yes-Subject to Chapter 244 Design Review	DRB or ZA/PC if part of discretionary permit
<b>CHAPTER 211 COMMERCIAL DISTRICTS</b>				
211.08/CO, CG, CV	New Construction- Beach Blvd., Redevelopment Areas	Yes-Per Chapter 244 Design Review and Chapter 211 Commercial Districts	Yes-Downtown Specific Plan Area	DRB or ZA/PC if part of discretionary permit
211.08/CO, CG, CV	Initial Establishment of Use	Yes-Per Chapter 244 Design Review and Chapter 211 Commercial Districts	Yes-Subject to Chapter 244 Design Review	DRB or ZA/PC if part of discretionary permit
211.08/CO, CG, CV	Exterior Alterations	Yes-Per Chapter 244 Design Review and Chapter 211 Commercial Districts	Yes-Subject to Chapter 244 Design Review	DRB or ZA/PC if part of discretionary permit
211.08/CO, CG, CV	Additions	Yes-Per Chapter 244 Design Review and Chapter 211 Commercial Districts-Project	Yes-Subject to Chapter 244 Design Review	DRB or ZA/PC if part of discretionary permit
<b>CHAPTER 212 INDUSTRIAL DISTRICTS</b>				
212.08 IG/IL	New Construction	Yes-Per Chapter 244 Design Review and Chapter 212	Yes-Subject to Chapter 244 Design Review	DRB or ZA/PC if part of discretionary permit
212.08 IG/IL	Exterior Alterations	Yes-Per Chapter 244 Design Review and Chapter 212	Yes-Subject to Chapter 244 Design Review	DRB or ZA/PC if part of discretionary permit
212.08 IG/IL	Additions	Yes-Per Chapter 244 Design Review and Chapter 212	Yes-Subject to Chapter 244 Design Review	DR or ZA/PC if part of discretionary permit
<b>CHAPTER 213 OS OPEN SPACE DISTRICT</b>				
213.10 OS	New Construction	Yes-Per Chapter 244 Design Review and Chapter 212	Yes-Subject to Chapter 244 Design Review	DRB or ZA/PC if part of discretionary permit
213.10 OS	Exterior Alterations	Yes-Per Chapter 244 Design Review and Chapter 212	Yes-Subject to Chapter 244 Design Review	DRB or ZA/PC if part of discretionary permit
213.10 OS	Additions	Per Chapter 244 Design Review and Chapter 212	Yes-Subject to Chapter 244 Design Review	DRB or ZA/PC if part of discretionary permit

<b>CODE SECTION</b>	<b>TYPE OF PROJECT</b>	<b>DESIGN REVIEW REQUIRED</b>	<b>Projects in Redevelopment Project Areas</b>	<b>Design Review Board (DRB) Action Required</b>
<b>CHAPTER 214 PS PUBLIC-SEMIPUBLIC DISTRICT</b>				
214.06, 214.08	Cemetery	Yes per Chapter 214	Yes per Chapter 244	All Projects Require DRB
214.06/214.08-Public Semipublic	Cultural Institutions	Yes per Chapter 214	Yes per Chapter 244	DRB
	Cultural Institutions	Yes per Chapter 214	Yes per Chapter 244	DRB
	Day Care, General	Yes per Chapter 214	Yes per Chapter 244	DRB
	Government Offices	Yes per Chapter 214	Yes per Chapter 244	DRB
	Hospitals	Yes per Chapter 214	Yes per Chapter 244	DRB
	Maintenance & Service Facilities	Yes per Chapter 214	Yes per Chapter 244	DRB
	Park & Recreation Facilities	Yes per Chapter 214	Yes per Chapter 244	DRB
	Public Safety Facilities	Yes per Chapter 214	Yes per Chapter 244	DRB
	Religious Assembly	Yes per Chapter 214	Yes per Chapter 244	DRB
	Residential Care, General	Yes per Chapter 214	Yes per Chapter 244	DRB
214.06/214.08 Commercial Uses	Commercial Parking Facility	Yes per Chapter 214	Yes per Chapter 244	DRB
	Communication Facilities	Yes per Chapter 214	Yes per Chapter 244	DRB
	Eating and Drinking Establishments	Yes per Chapter 214	Yes per Chapter 244	DRB
	Vehicle/Equipment Sales and Services	Yes per Chapter 214	Yes per Chapter 244	DRB
Accessory Uses	Accessory Uses and Structures	Yes per Chapter 214	Yes per Chapter 244	DRB
Temporary Uses	No DRB Required	Yes per Chapter 214	Yes per Chapter 244	DRB
<b>CHAPTER 233 SIGNS</b>				
233	Sign Code Exceptions	Yes-Sign Code Exception >20%	Yes	DRB
233	Planned Sign Programs	Yes-Beach Blvd., Specific Plan Areas, Referred by the Director of Planning	Yes	DRB

## DESIGN REVIEW BOARD SURVEY TABLE

<b>CITY</b>	<b>DRB*</b>	<b>MEMBERS</b>
Anaheim	No	N/A
Brea	No	N/A
Buena Park	No (Planning Commission)	N/A
Costa Mesa	No (ZA)	N/A
Cypress	Yes – DRC	Planning Director, Project Planner, PW Engineer, Bldg Official, PD Rep, CE Officer; Advisory
Dana Point	No	N/A
Fountain Valley	No (Planning Commission)	N/A
Fullerton	Yes	5 Staff; Advisory
Garden Grove	No (Planning Commission)	N/A
Irvine	Yes – DRC	Staff Only
Laguna Beach	Yes	5 Residents
La Habra	Yes – DRC	1 Representative from each reviewing department
Lake Forest	No	N/A
Long Beach	Yes – Site Plan Review	Planning Dir., Urban Design Officer, ZA, Environmental Planner
Los Alamitos	No	N/A
Mission Viejo	Yes – DRC	2 PC Members; Advisory
Orange	Yes	5 Residents
Placentia	No (Planning Commission)	N/A
San Clemente	Yes	3 PC Members; Advisory
San Juan Capistrano	Yes – DRC	Principal Planner, 2 PC Members, 1 Resident
Santa Ana	Yes – Site Plan Review	Staff Only
Westminster	No (Planning Commission)	N/A

**Drafted: January 2007**

\*Notes in parentheses indicate which body deals with design issues in lieu of a DRB

## DESIGN REVIEW BOARD COMPOSITION TABLE

<b>YEAR</b>	<b>COMPOSITION</b>	<b>ORDINANCE NO.</b>
Prior to 1975	5 Members	1525
1989	5 Members	3017
1990	7 Members	3085
1991	5 Members	3112
1994	5 Members	3249

*Drafted: October 15, 2007*

## DESIGN REVIEW BOARD HISTORY

### *Design Review Board Established*

**ORD. 1525:** Appointment of Design Review Board members. Comprised of five (5) members consisting of at least one (1) licensed architect, or a person with architectural background and experienced, and one (1) landscaped architect, or a person with landscape architectural background and experience. All members appointed shall be residents of the City of Huntington Beach. Term shall be four (4) years.

**ORD. 3017:** Repealing Article 985 and Adding New Article 985 titled Design Review Board. (November 6, 1989). New Article 985 added Duties, Appeals, Members, Terms of Office, Removal of Members, Bylaws, Secretary, Advisors and Assistants to the Board, Design Review Application for Design Review, Criteria for Approval, Factors to be Considered in Applying Design Criteria.

*9853 Appointment of Membership.* Board shall be composed of **five (5)** members appointed by and responsible to the City Council. The membership shall consist of at least one (1) Planning Commissioner, two (2) City residents, and two (2) staff members.

#### *9853.1 Terms of Office/Composition:*

- Two (2) citizen members appointed for a four (4) year term
- Planning Commission (2) years
- Staff members (2) years initial terms, except that after the expiration of these initial terms, all Board members shall be appointed for four (4) year terms.
- Established Bylaws
- Secretary: The Director of the Department of Community Development, or a person so designated by the Director, shall serve as secretary to the Design Review Board with no power to vote.
- Advisors and Assistants to the Board: The Board may request attendance at its meetings of any officer or employee of the City to assist the Board.

**ORD. 3085:** (November 19, 1990)-Amending Section 9853 Relating to Appointment of Membership and Amending Section 9853.1 Relating to Terms of Office of the Design Review Board.

#### *9853 Appointment of Membership*

- Board composed of **seven (7)** members appointed by and responsible to the City Council.
- Membership shall consist of one (1) City Council Member and one (1) alternate Council Member
- One (1) Planning Commissioner and one (1) alternate Planning Commissioner

- Three (3) City residents
- Two (2) staff members

**ORD. 3112: (May 20, 1991)**-Amending appointment to the Board membership and amending other sections relating to language clarifications.

**9853 Membership:**

- Composed of **five (5)** members appointed by City Council.
- One (1) City Council Member
- One (1) Planning Commissioner,
- One (1) City resident with an alternate resident,
- Community Development Director, and
- Public Works Director or their designee

**ORD. 3249-A: (September 20, 1994)**-Amending Article 985 therefore relating to the Design Review Board.

**9853 Membership.** The Board shall be composed of five (5) members. The membership shall consist of the following:

- Two (2) At-large members, consisting of current City residents chosen by the City Council.
- Alternate City residents may be designated by the City Council.
- One (1) current City Planning Commissioner chosen by the Planning Commission, an alternate Planning Commissioner may be designated by the Planning Commission.
- The Community Development Director or his/her designee
- The Public Works Director or his/her designee

**9853.1 Terms of Office:**

a. **At-large members.** The term of office for At-large members shall be four (4) years, except hereinafter provided. One At-large members shall be appointed in 1994 for a two year term, and each fourth year there after. No At-large member shall serve more than two (2) consecutive terms, except that the current At-large member may be appointed for the two year term mentioned herein. At-large members may serve until their respective successors are appointed and qualified. An At-large member may be removed prior to the expiration of his/her term by a motion adopted by the City Council.

b. **Planning Commission member.** The term of the Planning Commission member shall expire when such member ceases to be member of the Planning Commission. Members may serve until their respective successors are appointed and qualified.



City of Huntington Beach Planning Department  
**STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning  
**BY:** Jennifer Villasenor, Associate Planner *JW*  
**DATE:** October 23, 2007  
**SUBJECT: GENERAL PLAN AMENDMENT NO. 07-002 (HOUSING ELEMENT UPDATE)**  
**LOCATION:** Citywide

---

**PROJECT REQUEST AND SPECIAL CONSIDERATIONS**

The Housing Element is a citywide plan for housing, including the provision of affordable housing, in the City of Huntington Beach. It is one of the seven State mandated elements of the General Plan and was last updated in 2000. Pursuant to California Government Code Section 65588, the Housing Element must be updated for the 2008-2014 planning period.

State Housing Element Law (Article 10.6 of Chapter 3 of the Government Code) establishes requirements for the content of local agencies' housing elements in order to ensure that housing issues are adequately and thoroughly addressed. The City has retained a consultant to assist staff in the preparation of the Housing Element Update in meeting the State's requirements and ultimately obtaining certification from the California State Department of Housing and Community Development (HCD).

**CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS**

Not applicable.

**APPLICATION PROCESS AND TIMELINES**

DATE OF COMPLETE APPLICATION: Not applicable  
MANDATORY PROCESSING DATE(S): June 30, 2008 by HCD

**CEQA ANALYSIS/REVIEW**

The City's consultant will prepare an environmental assessment pursuant to CEQA guidelines for the Housing Element Update.

**COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES**

The Economic Development Department has reviewed and provided comments on the draft Housing Element. Comments from other City departments are not required.

## **PUBLIC MEETINGS, COMMENTS AND CONCERNS**

There are three initial public meetings scheduled to discuss the Housing Element Update. The three meetings include a Planning Commission Study Session, an Affordable Housing Ad Hoc Council Committee meeting and a City Council Study Session. The purpose of these meetings is to introduce key components of the Housing Element Update and provide the City's policy makers and interested parties an opportunity to comment on the data, analysis and programs that will be included in the Housing Element. After the above referenced meetings, a draft Housing Element will be sent to the HCD for review and comment. The Housing Element will then come back before the Planning Commission and City Council for public hearings and approval in early 2008.

## **PLANNING ISSUES**

The purpose of the Housing Element is to establish a comprehensive housing strategy for all economic segments of the City. Section I of the Housing Element Update provides an overview of the Housing Element and introduces key housing issues in the City of Huntington Beach. Section II provides an analysis of the City's existing and projected housing needs. This analysis includes the following components: the City's current population and household characteristics, housing stock characteristics, a description of assisted housing at risk of converting to market rate and the City's share of the regional housing needs (RHNA) as determined by the Southern California Association of Governments (SCAG). Section III of the Housing Element Update identifies constraints to providing housing such as environmental, market and governmental constraints. Section IV discusses housing opportunities within the City of Huntington Beach. This section includes an analysis of available sites for housing, financial and administrative resources and opportunities for energy conservation. Lastly, Section V sets forth a housing plan for the 2008-2014 planning period. An evaluation of the program accomplishments from the previous planning period is incorporated in this section as well.

**ATTACHMENT:** Section II: Needs Assessment



## II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs. A variety of housing needs maps are presented based on census tract data; Figure 1 depicts the 2000 census tract and block group boundaries for Huntington Beach.

### A. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and race and ethnicity of Huntington Beach residents.

#### 1. Population Growth and Trends

Table II-1 presents population growth trends in Huntington Beach from 1980-2007, and compares this growth to neighboring jurisdictions and the entire County of Orange. This Table illustrates the high level of population growth in Orange County during the 1980s and 1990s, with growth levels in many of the older central and north Orange County communities below the Countywide average. Population growth was particularly limited in Huntington Beach, with the City's growth less than one-third that of the County's in both these decades. In contrast, since 2000 growth levels in Huntington Beach have been closer to that of the County and surrounding communities. According to the State Department of Finance (2007), Huntington Beach has a current population of 202,250, representing an increase of seven percent since 2000. Huntington Beach continues to rank as the third most populated city in Orange County, behind Anaheim and Santa Ana, although Irvine's population has grown to within 200 of the City's and will soon surpass Huntington Beach.

