

## Huntington Beach Mobile Home Resident Coalition Candidate Survey For City Council 2022

MHRC received responses from 12 of the 18 candidates. Questions and candidate responses are shown below. Background information on all questions follows the end of candidate responses. Contact information on all candidates is available at [https://www.huntingtonbeachca.gov/files/users/city\\_clerk/Candidate-Contact-List-2022.pdf](https://www.huntingtonbeachca.gov/files/users/city_clerk/Candidate-Contact-List-2022.pdf).

**Question #1** -- *In April of 2022, the Huntington Beach (H.B.) Mobile Home Advisory Board majority recommended the City Council place a “carve out” (exception) to the City Charter on the November 2022 ballot to allow mobile home parks to be treated differently than other forms of investment property under the Rent Control ban of Section 803. This would allow a space rent stabilization ordinance (RSO) that would only affect mobile homes, thus protecting the only unsubsidized form of affordable housing. Would you support a lasting move to protect manufactured housing homeowners from park owners who continue to increase rents yearly by 5-20 percent? Why or why not?*

**Bobby Britton:** Yes, I support it. MHs are in reality a form of affordable housing, and with rents in general skyrocketing, it's crushing the general populace. I'm a renter myself and my rent is going up \$400 a month. I also partially own a mobile home and at some point I will no longer be able to afford the cost of the rental space. I've been watching the park and every time someone has to sell their home the park owners try to buy the home and replace it with their own rental, sometimes long term but more often than not a vacation rental. I think that is the end game for them, to build parks of rentals or vacation homes where they can squeeze out the most revenue.

**Brian Burley:** Yes, I would support this carve out. The same special interests that have made it their mission to keep me off our City Council are trying to displace and uproot our mobile home communities. I was told during my first run by the most prominent donor in the Lincoln Club, that “they can't have me saying I am against High Density Development”. I told that donor to keep their money and I have been under attack ever since. They have even gone as far as to pack this field and the 2020 field with candidates to split the vote against me. Furthermore, out-of-town special interests – usually corporations - want to buy our City Council. They want to enforce the Regional Housing Needs Assessment (RHNA) mandates from Sacramento that tells Huntington Beach how to develop our City. The outside developers want to meet the infinite RHNA demands by rezoning MPHs so that they can build unaffordable high rises apartments instead. I oppose the RHNA mandate. I oppose those greedy corporations that want to kick mobile home residents out of their homes by constantly raising the rents.

**Gina Clayton-Tarvin:** Yes, I would support this. We owe it to our seniors to protect them in their retirement years. It is just that simple.

**David Clifford:** Normally, I am opposed to rent control because in the long run it does more harm than good. I've thought about the mobile home situation a lot since I began running for City Council, and I believe the situation is unique. First off, the residents own their homes and a steep rise in land rent reduces the value of the home. Why should a landlord have the ability to artificially reduce the net worth of the homeowner by steep rent increases? They have the power to transfer wealth as they see fit.

One argument against rent control is that landlords do not make enough profit to properly maintain the facilities, resulting in subpar living conditions for the residents. I agree with this statement. However, for a mobile home park there is much less to maintain; specifically, there is no freestanding structure that requires maintenance and repair. That being said, the mobile home landlord's cost should be much less than a landlord for an apartment complex or other traditional building. I am not overly familiar with how mobile home parks operate, but I imagine the only maintenance-type of expenses for landlords are repairs

to existing plumbing and energy infrastructure. There are no building structures to maintain, no indoor plumbing, no flooring replacement, and little to no landscaping, among others.

Other costs I am not sure about include utilities and HOA. If these costs are absorbed by the homeowner, then it only strengthens the argument in favor of rent control. Based on the above analysis, I have concluded that mobile home parks are different, and should be treated differently, than a traditional housing situation like an apartment building. I would support rent control for mobile home parks.

**Vera Fair:** Corporations trying to maximize profits at the expense of people trying to retain the basic need of shelter in a community that they have been a member of for years feels wrong and greedy. For existing renters, there should be a control on the amount of increase from year to year. I'd like to understand why the City Council would not follow the advice of the Mobile Home Advisory Board to allow a Rent Stabilization Ordinance for MHPs. What is preventing it from being implemented? A temporary rental assistance program is not a great solution because it still allows the greedy corporations to maximize their profits at our city's expense and it's not a sustainable solution.