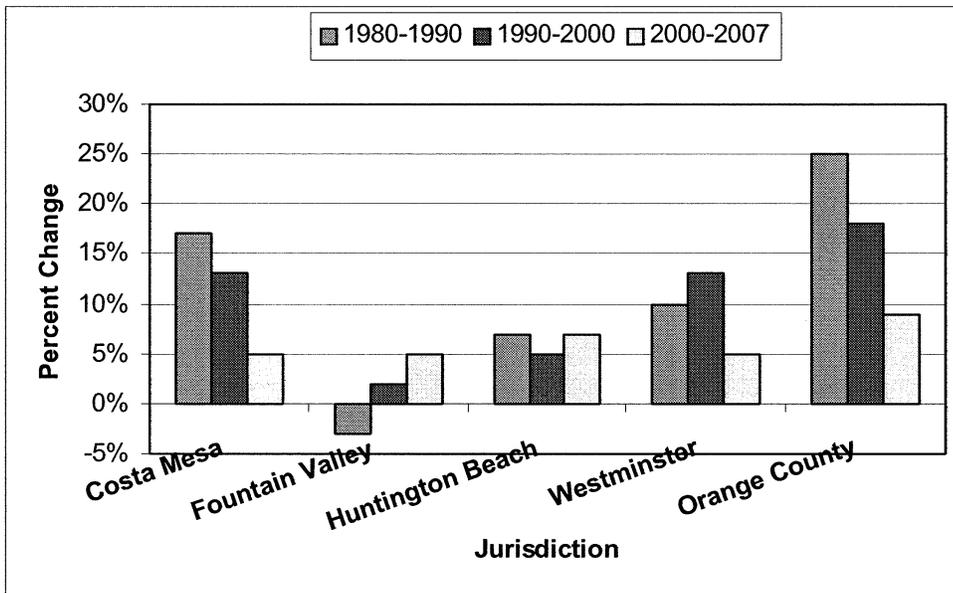
According to Orange County Projections (OCP) 2006, the population of Huntington Beach is expected to grow to 217,822 by 2015, an eight percent increase over the 2005-2015 period. OCP Projections show a slowing in growth after this time, with just a two percent increase in population between 2015-2025, and one percent growth between 2025-2035. These patterns of growth are consistent with Countywide projections which identify nearly 60 percent of the population increase in Orange County through 2035 to occur within the 2005-2015 period.

ATTACHMENT NO. 1.1

**Table II-1  
Regional Population Growth Trends 1980 – 2007**

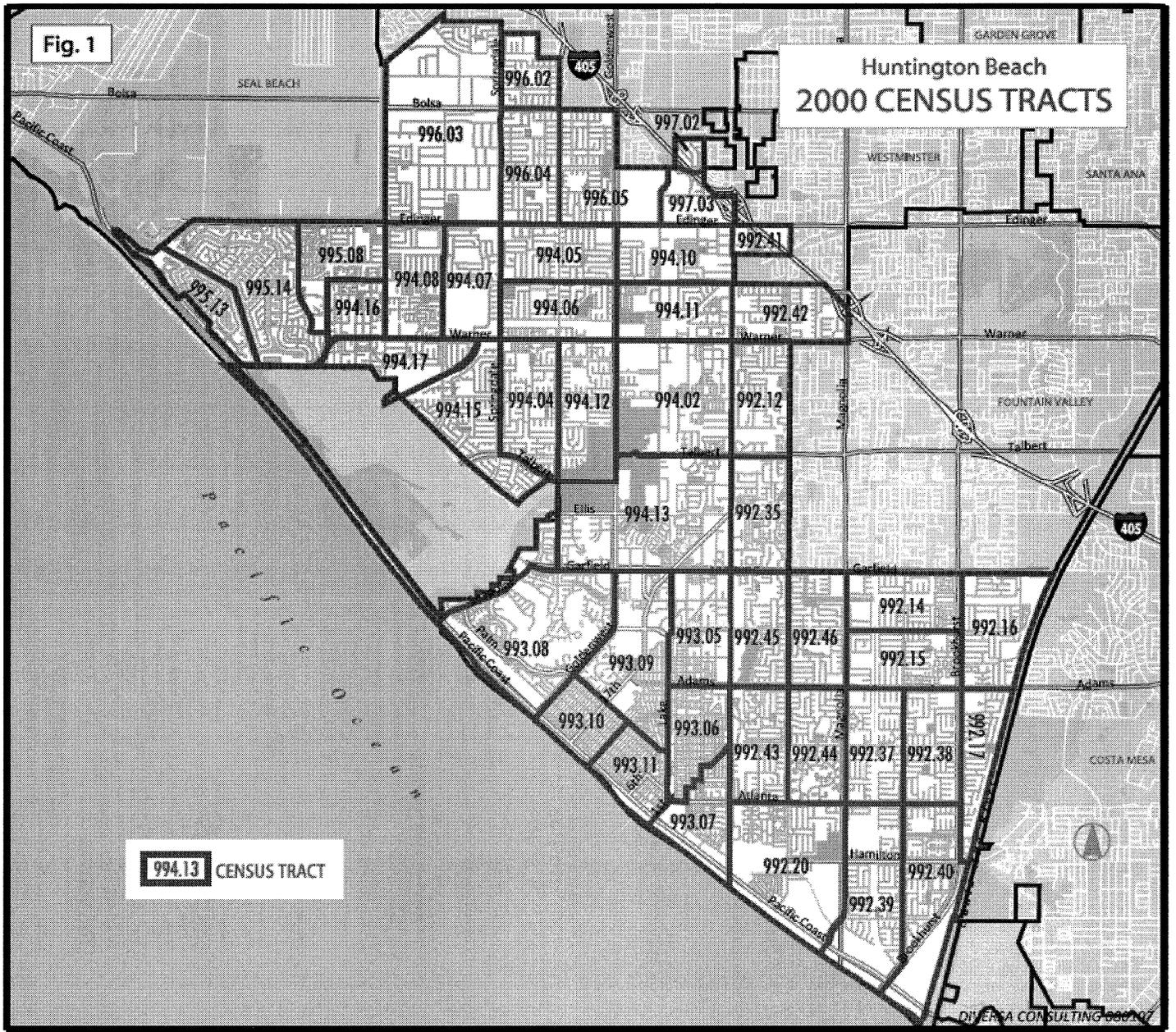
Jurisdiction	1980	1990	2000	2007	Percent Change		
					1980-1990	1990-2000	2000-2007
Anaheim	219,311	266,406	328,014	345,556	22%	23%	5%
Costa Mesa	82,562	96,357	108,724	113,805	17%	13%	5%
Fountain Valley	55,080	53,691	54,978	57,741	-3%	2%	5%
<b>Huntington Beach</b>	<b>170,505</b>	<b>181,519</b>	<b>189,627</b>	<b>202,250</b>	<b>7%</b>	<b>5%</b>	<b>7%</b>
Irvine	62,127	110,330	143,072	202,079	44%	23%	29%
Newport Beach	62,556	66,643	70,032	84,218	7%	5%	20%
Santa Ana	203,713	293,742	337,977	353,428	44%	15%	5%
Seal Beach	25,975	25,098	24,157	25,962	-3%	-4%	8%
Westminster	71,133	78,118	88,207	92,870	10%	13%	5%
<b>Total Orange County</b>	<b>1,932,709</b>	<b>2,410,556</b>	<b>2,846,289</b>	<b>3,098,121</b>	<b>25%</b>	<b>18%</b>	<b>9%</b>

Source: U.S. Census 1980, 1990, and 2000. Dept of Finance 2007 Population and Housing Estimates.



ATTACHMENT NO. 4-2

Figure 1 Census Tract Boundaries



ATTACHMENT NO. 13

## Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs.

Table II-2 displays the age distribution of the City's population in 1990 and 2000, and compares this with Orange County. As displayed in the table, 22 percent of Huntington Beach's population is comprised of children under the age of 18, well below the 27 percent children Countywide. While the 1990-2000 census shows the proportion of children remaining relatively constant, discussions with the Huntington Beach School District identify trends of declining enrollment. The School District indicates high housing costs have contributed to many families with school age children relocating to lower cost areas, further evidenced by the decline in families with children in the City. With three-quarters of Orange County school districts reporting declining enrollment in 2007 and a 13 percent decline in County residents between the ages of 25 and 34 (2000-2006), similar trends are occurring throughout much of Orange County.<sup>1</sup>

The biggest change in Huntington Beach's age profile is a shift from a younger population to a more mature population. This aging trend is borne out by an increase in the median age from 31.7 years in 1990 to 36 years in 2000, now considerably above the County's median age of 33.3 years. The City experienced a significant decline in its college age (18-24 years) and young adult (25-44 years) populations over the decade, while experiencing growth in the middle adult (45-64 years) and senior (65+ years) populations. Factors contributing to this shift in the City's age structure include an aging in place of young adults into the middle age bracket, and the limited number of new young adults and families moving into the community due in part to high housing costs.

**Table II-2  
Age Distribution 1990 – 2000  
City of Huntington Beach**

Age Group	1990		2000		Orange Co. %
	Persons	Percent	Persons	Percent	
Preschool (<5 yrs)	11,187	6%	11,728	6%	8%
School Age (5-17 yrs)	26,883	15%	30,455	16%	19%
College Age (18-24 yrs)	22,379	12%	15,930	9%	9%
Young Adults (25-44 yrs)	68,797	38%	66,245	35%	33%
Middle Age (45-64 yrs)	37,185	21%	45,580	24%	21%
Seniors (65+ years)	15,088	8%	19,656	10%	10%
TOTAL	181,519	100%	189,594	100%	100%
MEDIAN AGE	31.7 years		36 years		33.3 years

Source: U.S. Census 1990 and 2000.

<sup>1</sup> "2007 Workforce Housing Scorecard," Orange County Business Council.

**ATTACHMENT NO. 1.4**

## 2. Race and Ethnicity

Table II-3 displays the racial/ethnic composition of Huntington Beach's population in 1990 and 2000, and compares this with the Countywide distribution. White residents continue to comprise the vast majority of the City's population, though this segment of the population continues to decrease each decade, most recently from 79 percent in 1990 to 72 percent in 2000. This decrease in White residents was offset by the increase in Hispanic residents from 11 to 15 percent of the population, still well below the 31 percent Hispanic population Countywide. The Asian population remained fairly constant over the decade, increasing minimally from 8 to 9 percent. African Americans and American Indians each continue to comprise less than one percent of the population. The "Other Race" sector of the population grew from less than one percent to three percent. Despite Huntington Beach's increasing diversity, the City remains less ethnically diverse than the county as a whole.

**Table II-3  
Racial and Ethnic Composition 1990 – 2000  
City of Huntington Beach**

Racial/Ethnic Group	1990		2000		Orange Co. %
	Persons	Percent	Persons	Percent	
White	143,848	79%	136,237	72%	51%
Hispanic	20,397	11%	27,798	15%	31%
Asian/Pacific Islander	14,565	8%	17,976	9%	14%
African American	1,622	<1%	1,383	<1%	1%
American Indian	932	<1%	777	<1%	<1%
Other Race	155	<1%	5,423	3%	2%
TOTAL	181,519	100%	189,594	100%	100%

Source: U.S. Census 1990 and 2000.

## 3. Employment

Evaluation of the types of jobs held by community residents provides insight into potential earning power and the segment of the housing market into which they fall. Information on how a community's employment base is growing and changing can help identify potential housing demand changes in the future.

The State Employment Development Department estimates that as of June 2007, 125,200 Huntington Beach residents are in the labor force, with 3.2 percent unemployment, compared to a Countywide unemployment rate of 3.9 percent.

Table II-4 presents the occupation of Huntington Beach residents as of the 2000 Census. Residents employed in Management, Professional and related occupations (44%) accounted for the largest share of employed residents, followed by those employed in Sales and Office occupations (30%). Together, these two categories accounted for three-quarters of resident employment. One-third of the City's

residents commute less than 20 minutes to work, indicating a large number of residents hold jobs within the City.

**Table II-4  
Occupation of Huntington Beach Residents 2000**

Occupation	Persons	Percent
Management, professional, and related occupations	45,285	44%
Sales and office occupations	30,827	30%
Service Occupations	11,407	11%
Production, transportation, and material moving occupations	8,050	8%
Construction, extraction, and maintenance occupations	7,207	7%
Farming, Forestry & Fishing	90	<1%
<b>TOTAL</b>	<b>102,866</b>	<b>100%</b>

Source: U.S. Census 2000

Orange County Projections (OCP) 2006<sup>2</sup> documents Huntington Beach employment at 81,599 jobs, primarily in the retail, service, manufacturing and wholesaling sectors. Major types of businesses include tourism, space systems, automobile sales, public utilities, petroleum, data and computer research, precision instruments, and various types of manufacturing. With annual taxable sales of over \$2.6 billion, Huntington Beach is one of the top retail sales communities in Orange County. Employment is projected to grow to 96,842 by 2015, reflecting a 19 percent increase during 2005-2015, well above the 14 percent increase projected Countywide.

In June 2007, the Orange County Business Council published the results of its first Workforce Housing Scorecard. This report provides a comprehensive evaluation of the current and future state of Orange County's housing supply and demand, and its impact on the business community. Based on the following criteria, the scorecard rates each jurisdiction's record over the 1991-2005 and 2005-2030 periods in addressing workforce housing needs:

- ✓ Number of jobs, rewarding cities that promote job growth
- ✓ Housing unit density
- ✓ Housing growth, rewarding cities that promote housing growth
- ✓ Jobs/housing balance

Of the 34 cities in Orange County, Huntington Beach ranked 5<sup>th</sup> in its success in generating both new jobs and the supply of homes necessary to house these new workers.

<sup>2</sup> OCP-2006 employment forecasts are consistent with SCAG's Regional Transportation Plan and the State Employment Development Department.

## B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Huntington Beach.

### 1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include persons living together related by blood, marriage, or adoption. A single person living alone is also a household. "Other" households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes are not considered households.

According to the 2000 Census, 73,657 households reside in Huntington Beach, with an average household size of 2.56 persons and average family size of 3.08 persons. This represents a slight decrease in household size (2.62) from 1990, and is below the 3.0 average household size in the County. The City's smaller household size reflects its lower incidence of family households and aging population.

Families comprise the majority of households in Huntington Beach (65%), including families with children (29%), and those without children (36%). During the 1990s, the proportion of families with children declined by two percent, consistent with School District trends of declining enrollment. In contrast, the proportion and number of single-person households grew dramatically, while other non-family households (unrelated roommates) declined over the decade. Almost all the City's household growth between 1990-2000 was due to increases in single-person households and married couples without children. These growth trends support the need for smaller, higher density and mixed-use units close to transportation and services, consistent with the types of housing currently proposed in the City.

**Table II-5  
Household Characteristics 1990 – 2000  
City of Huntington Beach**

Household Type	1990		2000		Percent Change
	Households	Percent	Households	Percent	
Families	45,546	66%	47,716	65%	+5%
With children	21,103	31%	21,328	29%	+1%
Without children	24,443	35%	26,388	36%	+8%
Singles	14,784	22%	17,912	24%	+21%
Other non-families	8,549	12%	8,029	11%	-6%
<b>Total Households</b>	<b>68,879</b>	<b>100%</b>	<b>73,657</b>	<b>100%</b>	<b>+7%</b>
Average Household Size	2.62		2.56		-2%
Average Family Size	3.09		3.08		0%

Source: U.S. Census 1990 and 2000.

ATTACHMENT NO. 17

## 2. Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

### Income Definitions

The State and Federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table II-6. However, federal housing programs utilize slightly different income groupings and definitions, with the highest income category generally ending at >95% AMI. For purposes of the Housing Element, the State income definitions are used throughout, except for the data that have been compiled by the federal Department of Housing and Urban Development (HUD) and is specifically noted.

**Table II-6  
State Income Categories**

Income Category	% County Adjusted Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	0-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120%+ AMI

Source: Section 5000093 of the California Health and Safety Code

### Income Characteristics

Between 1990 and 2000, the average median income (AMI) for households in Huntington Beach grew from \$50,633 to \$64,824, an increase of 28 percent. While the median income level in Huntington Beach remains well above that of Orange County (\$58,820), the City has seen an increase in the number and proportion of lower income (<80% AMI) households, and a decrease in households earning moderate incomes and above. As illustrated in Table II-7, during the 1990s the City experienced growth in extremely low (+21%), very low (+9%) and low (+76%) income households, while evidencing a minor decline in its moderate and above (-2%) populations.

ATTACHMENT NO. 1.8

**Table II-7  
Household Income Levels 1990 – 2000  
City of Huntington Beach**

Income Level	1990		2000		Percent Change
	Households	%	Households	%	
<b>Extremely Low Income &lt;30% AMI</b>	4,618	7%	5,612	8%	<b>+21%</b>
<b>Very Low Income (31-50% AMI)</b>	5,459	8%	5,948	8%	<b>+9%</b>
<b>Low Income (51-80% AMI)</b>	5,696	8%	10,033	14%	<b>+76%</b>
<b>Moderate Income &amp; Above (&gt;80% AMI)</b>	53,284	77%	52,137	70%	<b>- 2%</b>
<b>TOTAL</b>	69,057	100%	73,730	100%	<b>n/a</b>

Source: <http://socds.huduser.org/chas/reports>

### Income by Household Type and Tenure

Table II-8 shows the income level of Huntington Beach residents by household tenure. A significantly higher percentage of renter households (43%) were lower income (<80% AMI) compared to residents who owned their homes (21%). The high incidence of lower income renter households is of particular significance as market rents in Huntington Beach exceed the level of affordability for lower income households. (This issue is further evaluated in the Housing Profile section of the Needs Assessment.) The median income of Huntington Beach's renter households in 1999 was \$48,858, compared to \$79,292 for homeowners.

**Table II-8  
Income by Owner/Renter Tenure 2000  
City of Huntington Beach**

Income Level	Renters		Owners		TOTAL %
	Households	%	Households	%	
<b>Extremely Low Income (&lt;30% AMI)</b>	3,521	12%	2,091	5%	<b>8%</b>
<b>Very Low Income (31-50% AMI)</b>	3,443	12%	2,505	6%	<b>8%</b>
<b>Low Income (51-80% AMI)</b>	5,394	19%	4,639	10%	<b>14%</b>
<b>Moderate Income &amp; Above (&gt; 80% AMI)</b>	16,676	57%	35,461	79%	<b>70%</b>
<b>TOTAL</b>	29,034	100%	44,696	100%	<b>100%</b>

Source: SCAG Existing Housing Needs (HUD User WebPage)

**ATTACHMENT NO. 1.9**

While renters were more likely to have lower incomes than owners, there is also significant variation in income levels by household type, as presented in Table II-9. Nearly half (48%) of elderly households in Huntington Beach have lower (<80% AMI) incomes, with 14 percent having extremely low incomes. About 20 percent of small families and 33 percent of large families have lower incomes.

**Table II-9  
Income Level by Household Type 2000  
City of Huntington Beach**

Income Level	Elderly	Small Family	Large Family	Other
<b>Extremely Low Income (&lt;30% AMI)</b>	14%	5%	6%	8%
<b>Very Low Income (31-50% AMI)</b>	15%	5%	10%	7%
<b>Low Income (51-80% AMI)</b>	19%	10%	17%	15%
<b>Moderate Income &amp; Above (&gt;80% AMI)</b>	52%	80%	67%	70%
<b>TOTAL</b>	13,666	33,840	6,795	19,429

Source: SCAG Existing Housing Needs (HUD User WebPage)

### Households in Poverty

The federal government publishes national poverty thresholds that define the minimum income level necessary to obtain the necessities of life. For example, the 2000 U.S. poverty threshold for a family of four was \$17,463. As indicated in Table II-10, seven percent of all Huntington Beach residents lived in poverty in 2000, an increase of 3,075 persons living below the poverty line since 1990. About nine percent of children under the age of 18 in Huntington Beach live in poverty. As a group, female-headed households with children are most impacted by poverty, with 16 percent of this group living in poverty.

**Table II-10  
Poverty Status  
City of Huntington Beach**

Groups in Poverty	1990		2000	
	Persons/ Families	Percent	Persons/ Families	Percent
Individuals	9,367	5%	12,442	7%
Children (under 18)	2,465	7%	3,580	9%
Female- Headed Households	591	10%	775	11%
Female-Headed w/ Children	497	15%	676	16%

Source: U.S. Census 1990 and 2000.

**ATTACHMENT NO. 1.10**

## Lower Income Neighborhoods

Based upon 2000 census household income data, Huntington Beach contains eight geographic areas that qualify as “lower income” (< 80% AMI) based upon HUD’s criteria for the City.<sup>3</sup> In December 2003, the City Council designated these as “Enhancement Areas” for prioritization of Community Development Block Grant (CDBG) resources for rehabilitation and code enforcement. These enhancement areas are illustrated in Figure 2, and include the following neighborhoods: Bolsa-Chica Heil, Goldenwest, Washington, Oak View, Newland, Garfield, Yorktown and Adams.

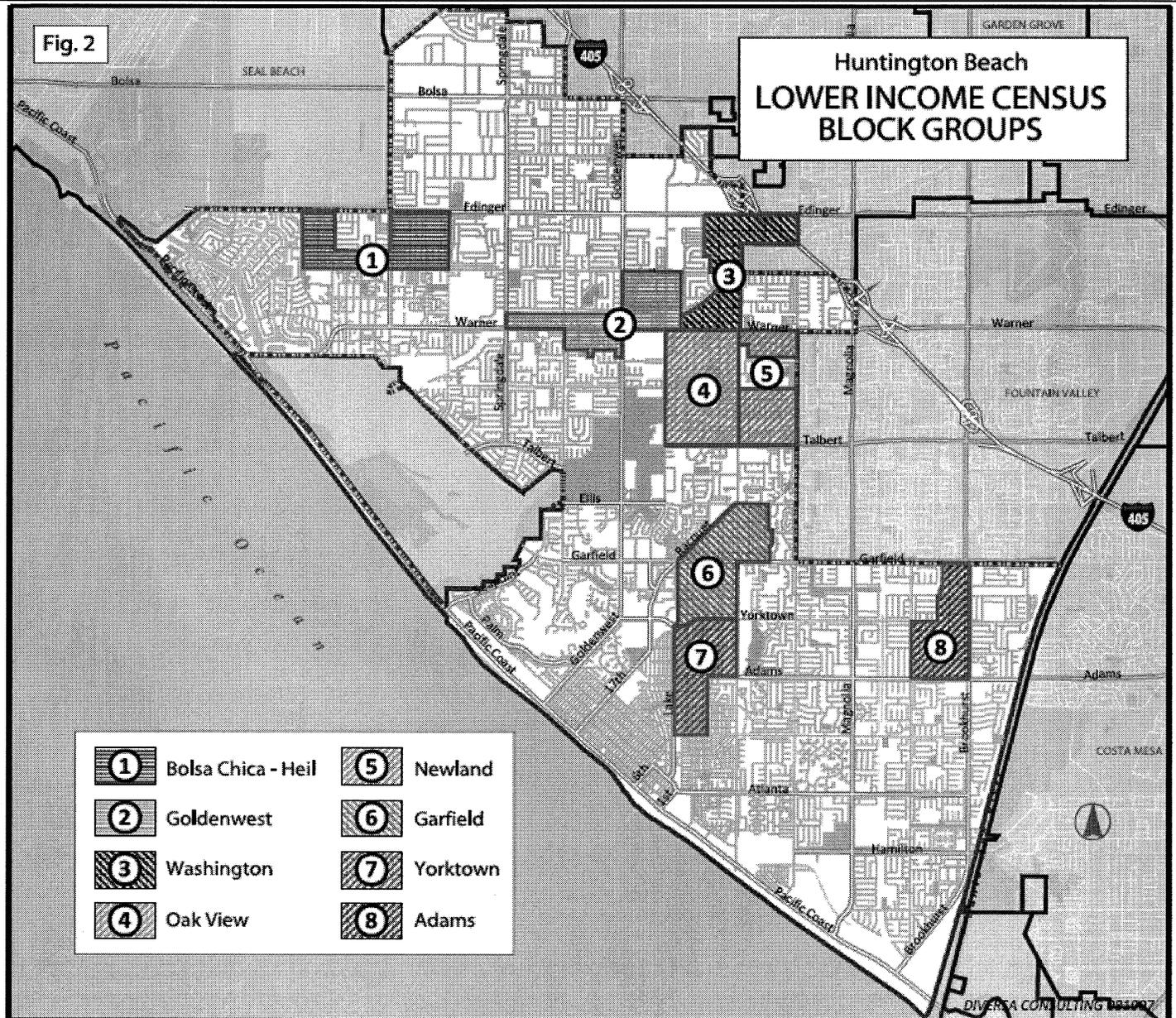
City Code Enforcement staff have recently completed a Citywide housing conditions survey to identify deteriorating areas. Based on the results of this survey, in August 2007 the City Council adopted a resolution designating four areas of concentrated deteriorated housing as special CDBG code enforcement areas, thus refining the boundaries of the prior Enhancement Areas. A map of the designated special code enforcement areas is presented later in the section on housing conditions.

ATTACHMENT NO. 1.11

---

<sup>3</sup> HUD has established an exception criteria for Huntington Beach of 40.3%, meaning that census block groups must contain a minimum 40.3% lower income (<80% AMI) households to qualify as a “low/mod” target area.

Figure 2 – Lower Income Census Block Groups



ATTACHMENT NO. 1.12

### 3. Special Needs Populations

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female-headed households, large households and farmworkers. In addition, many often have lower incomes as a result of their situation. Table II-11 summarizes the special needs populations in Huntington Beach. Each of these population groups, as well as their housing needs, is described below.

**Table II-11  
Special Needs Populations 2000  
City of Huntington Beach**

Special Needs Groups	Persons	Households	Percent*
Large Households		6,900	9%
Renter		3,059	(44%)
Owner		3,841	(56%)
Seniors (65+)	19,656		10%
With a Disability	6,772		(35%)
Senior Households		12,375	17%
Renter		2,172	(18%)
Owner		10,203	(82%)
Seniors Living Alone		5,035	(41%)
Persons with Disability	25,127		13%
Female-Headed Households		7,082	10%
with Related Children		4,153	(59%)
Farmworkers**	90		<1%
<b>Total Persons/Households</b>	<b>189,594</b>	<b>73,657</b>	

Source: U.S. Census 2000.

\*Numbers in ( ) reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's large households, 44% are renters and 56% are owners.

\*\* Persons employed in Farming, Forestry or Fishing Occupations

ATTACHMENT NO. 1.13

## Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large households often live in overcrowded conditions, due to both the lack of large enough units, and insufficient income to afford available units of adequate size.

Huntington Beach has a total of 6,900 large households, representing nine percent of total households in the City. Of these large households, 44 percent, or 3,059 households, are renters and over half of these large renter households (54%) earn lower incomes. Based on the CHAS (Comprehensive Housing Affordability Strategy) Databook prepared by HUD, 75 percent of Huntington Beach's large renter households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.

The CHAS Databook identifies 6,740 rental units in Huntington Beach with three or more bedrooms, in general, the appropriate sized units for a large household with five or more members. In contrast, the City has 3,059 large renter households, indicating that Huntington Beach has an adequate supply of rental units suitable for the City's large families.

## Senior Households

The population over 65 years of age has four primary concerns:

- (1) Income: People over 65 are usually retired and living on a fixed income;
- (2) Health Care: Because the elderly have a higher rate of illness and dependency, health care and supportive housing is important;
- (3) Transportation: Many seniors use public transit. However, a significant number of seniors have disabilities and require alternatives to transit.
- (4) Housing: Many live alone and rent.

Approximately 10 percent (19,656) of Huntington Beach's residents are over age 65, a significant increase from the City's 1990 senior population of 15,088 (8%). About 17 percent of all households are headed by a senior, the majority of which are homeowners (82%). Forty percent of the City's senior households live alone. Over a third of elderly residents in Huntington Beach have some type of disability for self-care or mobility, which may limit their ability to live independently.

The elderly have a number of special needs including housing, transportation, health care, and other services. Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Huntington Beach's 2,172 senior renter

households, 85 percent are lower income. As shown later in Table II-22, Huntington Beach has six senior housing projects providing over 500 rental units affordable to a mix of very low, low and moderate income households. The State of California Community Care Licensing Division identifies 54 residential care homes for the elderly in Huntington Beach, providing 696 beds for seniors age 60+ requiring 24 hour assisted living. The majority of these residential care facilities are small (6 or fewer beds) "board and care" homes, with three larger assisted living facilities. Sunrise Senior Living was developed in 2002/2003 on Yorktown Avenue across from City Hall, providing 97 units for elderly individuals requiring assisted living, including a specialized Alzheimer's care facility.

For those seniors who live on their own, many have limited incomes and as a result of their age may not be able to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City administers a Housing Rehabilitation Program that provides low interest loans and emergency grants to assist lower income homeowners in making needed repairs. Mobilehomes are also eligible for rehabilitation assistance, a large number of which are occupied by seniors.

The Huntington Beach Recreation/Human Services Cultural Division operates the Rodgers Senior Center, the Senior Outreach Center and the City's 164 unit senior housing complex, Emerald Cove. Programs offered at the Senior Center include recreational and social activities, a meals program, preventative healthcare, transportation services, and supportive services including care management, community counseling, support groups and referral services. The City is currently evaluating a new location to construct a 45,000 square foot senior center to better serve its residents needs. The Huntington Beach Council on Aging was formed in 1973 with the mission of enhancing the dignity and quality of life of the City's senior population through comprehensive services, education and advocacy.