**Jeffrey Hansler:** *His emailed response to all the questions is re-typed here:* The bulk of your questions is very specific. I do not have enough information/research about the consequences. In general, rent controls have not historically worked well for the residents or the owners. If elected, I understand this complex issue needs attention and I will spend time and energy on it then. I am collecting \$0, spending \$0, and not seeking endorsements. To many city council members are more interested in their political career rather than the residents and workers in H.B. H.B. has limited land and resources to safely support residents (water, etc.). As real estate prices increase, growth interests start looking at mobile home parks as a new plot to build on (i.e. Laguna Beach). I am for preserving existing open space and creating a safe environment for all residents.

**Amory Hanson:** If I am elected, I will introduce a Councilman's item to present a referendum for a carveout for mobile home residents of section 803. I think it is unfortunate that the Mobile Home Advisory Board's recommendation was not even given a vote.

**Jill Hardy:** In 2014 I supported a ballot measure that would have carved out an exception to the City Charter Rent Control ban in section 803. There was a lot of game playing behind the scenes and at the last minute the ballot measure had to be pulled from the ballot. Being part of the majority that removed the ballot measure was one of my most difficult votes. It was clear that there wasn't much of a campaign organized and that there just wasn't time to do the fundraising and advertising that would be necessary to counter what the wealthy park owners would spend to oppose the ballot measure. My fear was that a loss would empower the park owners even more. In casting my vote, I promised my support for the ballot measure in the next election, 2016. This would have made my re-election campaign in 2016 much more difficult, but I was willing to sacrifice my own campaign to help mobile home owners in Huntington Beach. Unfortunately, the momentum had greatly diminished and little was heard from the mobile home community until this year. I still support a carve out of for mobile homes in the City Charter's rent control ban and will support placing a measure on the ballot in 2024. However, in order to be successful, the work must start now. I am hopeful that mobile home owners have learned the value of organizing and fundraising early so that the measure passes once it is on the ballot.

**Ken Inouye:** I would support a space rent stabilization ordinance plan which would protect manufactured housing homeowners from predatory increases in annual rents, At this time, I do not know how this plan would work with the Mobile Home Community and H.B. City, Orange County and California officials on how to present the most viable plan.

The decision by the City Council to not place a “carve out” exception of the City Charter on the November 2022 ballot, although not the desired action, might be beneficial to the eventual passage of this action since it would give the public more time to evaluate/understand/have empathy for the plight of the mobile home owners.

In addition, when I become a member of the Huntington Beach City Council, I would continue the process of contacting other county, state and Federal agencies for the purpose of trying to find a solution to this onerous Problem. The drafting of this ordinance MUST also include a companion section that would prohibit the re-zoning of a mobile home park since the buyer of a mobile home park might want to convert the mobile home park into residential units after the purchase of the mobile home park.

**Billy O’Connell:** I would be in favor of creating a private/public partnership, Housing Trust to work with park owners to meet our goal of stabilizing rents.

**Oscar Rodriguez:** Yes, as a mobile home resident myself, I would support a carveout to our city charter that would allow a Rent Stabilization ordinance. This will allow vulnerable residents in our city such as low-income families and seniors the ability to know how much increase they are going to get per year in addition to negotiating increases directly with the owner.

**Mike Vogler:** Yes. I support the Rent Stabilization Ordinance for Mobile Home Parks, because the State and Federal Governments have created unstable and volatile economic conditions that people on fixed incomes cannot manage. A very large percentage of mobile home owners are retired and/or fixed income owners. With the current volatile rents that are sky rocketing in California, and the current economic problems facing California (not dissimilar to the Stagflation of the 1970s, fixed income owners are being pushed out of their homes. This is an unfair situation that should be remedied.

**Question #2 –** *Riverside County Housing & Community Development issues permits and conducts inspections of MHPs. But municipalities also bear responsibility to inspect local mobile home parks, including collection of data on park owners compliance with the Senior Residential Overlay District. How would you increase inspections and monitor compliance for health and safety issues in mobile home parks?*

**Bobby Britton:** I would first ask do we need to increase the number of inspections or enforce the ones we already are supposed to do? Once that is addressed then it really falls on the Council to ensure the enforcement of code is followed. Violations can be a source of revenue for the City so that alone should make the City want to do compliance inspections. But more importantly we need to protect our own residents, and allowing these companies to extort our people is not protecting them. Your representatives consistently go to the City Council meetings and say the same thing and yet they don’t seem to care or want to follow your recommendations. I really would like to know why.

**Brian Burley:** : I would do everything in my power to be directly involved in this process. I have spent time in our mobile home communities and I have heard concerns. I will continue that process as a Councilman so our city can do the best job possible to maintain and improve the quality of life for our all residents in MHPs.