### **Female-Headed Households**

Single-parent households typically have a special need for such services as childcare and health care, among others. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The Census reports 7,082 female-headed households in Huntington Beach; 4,153 of these households had children. Of those households with children, 676 (16%) lived in poverty. These households need assistance with housing subsidies, as well as accessible and affordable day care.

The Huntington Beach Community Services Department coordinates "Project Self-Sufficiency" (PS-S), a program aimed at assisting low-income, single parents in achieving economic independence from governmental assistance through an extensive network of public services. Through public and private agency participation, beneficiaries have access to resources such as housing subsidies, childcare, education, job training, transportation, tuition assistance, and a variety of

**ATTACHMENT NO.** 1.15

other benefits. The City began PSS in 1985 as part of HUDs program, and has since gained national attention as one of the most successful programs in the country.

### **Persons with Disabilities**

A disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

According to the 2000 Census, an estimated 13 percent of Huntington Beach residents (25,127 persons) have one or more disabilities. Approximately 2,800 of the City's disabled population have mobility/self-care limitations and require assistance in daily living. Of the City's senior population, approximately one-third have one or more types of disabilities.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments.

The State of California Community Care Licensing Division identifies three adult residential facilities in Huntington Beach that provide 24-hour non-medical care for adults ages 18-59 who are unable to provide for their own daily needs. These three facilities provide capacity for 14 adults.

**Accessibility Accommodations:** Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City of Huntington Beach allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. Such ramps or guardrails are permitted to intrude into the standard setbacks required under zoning, and are subject only to a building permit. This provision eliminates the need to obtain a zoning variance. The City also makes rehabilitation funds available to income qualified households for accessibility improvements. The City coordinates with the Dayle MacIntosh Center to maintain a directory of accessible housing for physically disabled individuals.

---

ATTACHMENT NO. 1.16

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Residential care facilities with six or fewer persons are permitted by right in all residential zoning districts, as well as several commercial districts. Care facilities with seven or more persons are also permitted in all residential districts and several commercial districts, subject to a conditional use permit.

## Homeless

The Orange County Housing and Community Services Department (HCS) defines homelessness as not having a permanent address, sleeping in places not meant for habitation, not having ample food and medical attention or a place to change clothes or bathe. Using this broad definition, HCS estimates there are nearly 35,000 homeless in the County. The County's homeless population is comprised of about 30 percent individuals and 70 percent families, including an estimated 16,300 homeless children. For these 35,000 homeless, there are only about 3,400 available beds, including 1,512 emergency shelter beds and 1,888 beds in transitional housing facilities.<sup>4</sup> An additional 1,875 units of supportive services housing are available.

As a beach community, Huntington Beach attracts numerous homeless individuals who congregate along the beach, in the Santa Ana Riverbed, in the Bolsa Chica wetlands, and in several of the City's parks. The City's Police Department estimates the local homeless population at around 50 persons in the warmer months, with the numbers declining during the winter.<sup>5</sup> Approximately  $\frac{3}{4}$ 's are single men and  $\frac{1}{4}$  are women, with no "visible" homeless families in street locations. A large majority of the City's homeless are chronic substance abusers, with several suffering from mental illness. The Police Department coordinates with the City's Economic Development Department, as well as directly with the County to refer homeless to available services, but have found most individuals resistant to services.

In July, 2005, "2-1-1 Orange County" was established to provide a comprehensive information and referral system to link County residents with community health and human services support. The service is available seven days a week, 24 hours a day. Callers are connected with certified, multi-lingual information and referral specialists who utilize a database to provide information on services including shelter and housing resources, food, and substance abuse assessment and treatment.

Huntington Beach Economic Development and Community Services staff are active in the Orange County Continuum of Care and its regional approach to homelessness issues. The City's strategy is to continue to support existing emergency and

<sup>4</sup> Orange County Grand Jury 2005-2006, *"The Homeless Crisis in Orange County."*

<sup>5</sup> Lieutenant Mike Reynolds, Huntington Beach Police Department, Special Enforcement Bureau, August 2007.

transitional shelters, as well as a variety of supportive service programs. The City owns and contracts out operation of the Huntington Beach Youth Shelter, a twelve bed facility open 24 hours a day, seven days a week serving at-risk and homeless youth. In 2005 and 2006, the City provided funding to support the establishment of two transitional housing facilities - the six unit Interval House and four unit Colette's Children's Home - both for battered/homeless mothers with children. The City has also partnered with Shelter for the Homeless to rehabilitate a total of twelve units in the Oakview neighborhood and provide units at affordable rents for extremely to very low income families. Similarly, the City has partnered with Orange County Community Housing to purchase and rehabilitate 8 apartment buildings, making 64 units affordable to extremely and very low income households.

### **Farmworkers**

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. The Census identifies 90 Huntington Beach residents employed in farming, fishing and forestry occupations, representing only 0.1 percent of the City's labor force. The City has only one, approximately 40 acre parcel remaining in agriculture which is currently being proposed for a mix of housing, open space and wetland preservation. Therefore, given the extremely limited presence of farmworkers in the community, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

ATTACHMENT NO. 1.18

## C. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Huntington Beach's physical housing stock. This includes an analysis of housing growth trends, housing conditions, lead-based paint hazards, housing prices and rents, and housing affordability.

### 1. Housing Growth

Table II-12 displays housing production in the City, compared to neighboring cities and the entire Orange County region. Between 1990 and 2000, Huntington Beach's housing stock grew by a modest 4 percent, similar to Costa Mesa, Fountain Valley and Westminster, but less than half the 11 percent housing growth Countywide. During the 2000s, housing growth has been more modest throughout most of the region.

According to the State Department of Finance (2007), Huntington Beach has a current housing stock of 77,962 units, representing an increase of 2,283 units (or 3%) since 2000. As an older community with little remaining vacant residential land for new development, housing growth over the past 3-4 years has primarily been attributable to infill on small residential sites.

Major housing developments under construction include the Pacific City, Blue Canvas, and Brightwater Projects that will, in total, add over 1,000 new units to the City. The Pacific City Project will include 516 condominiums, retail, restaurants, entertainment, hotel, and office uses. The Blue Canvas Project will add 201 multi-family units in conjunction with a 2-acre public park. And Brightwater, currently in unincorporated Orange County, will consist of 349 single-family homes on approximately 105 acres, with almost 40 acres to be used for habitat restoration. The City has also received applications for two higher density mixed-use projects near Interstate 405 that could potentially add up to 1,000 rental and condominium units within four and five-story buildings. Related to these projects, the City is also in the process of developing a Specific Plan for the Beach Boulevard/Edinger Avenue corridor that is anticipated to provide sites for residential and mixed-use development to accommodate an additional 2,000 multi-family units.

ATTACHMENT NO. 1.19

**Table II-12  
Regional Housing Growth Trends**

Jurisdiction	1990	2000	2007	Percent Change	
				1990-2000	2000-2007
Anaheim	93,177	99,719	101,510	7%	2%
Costa Mesa	39,611	40,406	40,987	2%	1%
Fountain Valley	18,019	18,473	18,742	3%	2%
<b>Huntington Beach</b>	<b>72,736</b>	<b>75,679</b>	<b>77,962</b>	<b>4%</b>	<b>3%</b>
Irvine	42,221	53,711	74,936	21%	28%
Newport Beach	34,861	37,288	42,580	7%	14%
Santa Ana	75,000	74,588	75,375	-1%	1%
Seal Beach	14,407	14,267	14,538	-1%	2%
Westminster	25,892	26,940	27,398	4%	2%
Orange County	875,105	969,484	1,024,692	11%	6%

Source: U.S. Census 1990, 2000. Dept of Finance 2007 Population and Housing Estimates.

## 2. Housing Type and Tenure

Table II-13 presents the mix of housing types in Huntington Beach. Typical of a built out community, the overall distribution of housing types in Huntington Beach has remained relatively stable. Of the City's nearly 78,000 housing units in 2007, 62 percent were single-family homes and 34 percent were multi-family units. Huntington Beach also has 18 mobilehome parks with over 3,100 mobilehome units, comprising 4 percent of the City's housing.

**Table II-13  
Housing Type 1990 – 2007  
City of Huntington Beach**

Unit Type	1990		2000		2007	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	34,537	48%	36,952	49%	38,564	50%
SF Attached	8,904	12%	9,457	12%	9,467	12%
<i>Total SF</i>	<b>43,441</b>	<b>60%</b>	<b>46,409</b>	<b>61%</b>	<b>48,031</b>	<b>62%</b>
2 to 4 Units	9,487	13%	9,666	13%	9,866	12%
5 or more units	16,608	23%	16,463	22%	16,924	22%
<i>Total Multi-Family</i>	<b>26,095</b>	<b>36%</b>	<b>26,129</b>	<b>35%</b>	<b>26,790</b>	<b>34%</b>
<i>Mobile Homes &amp; Other</i>	3,200	4%	3,141	4%	3,141	4%
<b>Total Housing Units</b>	<b>72,736</b>	<b>100%</b>	<b>75,679</b>	<b>100%</b>	<b>77,962</b>	<b>100%</b>
<b>Vacancy Rate</b>	<b>5.3%</b>	<b>--</b>	<b>2.7%</b>	<b>--</b>	<b>2.7%</b>	<b>--</b>

Source: U.S. Census 1990, 2000. Dept of Finance 2007 Population and Housing Estimates.

ATTACHMENT NO. 1.20

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. According to the 2000 Census, 61 percent of Huntington Beach's households were homeowners, comparable to the County as a whole, and representing an increase from the City's 58 percent homeownership rate in 1990.

**Table II-14  
Housing Tenure  
City of Huntington Beach**

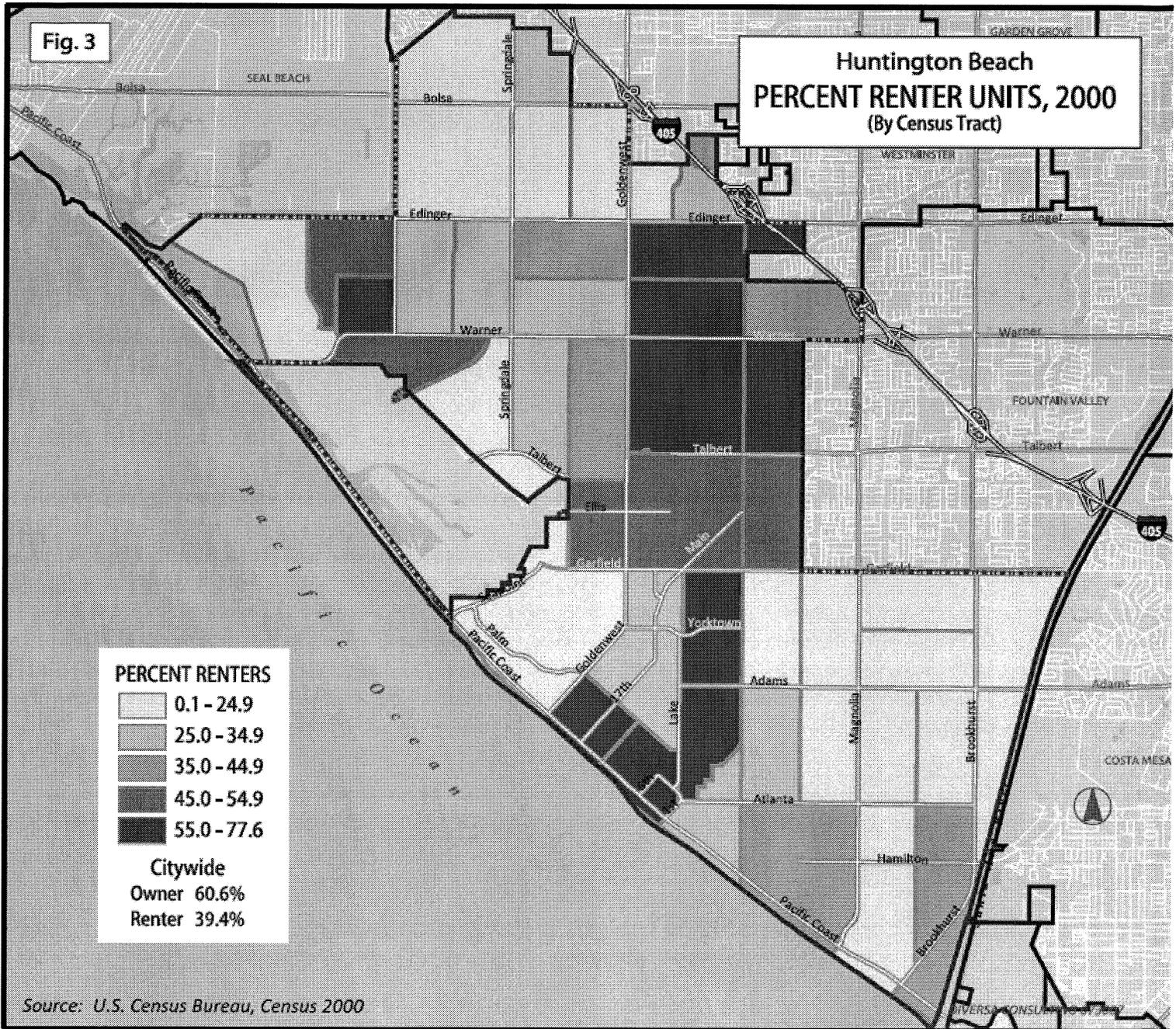
Occupied Housing Units	1990		2000	
	Households	Percent	Households	Percent
Renter	28,595	42%	28,999	39%
Owner	40,284	58%	44,658	61%
Total	68,879	100%	73,657	100%

Source: U.S. Census, 1990 and 2000.

Figure 3 illustrates the percentage of renter households in Huntington Beach by census tract. As indicated by this figure, the highest concentrations of renter households (55-78 percent) are generally located in the following neighborhoods: Downtown; west of Beach Boulevard and south of Garfield (including the Yorktown-Lake and Garfield neighborhoods); and central Huntington Beach between Talbert and Edinger, east of Goldenwest (including the Oak View, Newland and Washington neighborhoods). Many of the neighborhoods in Huntington Beach with a high population of renters also correspond to the City's CDBG Enhancement Areas (depicted in Figure 2).

ATTACHMENT NO. 1.21

**Figure 3 Renter-Occupied Units (Tenure)**



ATTACHMENT NO. 1.22

## **Vacancy Rate**

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford. A low vacancy rate or a particularly 'tight' housing market may also lead to high competition for units, raising rental and housing prices substantially.