**Gina Clayton-Tarvin:** Code enforcement efforts have been lacking in HB for many years, as evidenced by the lack of oversight we experienced during the Rainbow/Republic trash dispute in Oak View. The inspector had not been on site in years and let the dump spiral out of control. I would advocate for an increase for code enforcement personnel for MHPs.

**David Clifford:** Like any other home, a mobile home should have a minimum standard that meets city code. The City of Huntington Beach provides police and fire protection for the residents of mobile home parks. To ensure park owners are compliant with the Senior Residential Overlay District, they should be required to submit a report to the city periodically to demonstrate compliance.

**Vera Fair:** I would first evaluate what's currently being done, whether there is a need for increased inspections and compliance monitoring, and understand the recommendations for what is needed. If there is a need, then I would try to find the best way to fulfill that need.

**Jeffrey Hansler:** See response to Question #1.

**Amory Hanson:** I believe that inspections may need to be increased and would like to see a study session on this issue and a discussion item by the mobile home advisory board.

**Jill Hardy:** This is an example of the work that the city's Mobile Home Advisory Board could address. The MHAB was formed to advise the City Council on matters related to mobile homes. With the exception of recommending the ballot measure to carve out mobile homes in the Charter's rent control section, the MHAB hasn't made many recommendations to the City Council over the years. This would be a great next-step project for the MHAB to research and make recommendations to the City Council. As a Councilmember, I have and will continue to respect the efforts and knowledge of all advisory boards and would be inclined to support the recommendations of the MHAB in regards to inspections and compliance for health and safety issues in mobile home parks in Huntington Beach.

**Ken Inouye:** I believe that the officials from the city of Huntington Beach as well as any other agencies who are responsible for the inspection of mobile home parks must develop joint inspection agreements which assigns the responsibility to inspect H.B. mobile home parks, for health and safety issues on an agreed upon time schedule which would assure that any health and safety issues would be detected on a timely basis. As a member of the H.B. City Council, I would work with the mobile home parks to monitor the actual inspection of mobile home parks in order to assure that the agreed upon inspections are being completed on a timely basis.

**Billy O'Connell:** I would encourage the enforcement of existing laws where applicable. We should follow up on any complaints and enforce any violations.

**Oscar Rodriguez:** I would be in favor of supporting local efforts to push state legislation that would allow cities to monitor compliance of mobile home parks through our city's code enforcement department. I would also ask city staff to see if Senior Residential Overlay Districts allow for the use of Community Development Block Grants (CDBG) since many seniors are considered low-income. If so, we can use these funds for the betterment of mobile home parks while expanding services to seniors.

**Mike Vogler:** There is a balance between inspections and privacy rights of not only MHP owners but also of the mobile home owners. If elected, I would review this issue and consider effecting, yet non-intrusive inspection criteria

**Question #3** – *Huntington Beach is required by the State of California to meet its planned housing goals for all income levels. In the past ten years' Housing Element Plan, homes have been built for moderate- and upper-income levels, but developers instead have usually paid fines rather than build homes/apartments for low-income residents. What steps would you take to ensure that Huntington Beach meet its Housing Element goals to have affordable housing for all income levels while balancing a goal of not contributing to "urban blight?"*

**Bobby Britton:** This is the big question for the whole City right now. We need more housing, regardless of what Sacramento says, but what we've been doing is plopping high density housing into areas that don't have the infrastructure to support them. As a Council member I will adamantly oppose further development without the right systems in place to support more people. And we should already have affordable housing available in the form of our Mobile Home parks. That is a huge part of the concept; cheaper manufactured homes on small lots to allow for small families to live in the City.

**Brian Burley:** I personally don't believe the role of government is to mandate development. That is what is happening right now and that is why it is unaffordable. We all have property rights as property owners – that means we get a say in what is developed in our city. As previously stated, I oppose RHNA. We should challenge outside interests that want to tell us how our city runs. Those outside interests can be overbearing government agencies, greedy corporations or overbearing elected officials.

**Gina Clayton-Tarvin:** HB leaders simply need to follow CA law and enforce statutory requirements, and not allow for developers to pay fines or in lieu fees. The developers can't do it, if they are not allowed. It is as simple as that. As OVSD president, I just submitted our official responses to the Housing Element and know that we have opportunities to make ground leases for senior affordable housing (only) are possible. We do not sell public land at OVSD. Building affordable senior housing does not create urban blight, but neglecting industrial zoning along Beach does, while allowing environmental degradation as well.