As measured by the 2000 census, the citywide residential vacancy rate in Huntington Beach was 2.7 percent for all housing units compared to the 5.3 percent vacancy rate in 1990. The vacancy rate was 0.9 percent for owner-occupied units in 2000, and 2.0 percent for rental units. The low vacancy rates indicate that a high 'pent-up' housing demand exists and that finding housing in the community is challenging for many households.

ATTACHMENT NO. 1.23

### 3. Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table II-15 displays the age of Huntington Beach's occupied housing stock by owner/renter tenure as of 2000. As a mature community, the majority of Huntington Beach's housing stock consists of units older than 30 years of age. Among owner-occupied housing, 78 percent of units were constructed prior to 1970, and is reflective of the community's numerous older single-family neighborhoods. A similar proportion of renter housing is greater than 30 years in age (79%); this housing is typically of lesser quality construction and suffers more wear-and-tear from tenants than owner-occupied housing.

**Table II-15  
Age of Housing Stock 2000  
City of Huntington Beach**

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
1990-2000	1,190	4%	4,124	9%	7%
1980-1989	4,885	17%	5,702	13%	14%
1970-1979	11,747	40%	14,420	32%	36%
1960-1969	8,325	29%	18,324	41%	36%
1950-1959	1,748	6%	1,595	3%	5%
1940-1949	537	2%	258	<1%	1%
1939 or earlier	640	2%	313	<1%	1%
<b>Total</b>	<b>29,072</b>	<b>100%</b>	<b>44,736</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census 2000.

The advanced age of the majority of Huntington Beach's housing stock indicates the significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration. In order to maintain adequate housing conditions, the City operates a proactive Code Enforcement Program and Neighborhood Preservation Program, both aimed at eliminating blight and improving the quality of life in Huntington Beach neighborhoods. Through these programs, residents are encouraged to become educated on the City's municipal and zoning codes and to establish neighborhood and other community partnerships to find ways to keep their neighborhoods blight-free.

During February through August 2007, City Code Enforcement staff conducted a Citywide windshield survey to identify neighborhoods with deteriorated or deteriorating housing conditions<sup>6</sup>. The survey examined the exterior and publicly

<sup>6</sup> The City has adopted the following definition of deteriorating area: "Any area of the City which contains a substantial number of buildings or properties maintained in such a manner that substandard conditions, as defined by Chapter 10 of the 1997 California Uniform Housing Code, are

visible areas of units, rating each unit as “good”, “fair” or “poor” on several categories, such as roof, paint, and landscaping. The scores of all features were then combined and an overall rating given to the property. As indicated in Table II-16, of the 55,129 units surveyed, 91 percent were rated as “good”, 8 percent as “fair”, and 1 percent as “poor.” Thus, the City has nearly 5,000 units rated fair to poor in need of some level of rehabilitation.

**Table II-16  
Summary of Housing Conditions 2007  
City of Huntington Beach**

Overall Condition Rating	# of Units Surveyed	% of Units Surveyed
Good	50,356	91%
Fair	4,455	8%
Poor	318	1%
<b>Total</b>	<b>55,129</b>	<b>100%</b>

Source: City of Huntington Beach City-wide Housing Condition Survey, 2007.

In conjunction with the housing conditions survey, City staff also identified deteriorated areas based on observed violations of the Uniform Housing Code. This effort was undertaken to determine geographical areas meeting the U.S. Department of Housing and Urban Development (HUD) guidelines to utilize Community Development Block Grant (CDBG) funding for special code enforcement and preservation activities in deteriorating areas. From this survey, staff identified four geographical areas that met the criteria for a deteriorating area, as well as meeting the CDBG national objective of serving low and moderate income households (refer to Figure 4):

- Bolsa Chica - Heil
- East - Central
- South – Central
- Southeast

Within these four areas, 78 percent of units were found to have some level of deterioration, including 24 percent with low deterioration, 40 percent with medium deterioration, 6 percent with high deterioration, and 8 percent with very high deterioration. While these four areas comprise approximately 20 percent of Huntington Beach’s total housing stock, they were responsible for 42 percent of all code enforcement activity and 51 percent of all code violations recorded citywide.

In August 2007, the City Council adopted a resolution designating these four areas of concentrated deteriorated housing as special CDBG code enforcement areas, refining the boundaries of the City’s prior eight Enhancement Areas. They will

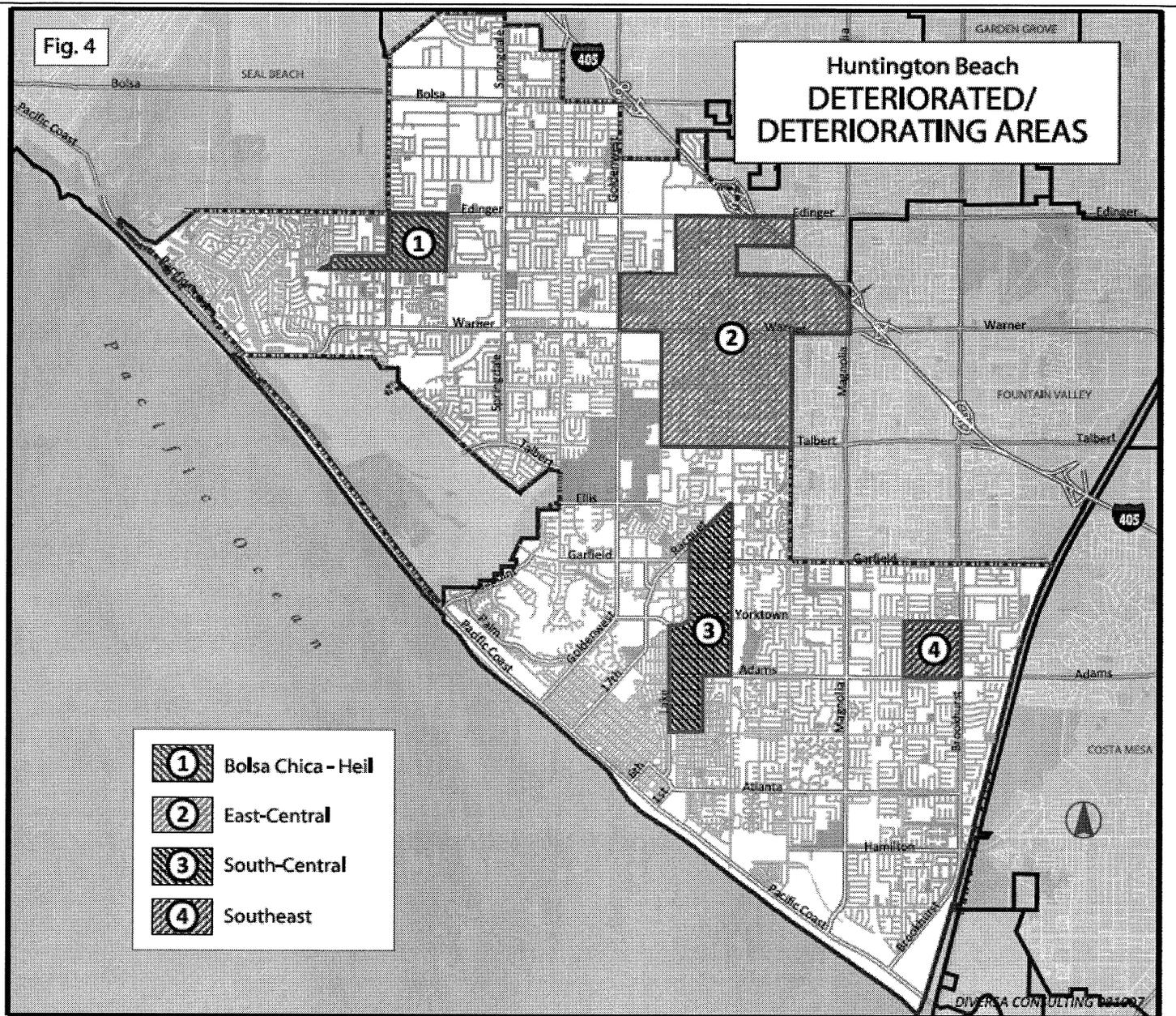
---

in existence or are likely to be observed, and/or exhibit other factors and conditions believed to indicate, influence, or contribute to the deterioration of buildings properties.”

---

become the focus of increased code enforcement and neighborhood preservation efforts to improve the quality of life and condition of housing within these neighborhoods.

Figure 4 Deteriorated/Deteriorating Areas



ATTACHMENT NO. 1.27

## 4. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Huntington Beach residents.

### Rental Housing Market

According to the USC/Casden Multi-Family Market Report<sup>7</sup>, the supply of apartments in Orange County exceeded demand during 2006. Huntington Beach witnessed a negative net absorption of 30 units, compared to a positive absorption of 330 units in 2005. Rents increased by 6.7 percent in Huntington Beach to an average of \$1,442 per month, comparable to Countywide average rents of \$1,472. Despite the increase in rents, the Huntington Beach rental market remained tight, with an apartment vacancy rate of only 2.2 percent. With several large apartment projects in the planning stages in Huntington Beach, the increase in supply should result in increasing the rental vacancy rate to a more healthy level.

Current rental housing costs in Huntington Beach were obtained from REALFACTS, a service that provides existing contract rents in properties containing 100 or more units. Twenty-seven apartment complexes totaling nearly 6,000 units were included in the rent survey. These properties range in size from 96 to 448 units, with 221 being the average number of units per property. The year of construction ranges from 1964 to 1987, with 1973 being the average. Twenty-six of the properties were classified as Class C construction, with one complex rated Class B. The lack of Class A properties is indicative of the older age of these properties.

As illustrated in Table II-17, during the 2<sup>nd</sup> quarter of 2007, the average rents in these complexes ranged from \$1,086 for a studio, \$1,332 for a one-bedroom, \$1,599 to \$1,692 for a two-bedroom (1 to 2 bath), and \$1,795 for a three-bedroom unit. The overall average rent for all unit types was \$1,472, a 5.4 percent increase from the prior year. The average rent for all properties surveyed Countywide was \$1,551.

In order to examine rental trends within a longer time frame, Table II-17 also provides information on the history of rental costs for these 5,972 units from 2001 through 2<sup>nd</sup> quarter 2007. As indicated by these data, overall rents increased by six percent during 2001-2003, and nearly 14 percent during 2004-2006, for an average annual rent increase of 3.3 percent over the last six years. In contrast, comparing average rents in 2<sup>nd</sup> quarter 2006 (\$1,397) to 2<sup>nd</sup> quarter 2007 (\$1,472) indicates an increase of 5.4 percent, well above the 3.3 percent annual average during 2001-

ATTACHMENT NO. 1.28

---

<sup>7</sup> 2007 Southern California Multi-family Market Report, Casden Forecast, USC Lusk Center for Real Estate.

2006, although still slightly below the Countywide average rent increase of 6.1 percent.

Occupancy levels in Huntington Beach's 5,972 surveyed units are 96.9 percent, the third lowest among the 23 jurisdictions surveyed. As a matter of reference, rental vacancy levels of around 5% (95% occupancy) are considered ideal by SCAG for sufficient tenant mobility.

**Table II-17  
Apartment Rental Trends 2001-2007  
City of Huntington Beach**

Unit Type (Bd/Bth)	2001	2002	2003	2004	2005	2006	2nd Quarter 2007	% Change 2001-2003	% Change 2004-2006	% Change 2Q 2006-2Q 2007
Studio	\$857	\$865	\$891	\$918	\$956	\$1,021	<b>\$1,086</b>	4.0%	11.2%	7.8%
1	\$1,004	\$1,029	\$1,062	\$1,103	\$1,176	\$1,267	<b>\$1,332</b>	2.5%	14.9%	5.7%
2/1	\$1,221	\$1,242	\$1,286	\$1,336	\$1,424	\$1,508	<b>\$1,599</b>	5.3%	12.9%	7.5%
2/2	\$1,270	\$1,308	\$1,342	\$1,388	\$1,482	\$1,587	<b>\$1,692</b>	5.7%	14.3%	8.4%
3/2	\$1,467	\$1,557	\$1,653	\$1,665	\$1,834	\$1,977	<b>\$1,795</b>	12.7%	18.7%	-8.1%
2 TH	\$1,421	\$1,458	\$1,471	\$1,518	\$1,603	\$1,687	<b>\$1,744</b>	3.5%	11.3%	2.8%
3 TH	\$1,558	\$1,612	\$1,674	\$1,719	\$1,818	\$1,935	<b>\$1,987</b>	7.4%	12.6%	2.7%
<b>Average</b>	<b>\$1,129</b>	<b>\$1,162</b>	<b>\$1,197</b>	<b>\$1,238</b>	<b>\$1,319</b>	<b>\$1,408</b>	<b>\$1,472</b>	6.0%	13.7%	5.4%

Source: REALFACTS, July 2007

NOTE: TH = Townhomes

## Homeownership Market

### *Regional Trends*

Southern California is experiencing a significant decline in the volume of single-family home sales. DataQuick reports sales have been dropping for the past two years, with the initial decline in sales just coming off the frenzied pace of 2004 and 2005 and not putting that much downward pressure on prices. However, starting in January 2007, prices are about two percent below the prior year's levels. Sales price declines are most pronounced in the lower end of the market, with prices in the upper half of the market flat or modestly increasing.

Within Orange County, the number of single-family homes sold declined 29 percent in May 2007 compared to the prior year. The overall median sales price was \$635,000, a nominal 0.1% annual increase. Slow sales, flat appreciation, and subprime lending activity have all contributed to significant increases in foreclosures, with the number of mortgage default notices in Southern California the highest in ten years.

ATTACHMENT NO. 1.29

## ***Huntington Beach Housing Sales***

Table II-18 compares single-family and condominium sales prices in Huntington Beach and nearby communities by zip code during calendar year 2006. A total of 1,352 single-family homes were sold within the City's four zip codes. Median sales prices ranged from \$680,000 in zip code 92647 (northeast), \$740,000 in zip code 92646 (southeast), \$865,000 in 92649 (west, including Huntington Harbour) and \$1,083,000 in 92648 (coastal and Downtown); Figure 5 depicts the median sales price by zip code. The Countywide median single-family sale price was \$686,000, comparable to the median in northeast Huntington Beach but well below other areas of the City. Home prices increased an average of 6 percent in Orange County between 2005-2006. Appreciation ranged from 1.8 percent to 10.2 percent in Huntington Beach, with the coastal and southeast areas of the City evidencing the greatest appreciation.