**David Clifford:** There simply isn't enough space in Huntington Beach to accommodate all of the housing needs mandated by the state and SCAG. Many of the residents do not want high-density housing, so there are few options to be compliant. I would re-zone certain older commercial areas and turn them into medium density housing, some of which would be allocated to lower income levels. While probably not able to completely satisfy the 13000+ units required by SCAG, the city should develop the same proportion of low/high income level developments.

**Vera Fair:** I think it's important to keep housing affordable for the people who already live in our city. However, I don't think we need to grow the population of our city because we are in a water shortage, natural gas shortage, electricity shortage, and the city's infrastructure is at capacity. Trying to increase our population with our city's resources already strained doesn't seem like the right thing to do.

**Jeffrey Hansler:** See response to Question #1.

**Amory Hanson:** I believe we will need creative solutions to avoid excessive high density development while attempting to have 13,900 units. Dormitories at golden west college is an example. I'd also like to see our mobile homes be included.

**Jill Hardy:** As a former participant in the city's affordable housing program, I understand the need to provide housing for all income levels. I believe the city can be more creative in addressing the RHNA numbers than building large, high-density blocks of apartments. This could include, the encouragement of accessory dwelling units, or allowing existing strip malls to add a story or two of housing above the existing foot print. Another "new" idea would be to allow cities to count existing housing that has been converted to the affordable housing program. This could benefit mobile homes by combining a need to control space rents with the city's need to provide more affordable housing. Much of the challenge to creative ideas is the state's Housing and Community Development Department, which often will not count actual development towards our required RHNA quota (the old Levitz site, about half of the accessory dwelling

unit permits,...). A better relationship with HCD would help Huntington Beach reach the goals the department has set for the city.

New developments are only required to provide affordable housing for 10% of the units. The percentage required should be raised to 20 – 25%, especially in large, dense projects. The RHNA number assigned to Huntington Beach in the latest cycle was not based on defensible logic or data and is unreasonable. While it may be too late to change the number, I support continuing to fight for a lower number that is more in line with what surrounding cities are required to provide. Perhaps a compromise can be made that would include higher very low, low, and moderate income housing goals in exchange for a lower overall development number.

**Ken Inouye:** The city of Huntington Beach must adopt a housing policy which requires the city to meet its planned housing goals for ALL income levels. The option for developers to pay fines as opposed to the construction of low income housing should not be allowed. The developers must include low income housing in their housing tracts. This requirement will also help assure that affordable housing units are not being built in new urban ghettos.

**Billy O'Connell:** I would advocate for the city to comply with all development requirements for affordable housing. Developmental projects would have to comply with the affordability elements before the project starts.

**Oscar Rodriguez:** While on the planning commission, I have always supported projects that prioritize affordable housing development. In addition, this year I voted in favor of our first affordable housing inclusionary ordinance that forces developers to build affordable housing on their developments depending on the number of units being built.

**Mike Vogler:** This is a very complex matter. As an attorney, I would study the State requirements and local obligations. There is not a one size fits all approach to this. There must be a balance of local needs, while not creating so much housing density that city resources are strained beyond serviceability. Also, there are considerable environmental impacts to consider with any development plan.

**Question #4 –** The California Master Plan for Aging is a comprehensive approach to ensuring that residents enjoy a quality of life in their advancing years. Its goals are being implemented at the local, county, and state levels with maximum accountability by stakeholders. If elected, how would you encourage Huntington Beach to implement its strategies?

**Bobby Britton:** I would simply check all further development in the City against that strategy, and balk at going further if we're not doing all that is possible to include our retirees. The veneration of our elders used to be an important aspect of American life, and as our aging population increases, we need to get back to that.

**Brian Burley:** Our city has not taken an active approach when it comes to the five goals set in the California Master Plan for Aging. We need a local plan that is periodically reviewed as to how our city can encourage housing that meets the needs of individuals at all stages in life.

**Gina Clayton-Tarvin:** Again, if it is important to the council and their values, it will be implemented. It is time to stop making excuses and get the work done. Staff can be assigned to make this possible if it is a priority, and for me it will be. My own mom is 81 and lives in a MHP in HB Harbour. She and other seniors are important to me, and they should be important to all elected officials.

**David Clifford:** Huntington Beach has an older population and the needs of these individuals need to be met. Some of the new housing developments should be catered to the need, including assisted living facilities and entertainment centers like the Senior Center to promote social activities. I would support working with private industry to provide senior services like safe and reliable transportation. I would encourage our local schools to interact with the senior community on a more formalized basis to provide the youth and the elderly opportunities to interact as a community.