Huntington Beach has an active condominium market, with 387 units sold during 2006. Median prices ranged from \$386,000 to \$603,000, in contrast to a Countywide median of \$455,000 (refer to Figure 5). Condominium values appreciated between 3 - 5.8 percent in three of the City's zip codes, with sales prices falling 5.5 percent in zip code 92649. Condominiums appreciated an average of 4.8 percent Countywide.

ATTACHMENT NO. 1.30

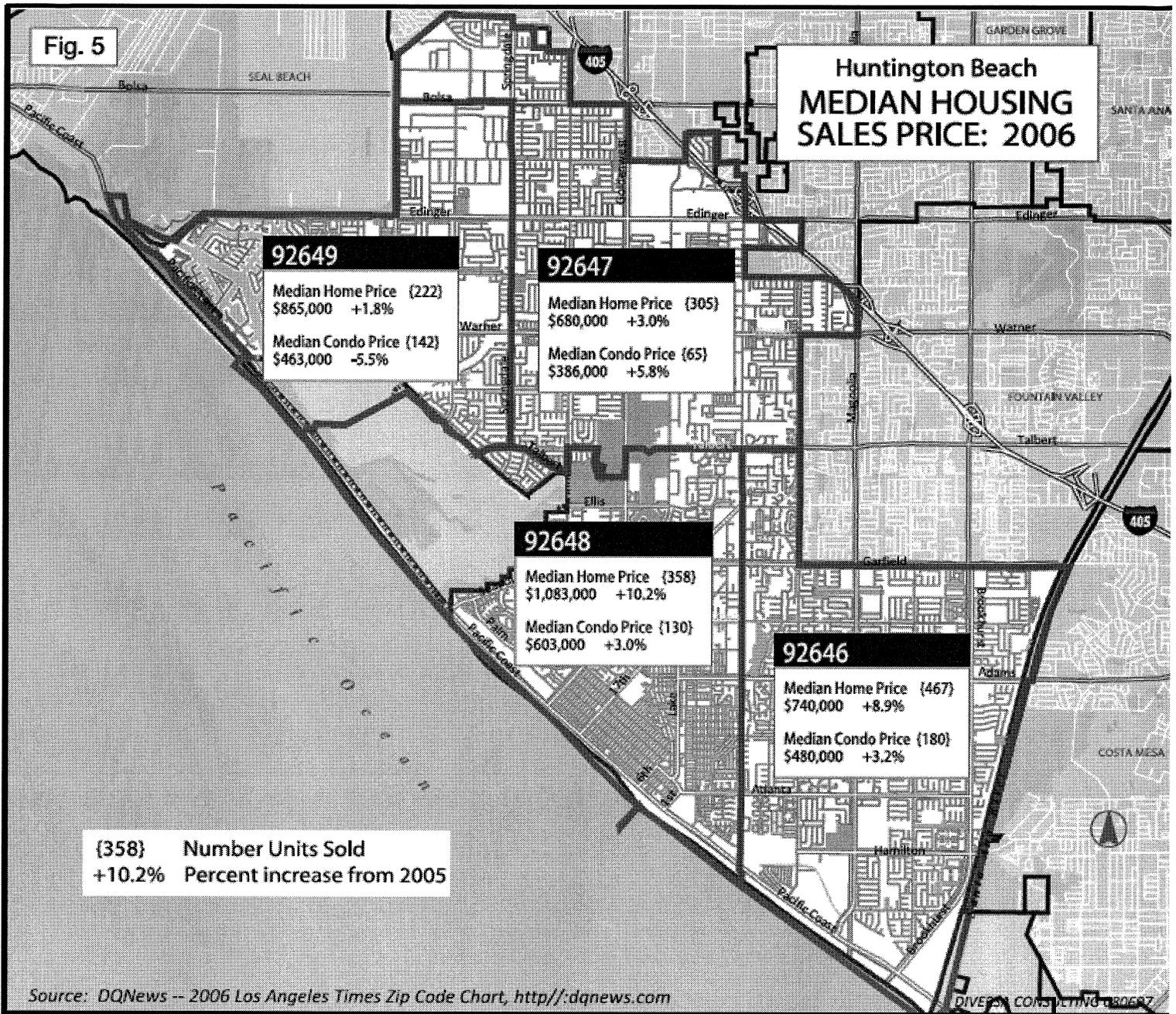
**Table II-18  
Single-Family Homes and Condominium Sales 2006  
Huntington Beach and Nearby Communities**

Community	Zip Code	# Homes Sold	Median Home Price	% Change from 2005	# Condos Sold	Median Condo Price	% Change from 2005
Anaheim	92801	288	\$575,000	9.9%	99	\$412,000	12.9%
	92802	175	\$605,000	9.1%	68	\$464,000	10.5%
	92804	544	\$595,000	8.2%	133	\$390,000	12.4%
	92805	400	\$580,000	9.4%	62	\$393,000	5.9%
	92806	231	\$631,000	7.1%	33	\$440,000	14.3%
Costa Mesa	92626	304	\$736,000	7.4%	53	\$475,000	3.3%
	92627	292	\$789,000	6.7%	128	\$537,000	7.3%
Fountain Valley	92708	445	\$710,000	3.6%	34	\$385,000	5.5%
Huntington Beach	92646	467	\$740,000	8.9%	180	\$480,000	3.2%
	92647	305	\$680,000	3.0%	65	\$386,000	5.8%
	92648	358	\$1,083,000	10.2%	130	\$603,000	3.0%
	92649	222	\$865,000	1.8%	142	\$463,000	-5.5%
Newport Beach	92660	268	\$1,447,000	-2.2%	68	\$900,000	10.1%
	92661	38	\$2,400,000	17.1%	5	\$1,025,000	14.8%
	92663	129	\$1,783,000	16.4%	125	\$745,000	9.2%
Santa Ana	92701	153	\$595,000	12.5%	242	\$313,000	15.7%
	92703	350	\$590,000	12.4%	103	\$335,000	8.2%
	92704	388	\$625,000	11.6%	232	\$365,000	11.3%
	92705	284	\$875,000	9.4%	75	\$334,000	10.4%
	92706	237	\$645,000	8.4%	34	\$350,000	14.6%
	92707	398	\$605,000	12.9%	197	\$372,000	13.3%
Seal Beach	90740	120	\$868,000	2.1%	44	\$385,000	6.9%
Westminster	92683	606	\$610,000	7.0%	27	\$465,000	10.7%
Orange County	All	21,417	\$686,000	6.0%	9,399	\$455,000	4.8%

Source: DQNews - 2006 Los Angeles Times Zip Code Chart, <http://www.dqnews.com>

ATTACHMENT NO. 1.31

**Figure 5 Median Housing Sales Prices: 2006**



ATTACHMENT NO. 1.32

While the prior Table II-18 provides an overview of the subregional housing sales market, the following Table II-19 provides detailed information on all sales of existing and new single-family homes and condominiums within the Huntington Beach city limits from August 1, 2006 - July 31, 2007. A total of 1,151 single-family home sales were recorded during this period, with three and four bedroom units comprising 85 percent of all homes sold. Median sales prices ranged from \$435,000 (one-bedroom) to \$850,000 (five-bedroom), with prices varying significantly based on location. Homes in Huntington Harbour and near the coast commanded the highest prices, with less expensive homes located in the central and northern portions of the City. Most homes were well over thirty years in age, 1968 being the average year built. Unit sizes are relatively modest, averaging only 1,718 square feet. The overall median home price in Huntington Beach was \$769,000 for a 1,700 square foot home built in 1968.

**Table II-19**  
**Home and Condominium Sales Prices August 2006 – July 2007**  
**City of Huntington Beach**

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
<b>Single-Family Homes</b>						
1	10	\$405,000-\$1,371,000	\$435,000	740 sq. ft.	2,280 sq. ft.	1952
2	96	\$335,000-\$2,975,000	\$582,500	1,206 sq. ft.	5,034 sq. ft.	1965
3	575	\$326,080-\$852,840	\$735,000	1,563 sq. ft.	8,251 sq. ft.	1968
4	411	\$390,000-\$5,650,000	\$819,000	1,943 sq. ft.	6,610 sq. ft.	1968
5+	59	\$619,500-\$2,720,000	\$850,000	2,539 sq. ft.	8,036 sq. ft.	1970
<b>Total</b>	<b>1,151</b>	<b>\$326,075-\$5,650,000</b>	<b>\$769,000</b>	<b>1,718 sq. ft.</b>	<b>7,328 sq. ft.</b>	<b>1968</b>
<b>Condominiums</b>						
1	109	\$192,000-\$910,000	\$352,500	743 sq. ft.	--	1978
2	306	\$247,500-\$1,550,000	\$480,000	1,134 sq. ft.	--	1980
3	80	\$330,000-\$2,400,000	\$544,000	1,442 sq. ft.	--	1978
4	3	\$720,000-\$1,290,000	\$995,000	2,015 sq. ft.	--	1967
<b>Total</b>	<b>498</b>	<b>\$192,000-\$2,400,000</b>	<b>\$460,000</b>	<b>1,094 sq. ft.</b>	<b>--</b>	<b>1979</b>

Source: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates.

Approximately one-third of all units sold between August 2006 - July 2007 were condominiums. Median prices for condominiums ranged from \$352,500 to \$995,000, with an overall median price of \$460,000. Whereas the vast majority of single-family homes were three and four bedroom units, condominiums were predominately one and two-bedroom units, selling for approximately \$100,000 below similarly sized single-family homes. Condominiums are thus helping to fill a gap for smaller, less expensive ownership housing in the City. The City does have a segment of luxury, high-end condominiums as well, with approximately a dozen units selling for over \$1,000,000 located primarily in the Pacific Coast Highway Coastal Corridor and in Huntington Harbour.

**ATTACHMENT NO. 1.33**

## Housing Affordability

The affordability of housing in Huntington Beach can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing.

California Health and Safety Code<sup>8</sup> defines affordable owner and rental housing costs as follows:

### Affordable Ownership Housing Cost – moderate income

- Housing costs consist of mortgage debt service, homeowner association dues, insurance, utility allowance and property taxes.
- Affordable costs are up to 35% of the defined household income.
- Affordable costs for moderate income households are based on standard of 110% of Area Median Income (AMI) for a household size equal to one more person than the number of bedrooms in the unit.

### Affordable Renter Housing Cost

- Housing costs include rent plus utilities paid for by the tenant.
- Affordable rent is up to 30% of the defined household income.
- Affordable rents are based on a standard of 50% of AMI for very low income households; 60% of AMI for low income households; and 110% AMI for moderate income households for a household size equal to one more person than the number of bedrooms in the unit.

The HUD published 2007 Area Median Income for a four-person household in Orange County is \$78,700.

Based on these definitions of income and affordable housing cost, Table II-20 presents the maximum affordable purchase price for moderate income households (110% MFI), and compares this with market sales prices for single-family homes and condominiums in Huntington Beach as previously documented in Table II-19. As illustrated below, median single-family home prices in Huntington Beach are well beyond the level of affordability for moderate income households. For example, the maximum affordable purchase price for a moderate income four person household is \$308,320, whereas the median priced three bedroom home in Huntington Beach is \$735,000, an affordability gap of \$426,680.

Escalation in sales prices over the past several years have placed even condominiums out of reach to households earning moderate incomes. As shown in Table II-20, the maximum affordable purchase price for a three person household is \$278,820, whereas the median priced two-bedroom condominium in Huntington Beach sells for \$480,000, an affordability gap of \$201,180.

ATTACHMENT NO. 1.34

---

<sup>8</sup> Health and Safety Code Section 50052.5 establishes affordable housing cost, and Section 50053 establishes affordable rents.

**Table II-20  
2007 Maximum Affordable Housing Cost (Moderate Income)  
Orange County**

<b>Moderate Income Affordable Housing Cost</b>	<b>1 Bedroom (2 persons)</b>	<b>2 Bedroom (3 persons)</b>	<b>3 Bedroom (4 persons)</b>	<b>4 Bedroom (5 persons)</b>
Household Income @ 110% Median	\$69,300	\$77,880	\$86,570	\$93,500
Income Towards Housing @ 35% Income	\$24,250	\$27,250	\$30,300	\$32,725
Maximum Monthly Housing Cost	\$2,020	\$2,270	\$2,525	\$2,725
Less Expenses:				
Utilities	(\$93)	(\$105)	(\$142)	(\$158)
Taxes (1.15% affordable hsg price)	(\$220)	(\$250)	(\$280)	(\$300)
Insurance	(\$85)	(\$100)	(\$115)	(\$130)
HOA Fees & Other	(\$180)	(\$180)	(\$180)	(\$180)
Monthly Income Available for Mortgage	\$1,442	\$1,635	\$1,808	\$1,957
Supportable Mortgage @ 6.25% interest	\$234,200	\$265,540	\$293,640	\$317,840
Homebuyer Downpayment (5%)	\$11,710	\$13,280	\$14,680	\$15,890
<b>Maximum Affordable Purchase Price</b>	<b>\$245,910</b>	<b>\$278,820</b>	<b>\$308,320</b>	<b>\$333,730</b>
<b>City Median Single-Family Sales Price</b>	<b>\$435,000</b>	<b>\$582,500</b>	<b>\$735,000</b>	<b>\$819,000</b>
<b>City Median Condo Sales Price</b>	<b>\$352,500</b>	<b>\$480,000</b>	<b>\$544,000</b>	<b>\$995,000</b>

Source: Karen Warner Associates.

Table II-21 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares with median apartment rents in Huntington Beach, as documented in Table II-17. As the table below indicates, Citywide median rents are well above the level of affordability for very low and low income households, with the affordability gap ranging from \$400 to \$950 per month depending on household size. As household size increases, so does the affordability gap. Households earning moderate incomes, however, are easily able to afford market rents in Huntington Beach.

**Table II-21  
2007 Maximum Affordable Rents  
Orange County**

<b>Income Level</b>	<b>Maximum Affordable Rent After Utilities Allowance</b>			
	<b>Studio (1 person)</b>	<b>1 Bedroom (2 person)</b>	<b>2 Bedroom (3 person)</b>	<b>3 Bedroom (4 person)</b>
Very Low Income	\$680	\$694	\$780	\$842
Low Income	\$746	\$852	\$957	\$1,038
Moderate Income	\$1,435	\$1,640	\$1,842	\$2,022
<b>Huntington Beach Median Apt Rents</b>	<b>\$1,086</b>	<b>\$1,332</b>	<b>\$1,599</b>	<b>\$1,795</b>

\*For comparability with advertised rentals, affordable rent calculations subtract the following utility expenses based on the Orange County Housing Authority utility allowance schedule: \$80 for studios, \$93 for 1 bdrms, \$105 for 2 bdrms, and \$142 for 3 bdrms

Source: Karen Warner Associates

**ATTACHMENT NO. 135**

#### 4. Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at-risk” of conversion. This section presents an inventory of all assisted rental housing in Huntington Beach, and evaluates those units at risk of conversion during the ten year, 2008-2019 planning period.

##### Assisted Housing Inventory

As presented in Table II-22, Huntington Beach has a sizable stock of assisted rental housing, totaling 1,440 deed restricted units. This inventory includes all multi-family units assisted under federal, state, and local programs, including HUD, state/local bond programs, density bonus, inclusionary, and local redevelopment or direct assistance programs.

**Table II-22  
Assisted Rental Housing Inventory  
City of Huntington Beach**

Project Name	Tenant Type	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
<b>City Multi-Family Revenue Bond Projects</b>					
Emerald Cove	Senior	164	164 VL/Low	City Bond	Perpetuity
Huntington Breakers	Family, Senior, Disabled	342	68	City Bond	2020
Five Points Villas	Senior	166	32 VL 16 Mod	City Bond, RDA Set-Aside	2029
<b>Federally Assisted Projects</b>					
Huntington Villa Yorba	Family	198	192	Section(J)(1) Section 8	2013 Annual Renewals
Wycliffe Gardens (Huntington Gardens)	Senior	185	185	Section 231 Section 8	2016 Annual Renewals
<b>Redevelopment Agency Assistance</b>					
Bowen Court Apartments	Senior	20	20 VL	Set-Aside, Land Lease	2062
Bridges Apartments	Family	80	80 VL/Low	Set-Aside, Inclusionary	2032
Colette’s Children’s Home	Transitional - Domestic Violence	8	8 VL	Set-Aside	2064-2066
Fountains Senior Apartments	Senior	271	80 VL/Low	Set-Aside, Bond Financing	2063
Hermosa Vista Apartments	Family	88	88 VL/Low	Set-Aside, Bond financing	2064
Huntington Pointe	Family	104	104 VL/Low	Set-Aside, Bond Financing	2063

Project Name	Tenant Type	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
Interval House	Transitional – Domestic Violence	6	6 VL/Low	Set-Aside, HOME	2031
Jamboree Oakview	Family	10	9 VL 1 Low	Set-Aside, HOME	2066
OCCHC – Oakview, Keelson, Koledo 1-5, Queens	Family	64	64 VL	Set-Aside, HOME	2024 - 2060
Project Self-Sufficiency	Family	9	9	Set-Aside	2024
Shelter for the Homeless Keelson, Barton 1 & 2	Family	12	12 VL	Set-Aside, HOME	2024 - 2032
Sher Lane Apartments	Family	66	66 VL, Low, Mod	Set-Aside	2032
Sea Air Apartments 725-733 Utica	Family	36	36	Set-Aside	2024
<b>Density Bonus Projects</b>					
Oceanaire Apts 7811 Talbert	Family	65	62 Low/Mod	Density Bonus	2026
16791 Roosevelt	Family	3	1 Low	Density Bonus	2033
16811 Roosevelt*	Family	13	1 VL/1 Low	Density Bonus	2066
1301 Delaware	Family	30	3 Low/Mod	Density Bonus	2031
<b>Non-Assisted Projects</b>					
Main Place Apts	Family	29	27	Non-assisted Req'd affordable	2031
Beachview Villas	Single/Dbf Occupancy	106	106 VL/Low	Non-assisted Req'd affordable	Perpetuity

Source: City of Huntington Beach Economic Development Department, August 2007.

\*Required affordable units provided off-site at 7912 Newman Street

## At-Risk Projects

This section evaluates those lower income multi-family rental projects in Huntington Beach that are at-risk of converting to market-rate uses prior to June 20, 2019. As shown in Table II-23, two affordable housing projects are considered to be at-risk during this period - Wycliffe Gardens and Huntington Villa Yorba. Both of these projects maintain Section 8 project-based Housing Assistance Plan (HAP) contracts with HUD subject to annual renewals.

Wycliffe (Huntington) Gardens is a 185 unit Section 231 senior project with a mortgage extending through 2016, and project-based Section 8 contracts subject to annual renewals HUD. In November 2006, the owner of Wycliffe Gardens provided a Notice of Intent to Prepay to the City, HUD, the State, and tenants of the project. City Economic Development staff are currently working with an experienced non-profit housing developer (Orange Housing Development Corporation) in an effort to negotiate the acquisition and continued affordability of Wycliffe Gardens, or

alternatively, the extension and preservation of the existing affordable terms and Section 8 housing assistance.

Huntington Villa Yorba is a 198 unit HUD Section 236(j)(1) project, 192 units with affordability controls. In 1994, the project owner filed a revised Plan of Action to Extend the Low Income Affordability Use Restrictions through its application to convert the complex to all Section 8 contracts. The project's mortgage now extends through May 2013, with the Section 8 contract subject to annual renewals.

**Preservation and Replacement Options**

Preservation or replacement of the two at-risk projects in Huntington Beach can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance to tenants using other funding sources; and 3) replacement or development of new assisted units. Each of these options are described below, along with a general cost estimate for each.

*Option 1: Transfer of Ownership*

Transferring ownership of the at-risk projects to non-profit organizations has several benefits: 1) affordability controls can be secured indefinitely; and 2) projects become eligible for a greater range of governmental assistance. The feasibility of this option depends on the willingness of the owner to sell the property, the existence of qualified non-profit purchasers, and the availability of funding.

The current market value for Wycliffe Gardens and Huntington Villa Yorba can generally be estimated based on each projects' potential annual income and standard costs associated with apartment maintenance and management. As shown in Table II-23, the market value of the combined 377 project units is estimated at \$54 million. These estimates are intended to demonstrate the magnitude of costs relative to other preservation and replacement options; actual market values of these projects will depend on the building and market conditions at the time of appraisal.

**Table II-23  
Market Value of At-Risk Projects**

Project Units	Wycliffe Gardens	Huntington Yorba	Villa	Total
1 bdrm	185	21		206
2 bdrm		152		152
3 bdrm		19		19
Total	185	192		377
Annual Operating Cost	\$1,175,000	\$1,483,172		\$2,658,172
Gross Annual Income	\$2,730,000	\$3,451,920		\$6,181,920
Net Annual Income	\$1,554,500	\$1,968,748		\$3,523,248
Est. Market Value	\$24,000,000	\$30,000,000		\$54,000,000

Market value for each project based on the following assumptions: 1. Vacancy Rate = 5%  
 2. Average market rents: 1-bd \$1,300, 2-bd \$1,600, 3-bd \$1,700 (Table II-17) 3. Average unit size: 1-bd 700 sq. ft., 2-bd 900 sq. ft., 3-bd 1,100 sq. ft.  
 4. Annual operating expense = 35% gross income + 1.1% property taxes. 5. Market value based on 6.5% capitalization rate

*Option 2: Rental Assistance*

Wycliffe Gardens and Huntington Villa Yorba both maintain Section 8 contracts for rental assistance. The long-term availability of funding at the federal level for Section 8 contract renewal is uncertain. If terminated, rent subsidies using alternative State or local funding sources could be used to maintain affordability. Subsidies could be structured similar to the Section 8 program, whereby HUD pays the owners the difference between what tenants can afford to pay (30% household income) and what HUD establishes as the Fair Market Rent (FMR) on the unit.

The feasibility of this alternative, in the case of the property owners, depends on their willingness to continue to accept rental vouchers and limit rents to fair market levels. Given the 377 at-risk units in Wycliffe Gardens and Huntington Villa Yorba and associated bedroom mix, the total cost of subsidizing rents in these projects is estimated at approximately \$100,000 per month, or \$1.2 million annually, translating to \$23 million in subsidies over a 20-year period.

**Table II-24  
Required Rent Subsidies for At-Risk Projects**

# Bdrms	# Units	Fair Market Rents	Hhld Size	Hhld Income (50% AMI)	Max. Afford Rent	Per Unit Subsidy	Total Monthly Subsidy	Total Annual Subsidy
1 bdrm	206	\$1,238	2 person	\$31,500	\$984	\$254	\$52,324	\$627,888
2 bdrm	152	\$1,485	3 person	\$35,400	\$1,180	\$305	\$46,360	\$556,320
3 bdrm	19	\$2,125	4 person	\$39,350	\$2,164	\$0	\$0	\$0
<b>Total</b>	<b>377</b>						<b>\$98,684</b>	<b>\$1,184,208</b>

*Option 3: Construction or Purchase of Replacement Units*

The construction or purchase of a replacement building is another option to replace at-risk units should they convert to market rates. The cost of developing housing depends on a variety of factors, including density, size of the units, location, land costs, and type of construction. Based on discussions with a non-profit housing developer active in Huntington Beach and greater Orange County, current purchase prices for market rate apartment buildings in Huntington Beach range anywhere from \$180,000 - \$230,000/unit. Therefore, the cost to replace the 377 at-risk units in Huntington Beach can generally be estimated to range from \$67 to \$86 million.

**Cost Comparisons**

In terms of cost effectiveness for preservation of the 377 at-risk units, 20 years worth of rent subsidies (\$23 million) are less expensive than transfer of ownership (\$55 million), or purchase of replacement units (\$67-\$86 million). However, transfer of ownership to a non-profit may still be a preferred alternative as affordability controls could be secured indefinitely, and projects would become eligible for a greater range of outside funding.

## D. REGIONAL HOUSING NEEDS

State law requires all regional councils of governments, including the Southern California Association of Governments (SCAG) to determine the existing and projected housing need for its region and determine the portion allocated to each jurisdiction. This is known as the “Regional Housing Needs Assessment” (RHNA) process.

### 1. Existing Housing Needs

#### Overcrowding

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Table II-25 shows the incidence of overcrowding in Huntington Beach by tenure, as measured by the 2000 Census.

**Table II-25  
Overcrowded Households 2000  
City of Huntington Beach and Orange County**

Overcrowding	Households	Percent	Orange Co. %
<b>Owners</b>			
Overcrowding	1,000	2%	8%
Severe Overcrowding	271	<1%	4%
<b>Renters</b>			
Overcrowding	3,752	13%	28%
Severe Overcrowding	2,244	8%	19%
<i>Total Overcrowding</i>	<i>4,752</i>	<i>6%</i>	<i>16%</i>

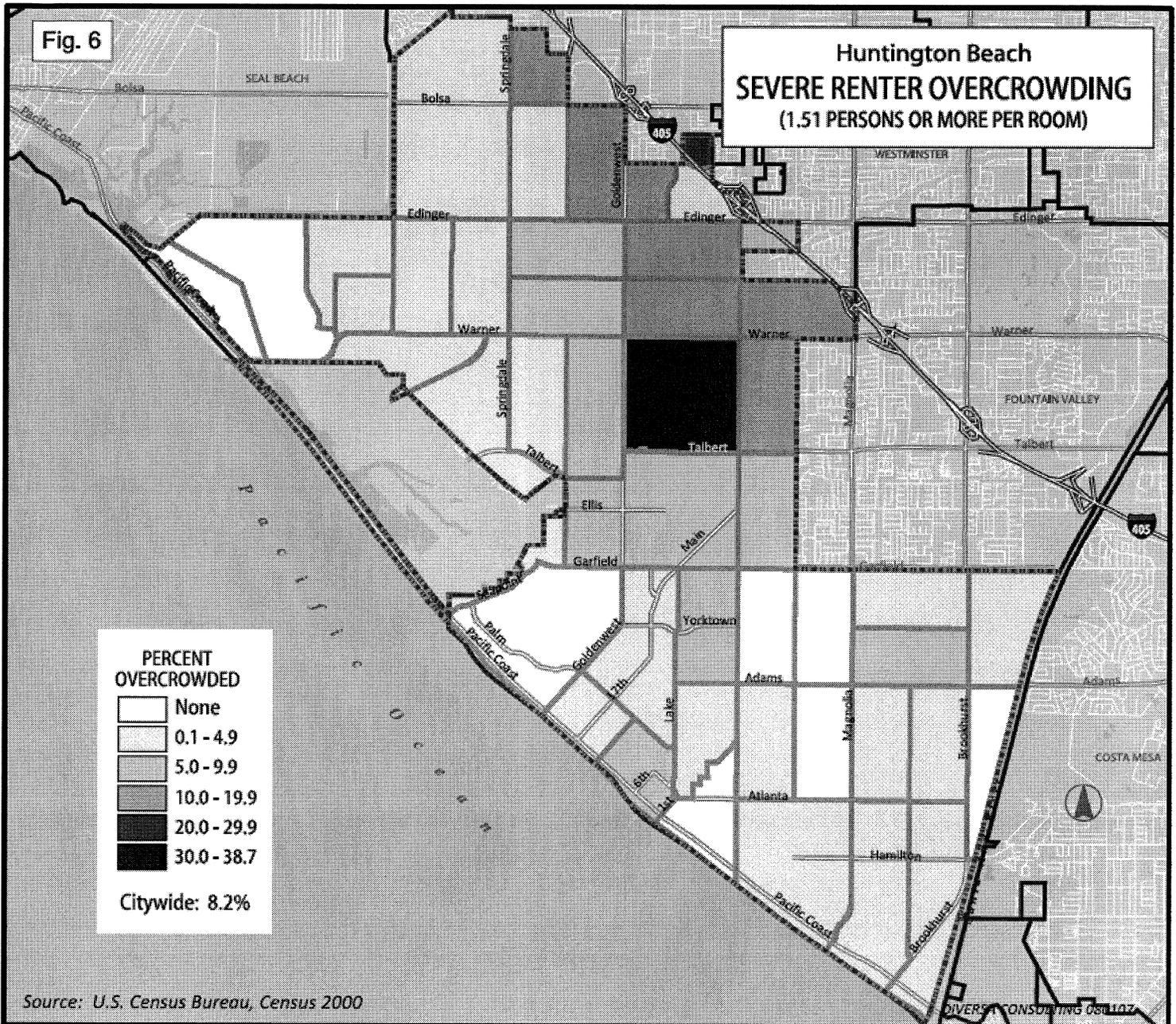
Source: U.S. Census, 2000. Severe overcrowding is a subset of overcrowding.

In 2000, there were 4,752 households living in overcrowded conditions in Huntington Beach, representing 6 percent of all households. Approximately 13 percent of renter households were overcrowded, an increase from 1990 levels when 10 percent of the City’s renters were overcrowded. However, household overcrowding levels for the County are over double the rates of overcrowding in Huntington Beach.