**Vera Fair:** I would love to support our aging population of residents who are already living in our city. I wouldn't create incentives for an influx of new residents to our city, because we don't have the resources (e.g. infrastructure, water, natural gas, and electricity) to support significant population growth.

**Jeffrey Hansler:** See response to Question #1.

**Amory Hanson:** I would like to see Huntington Beach create its own master plan for aging.

**Jill Hardy:** Huntington Beach has a wonderful senior center in Central Park. Since its opening in 2016, not only have the social and learning opportunities increased compared to the old Rodgers Senior Center, but the services have as well. As a Councilmember, I would first want to find out how the city through the senior center is addressing the California Master Plan for Aging. I would then encourage further implementation in cooperation with the Council on Aging. Like the Mobile Home Advisory Board for mobile homes, the COA would be the appropriate group to conduct the research and make recommendations to the City Council and staff.

**Ken Inouye:** In order to assure that Huntington Beach meets the California Master Plan for Aging, the city of Huntington Beach must work with County and State officials to develop/maintain housing and health care needs as required by the California Master Plan for Aging. Ideally, the goals for a local plan would exceed the levels identified in the master plan for aging.

**Billy O'Connell:** I believe our seniors have helped build our city and in the latter years of their life should be respected and protected. I will do everything in my power to make sure that local, County and State government enforce all laws to protect our seniors.

**Oscar Rodriguez:** Based on my conversations with the senior center and other stakeholders like the HB Council of Aging, our city is committed to making sure that we prioritize seniors' needs. This master plan still falls short, as a beach community I feel that our city has so much to offer but our infrastructure fails to meet those needs. Most of our roads and sidewalks fall short, either on providing full ADA compliance, opportunities for seniors to enjoy bike infrastructure that is safe and public transportation that allows ride sharing programs.

**Mike Vogler:** Again, this is a complex issue that I would study further and come to a fair and reasonable conclusion. Obviously, our society is aging and we must address the growing number of senior citizens and housing for them.

**Question #5 –** *If elected, how will you work with other City Council members with opposing opinions/viewpoints for the betterment of Huntington Beach?*

**Bobby Britton:** Same way I've worked in the last 30 years of my military career. Patience, perseverance, collaboration, and compromise, all with dignity and respect. I actually think disagreements are healthy as it helps coalesce all the symptoms of a problem. The key is getting to a point where disparaging views can

build a plan for what is best for the residents. I firmly believe that our Mobile Homes are a part of our community and need to be addressed. That means rent stabilization, enforcement of codes and ordinances, and working with the MH coalitions to address problems.

**Brian Burley:** I will have no issues working with fellow City Council Members with opposing views. My goal will always remain to serve our city – that means finding and suggesting solutions that a majority of residents in our community can support.

**Gina Clayton-Tarvin:** As a member of the OVSD Board, I have been working with other members who are politically opposite to me for over a decade, and they have elected me as their president 5 times in 10 years. My colleagues are all Republicans, and I am Democrat and they have chosen me as their leader repeatedly. When our goal is to serve the people, we are morally obligated as fiduciaries of public trust to actively listen to all viewpoints. I will continue this service should I be honored with election to the city council.

**David Clifford:** By nature I am a listener, and I value all perspectives. I think disagreement is normal and healthy, especially in government. I have no problem debating the merits of an argument with another City Council Member with an opposing viewpoint and arriving at a compromise both parties can live with.

**Vera Fair:** I would listen and have open dialogue with the others to understand their perspectives. I would appeal to logic, reason, and data-driven decision-making in order to find a solution that everyone can agree upon. Ultimately, the role of city council is to make our city better and I hope that the others would be reasonable in making the right decisions for our community.

**Jeffrey Hansler:** See response to Question #1.

**Amory Hanson:** I believe in the importance of working with all councilmen. I am the candidate with the most experience of those candidates currently on a municipal deliberative assembly. I have observed and worked with twelve councilmen as a candidate and Boardman.

**Jill Hardy:** Having served on the Huntington Beach City Council, I can say with confidence that I work well with everyone. In my observations of the current Councilmembers who will remain on the City Council and the candidates running to replace those leaving, I do not anticipate any issues I cannot handle. Being in my 29<sup>th</sup> year of teaching high school (currently at Marina), I have developed skills for working with all types of personalities that I carry into every aspect of my life.