Severe overcrowding, which is defined as more than 1.5 persons per room, was especially high among renters. Over 2,200 renter households (8%) experienced severe overcrowding, again an increase from 1990 levels (5% and 1,500 households). As illustrated in Figure 6, the Oak View neighborhood in central Huntington Beach evidenced the highest levels of overcrowding, with 38 percent, or 619 renter households severely overcrowded. Oak View is one of the City’s CDBG

Enhancement Areas as well as a Redevelopment Project Area, and continues to be a major focus for City neighborhood improvement activities.

Figure 6: Severe Renter Overcrowding 2000



## Overpayment

The 2000 Census indicates that overpayment remains a critical need for low and moderate-income households, who are disproportionately affected by this burden compared to other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless. Housing overpayment refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent. Table II-26 shows the incidence of overpayment in Huntington Beach.

**Table II-26  
Housing Overpayment  
City of Huntington Beach and Orange County**

Overpayment	Households	Percent	Orange Co. %
<b>Owners</b>			
Overpayment (>30% income on housing)	11,227	26%	32%
Severe Overpayment (>50% income on housing)	3,851	9%	10%
<b>Renters</b>			
Overpayment (>30% income on housing)	10,751	38%	44%
Severe Overpayment (>50% income on housing)	4,485	16%	19%
<b>Total Overpayment</b>	<b>21,978</b>	<b>30%</b>	<b>37%</b>

Source: U.S. Census, 2000.

Note: Severe overpayment is a subset of overpayment.

According to the 2000 Census, 38 percent of renters and 26 percent of homeowners in Huntington Beach were spending more than 30 percent of their total income on housing, about six percent below the level of overpayment experienced Countywide. Severe overpayment impacts 16 percent of the City's renters, which, while significant, is still below the Countywide average of 19 percent.

Figure 7 shows locations in Huntington Beach with concentrations of severe overpayment among the renter population. Census tracts where 20-25 percent of renters were spending more than half their incomes on rents are located in pockets throughout Huntington Beach. In general, these areas include the greater Downtown/Old Town area, the Adams neighborhood, central Huntington Beach around Goldenwest, the northern Huntington Center area, and throughout Huntington Harbour.

Figure 7: Severe Renter Overpayment 2000

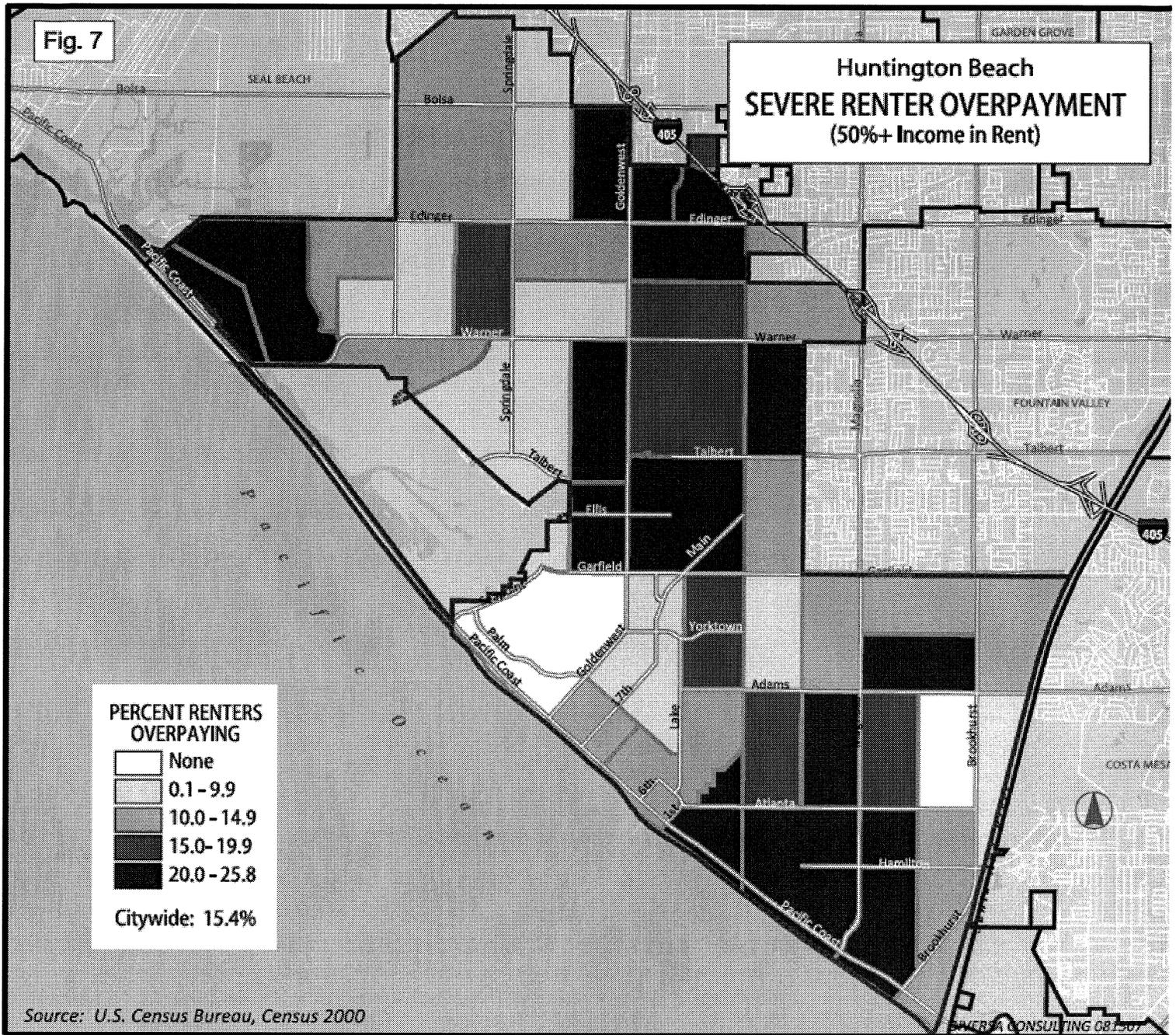


Table II-27 provides a more detailed review of households that experienced severe housing overpayment. Among renters, the elderly were most impacted by severe overpayment, with one-third of the City's total 2,519 elderly renters spending more than half their income on rent. The addition of 100 units of affordable senior rental housing since the 2000 Census in Bowen Court Senior Apartments and The Fountains Senior Apartments will help to address the housing affordability needs of the City's senior renter households. Among homeowners, all household types experienced fairly comparable levels of severe overpayment, ranging from 9-16%. These households are most at risk of foreclosure, particularly in a declining housing market with rising interest rates.

**Table II-27**  
**Severe Housing Cost Burden by Type and Tenure**  
**City of Huntington Beach**

	Elderly	Small Family	Large Family	Other	Total
<b><i>Renter Households</i></b>					
Total # by household type	2,519	11,324	2,983	12,208	29,034
% with severe cost burden	35%	12%	11%	14%	15%
<b><i>Owner Households</i></b>					
Total # by household type	11,147	22,516	3,812	7,221	44,696
% with severe cost burden	12%	8%	9%	16%	10%

Source: <http://socds.huduser.org/chas/reports>

## 2. Five-Year Projected Housing Needs

California's Housing element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

In the six-county southern California region, which includes Huntington Beach, the agency responsible for assigning these regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). The regional growth allocation process begins with the State Department of Finance's projection of Statewide housing demand for the planning period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions.

SCAG has determined the projected housing need for its region for the 2008-2014 Housing Element cycle<sup>9</sup>, and has allocated this housing need to each jurisdiction by income category. This is referred to as the Regional Housing Needs Assessment (RHNA) process. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element.

In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

---

<sup>9</sup> The 2008-2014 SCAG Housing Element planning period extends beyond the typical five-year planning cycle to provide consistency with projections contained within SCAG's Integrated Growth Forecast.

As defined by the RHNA, Huntington Beach's new construction need for the 2008-2014 period been established at 2,092 new units, distributed among the four income categories as shown in Table II-28. The City will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

**Table II-28  
Regional Housing Needs Assessment 2008-2014\*  
City of Huntington Beach**

Income Level	Percent of AMI**	Units	Percent
Very Low***	0-50%	454	22%
Low	51-80%	369	17%
Moderate	81-120%	414	20%
Above Moderate	120%+	855	41%
Total		2,092	100%

Source: <http://SCAG.ca.gov.gov/Housing/rhna.htm>

\* Building permits issued since 1/2006 are credited towards the 2008-2014 RHNA.

\*\* AMI - Adjusted Median Income for Orange County

\*\*\* An estimated half of the City's very low income housing needs (227 units) are for extremely low income households.



# Code Enforcement Activity Report

## Overview of Monthly Code Enforcement Activity

In September 2007, the Code Enforcement/ Neighborhood Preservation Division continued its efforts in maintaining and improving the quality of life throughout the community through education, communication, and enforcement action.

Over the course of the month, the division opened 268 new cases, conducted 572 inspections, and successfully resolved 187 cases.

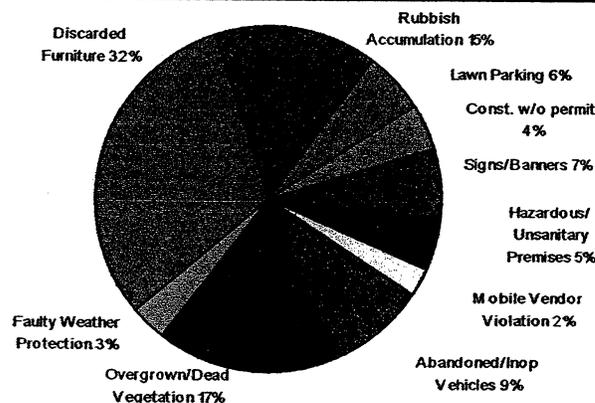
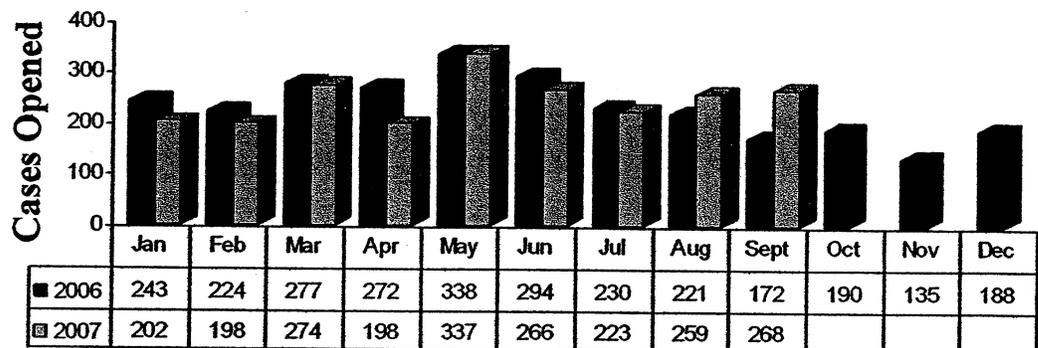
Other achievements included:

- Received/returned over 1,700 phone calls
- Initiated 233 proactive cases
- Responded to 35 citizen requests for service/complaints

- Responded to 78% of all complaints in 1 day or less
- Inspected 82% of all complaints within 48 hours.
- Averaged 1.2 days from initial call to first inspection
- Observed 290 violations and abated 207 violations
- Issued 56 notices of violation, 5 citations, and conducted 32 on-site visits to educate property owners.
- On average, gained compliance within 31.5 days of the initial complaint

The division also provided internal customer service to other City Departments by assisting in 25 cooperative actions.

### Twelve Month Code Enforcement Case History



Top Ten Violations by Type	
•	Discarded Furniture 32%
•	Overgrown/Dead Vegetation 17%
•	Rubbish Accumulation 15%
•	Abandoned/Inop Vehicles 9%
•	Signs/Banners w/o Permit 7%
•	Lawn Parking 6%
•	Hazardous/Unsanitary Premises 5%
•	Construction w/o Permit 4%
•	Faulty Weather Protection 3%
•	Mobile Vendor Violations 2%

BA



**CITY OF HUNTINGTON BEACH  
INTER-DEPARTMENTAL COMMUNICATION  
PLANNING DEPARTMENT**

**TO:** PLANNING COMMISSION  
**FROM:** SCOTT HESS, AICP, DIRECTOR OF PLANNING  
**BY:** BILL ZYLLA, NEIGHBORHOOD PRESERVATION MANAGER *BZ*  
**DATE:** OCTOBER 16, 2007  
**SUBJECT: CODE ENFORCEMENT UPDATE REGARDING ROBINWOOD SCHOOL WALL**

---

The following is an update regarding code enforcement activity related to the dilapidated wall, adjacent to the Robinwood School site and businesses located on Chemical Lane.

Notices of violation were issued in March 2007 to the owners of properties on Chemical Lane to repair or replace the sections of block wall at the rear of their properties that were dilapidated and failing. Upon receipt of the notices of violation, the property owners contacted staff and initiated the process for repairing/replacing the wall.

In May 2007, the owners submitted plans to replace 138 linear feet of 8' high block wall, and a building permit was issued on June 1, 2007.

Staff has continued to monitor the issue, and recently contacted the owners regarding the construction schedule. The owners stated they are in the final stages of coordinating the construction details and anticipate construction and completion by the end of November, as their building permits expire on November 30, 2007.

Staff will continue to communicate with the property owners to ensure progress is being made, and will provide additional updates as warranted.

If you have any questions regarding this issue, please contact Neighborhood Preservation Manager Bill Zylla at (714) 536-5274.

**2007**  
**HUNTINGTON BEACH**  
**PLANNING COMMISSION**  
**GOALS**  
(Updated July 2007)

1. Recommend measures to establish an effective green building program for Huntington Beach (Commissioners Horgan and Shier-Burnett, Livengood).
2. Monitor progress of the Edinger/Beach Blvd. Corridor specific plan development (Commissioners Dwyer, Speaker, Horgan).
3. Monitor progress of the Bella Terra Phase II development (Commissioners Dwyer and Farley, Livengood).
4. Monitor progress of the Downtown Specific Plan and Parking Master Plan revisions (Commissioners Scandura, Farley).
5. Monitor progress of the Strip Mall Development study by the Economic Development Department (Commissioners Scandura, Farley).
6. Recommend measures to promote neighborhood compatibility (Commissioners Dwyer and Horgan).
7. Provide recommendations to City Administration on implementing the findings of the Entitlement/Development Processing (a.k.a. Zucker) Report (Commissioners Shier-Burnett and Livengood).
8. Identify and implement improvements to setting meeting agendas and conducting meetings (To be discussed at an upcoming Planning Commission study session).