**Ken Inouye:** In order to work with City Council members who do not share my views with regard to the betterment of Huntington Beach, I would work with them/have discussions with them on the importance of having a rate stabilization ordinance for mobile home parks, the need to have a comprehensive housing development plan which would consider the overall wellness of H.B. as we strive to meet the housing needs of H.B. Ideally, City Council decisions on how to improve the quality of life in H.B. would be made with input from ALL of the H.B. stakeholders.

**Billy O'Connell:** I believe in a Big Tent where we should all work together and help make our city and better place for all.

**Oscar Rodriguez:** I have always believed in having open and forward-thinking conversations with everyone even though we do not agree. Through my experience on planning commission and advocacy work



throughout Orange County, I have worked well with others and I plan to bring that experience to the Huntington Beach City Council.

**Mike Vogler:** I think being a city council member is about mutual compromise on various issues. It's not one-side-gets-everything, but give and take. The issues facing Huntington Beach are complex with many differing views. Each resident is a stake holder in the city in which they live. Reasonable, effective leadership, and citizen representation, is necessary to be a city council member.

#### **Background Information Given to Each Candidate**

**Question #1 on a Rent Stabilization Ordinance:** The H.B. mobile home parks (MHPs) constitute 4 percent of the City's housing stock (3244 of 78,227 total units) according to the Draft 2021-2029 Housing Element.

Parks owned by hedge funds, Wall Street investors, and out-of-state corporate conglomerates have skyrocketed rents shortly after buying these Huntington Beach parks, causing hundreds of mobile home residents to be forced to sell or made homeless when the ordinary increases in rent were no longer adhered to. In addition, residents lost half their equity – typically \$75,000 to \$100,000 – due to a smaller buying pool (as per Skandia MHP data, August 2022). In addition, many of these parks no longer invest in capital improvements in their parks, milking as much profit from them as they can. Attached is a Rent Comparison Table for all the MHPs in HB, compiled by MHP residents calling park managers since 2015.

The City Council did not follow the advice of the Mobile Home Advisory Board to allow a Rent Stabilization Ordinance for MHPs, but has instead proposed a temporary Rental Assistance Program for the lowest of low-income residents (approximately 15-30 families).

**Question # 2 on Overlay Districts:** An overlay district is a regulatory tool where the City creates and places a special zoning district over an existing or "base zone." The overlay zone may identify special provisions. Here are two:

- **The Mobile Home Park Overlay District (MHP):** The City Council recognizes the role and value that mobile home parks play in providing affordable housing stock. The intent of this overlay zone is to permit parcels of land developed with mobile home parks and zoned with a base zoning district designation and provide a transition from the present mobile home park use to the uses permitted in the base zoning district.
- **The Senior Residential Overlay District (SR)** The intent of this overlay zone is to promote the maintenance and viability of existing mobile home parks through appropriate zoning. It is an overlay district where mobile home parks are established as the primary land use in order to limit conversion of existing affordable housing to other land uses. The Senior Residential Overlay District may overlay any property which provides for mobile home park development. This overlay zone applies to nine of the mobile home parks in the City. The overlay zone requires at least 80 percent of spaces in the mobile home park to be occupied by at least one person 55 years of age or older.

**Question #3 on the Huntington Beach Housing Element:** The Housing Element of the Huntington Beach General Plan identifies and analyzes the City's existing and projected housing needs and contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. Programs and policies are established to guide future decision-making to accommodate the City's Regional Housing Need Assessment (RHNA) goals for all income groups as determined by the Southern California Association of Governments (SCAG) for the 2021-2029 planning period.

The July 22, 2022 version of the Housing Element can be found at <https://www.huntingtonbeachca.gov/files/users/housing-element-update/Revised-Draft-6th-Cycle-Housing-Element-7-22-22.pdf>. Of particular concern to our groups are affordable housing for moderate- and low-income families since the past ten years has seen building primarily for upper-income levels.

**Question # 4 on the California Master Plan for Aging:** By 2030, California's over-60 population will make up one-quarter of the state's population. With its five bold goals and 23 strategies, the Master Plan for Aging has inspired unprecedented levels of coordinated action across a growing network of aging and disability providers, policy makers, advocates and experts. For more information, including its annual report on progress in municipalities across the state, go to <https://mpa.aging.ca.gov/>. Here are its five goals:

Goal 1 -- Housing for All Stages and Ages  
Goal 3 – Inclusion & Equity, Not Isolation  
Goal 5. – Affording Aging

Goal 2 – Health Reimagined  
Goal 4 – Inclusion & Equity, Not Isolation