

City of Huntington Beach

Consolidated Annual Performance and

Evaluation Report (CAPER)

October 1, 2008 to September 30, 2009



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Appendix A IDIS REPORTS

- Activity Summary (GPR) Report (IDIS-PR03)
- Summary of Consolidated Plan Projects (IDIS-PR06)
- Status of HOME Activities (IDIS-PR 22)
- Summary of Accomplishments (IDIS-PR23)
- CDBG Financial Summary (IDIS-PR26)
- Status of HOME Grants (IDIS-PR 27)
- CDBG Performance Measure Report (IDIS-PR 83)
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Appendix B Public Notice

**Appendix C HOME Annual Report
HOME Match Report**

INTRODUCTION

The Consolidated Annual Performance and Evaluation Report (CAPER) provides the City of Huntington Beach an opportunity to evaluate its overall progress in carrying out its priorities and specific objectives identified in its strategic plan contained in its five-year Consolidated Plan and subsequent annual action plans. The CAPER also describes actions and/or changes undertaken as a result of the annual performance in its two federal programs: Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. The Consolidated Plan reflects the City's plan of addressing its housing and community development needs over a five-year period. This CAPER for FY 2008/2009 reviews the City's specific achievements over the last year (October 1, 2008 through September 30, 2009) and an assessment of the progress in implementing the goals and objectives of the five-year Consolidated Plan.

ASSESSMENT OF FIVE-YEAR GOALS AND OBJECTIVES

A. RESOURCES

The City of Huntington Beach is an entitlement jurisdiction for three programs administered by the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME). The City has decided to discontinue participation in the American Dream Downpayment Initiative (ADDI) program since FY 2006 due to the strict program requirements and limited funding available through the program.

For FY 2008/09, the City amended the Action Plan in order to receive funding from two programs under the American Recovery and Reinvestment Act (ARRA) of 2009 – The Community Development Block Grant Recovery (CDBG-R) program and the Homeless Prevention and Rapid Re-Housing Program (HPRP).

Additionally, the City receives other sources of funds to implement affordable housing goals, specifically the Redevelopment Housing Set-Aside funds. Other community development objectives are met through a variety of resources: redevelopment tax increment, developer fees, gas tax, the capital improvement fund, Measure M funds, State and Federal transportation improvement funds, community volunteers, and many additional resources.

Community Development Block Grant (CDBG) - CDBG funds may be used for expanding affordable housing opportunities, enhancing decent living environment, and promoting economic development. The CDBG program requires that at least 70% of all funds expended must benefit persons earning no more than 80% of the County Area

Median Income (AMI). For FY 2008/2009, the Huntington Beach CDBG allocation was \$1,364,291.

HOME Investment Partnership (HOME) – HOME funds are used expressly for promoting decent and affordable housing. Program regulations require that 90% of all HOME funds be used to assist households with incomes below 80% AMI. Specifically, a minimum 15% of the total HOME funds must be provided to Community Housing Development Organizations (CHDOs) to provide affordable housing. The remaining 10% can be used for program administration. The City of Huntington Beach HOME allocation was \$747,206 in FY 2008/2009. Previous years HOME allocations are also available for affordable housing projects.

Use of HOME funds must be matched 25% with local or non-federal resources. The City utilizes Redevelopment Housing Set-Aside funds as a match to HOME funds. As of this report, \$3,218,288 in excess match will carry forward into the next program year (see Appendix C for HOME Match Report).

Community Development Block Grant Recovery (CDBG-R) – ARRA of 2009 appropriated \$1 billion in Community Development Block Grant (CDBG) funds to states and local governments to carry out, on an expedited basis, eligible activities under the CDBG program. Funding available under ARRA has clear purposes to:

- Stimulate the economy through measures that modernize the Nation's infrastructure;
- Improve energy efficiency; and
- Expand educational opportunities and access to health care.

HUD strongly urges grantees to use CDBG-R funds for hard development costs associated with infrastructure activities that provide basic services to residents or activities that promote energy efficiency and conservation through rehabilitation or retrofitting of existing buildings. The City of Huntington Beach received \$370,575 under the CDBG-R program.

Homeless Prevention and Rapid Re-Housing Program (HPRP) – The purpose of the HPRP program is to provide homeless prevention assistance to households who would otherwise become homeless due to the economic crisis, and to provide assistance to rapidly re-house persons who are homeless. The emphasis is on serving households that are most in need of temporary assistance and are most likely to achieve stable housing after the program concludes. The City of Huntington Beach received \$566,611 under the HPRP program.

American Dream Downpayment Initiative (ADDI) – ADDI offers downpayment/closing cost assistance to households with incomes below 80% AMI. The maximum assistance is \$10,000. The City of Huntington Beach is eligible to receive ADDI funds. Given the market conditions in Huntington Beach, the amount of downpayment needed to assist a low and moderate income household in achieving

homeownership far exceeds the amount to be allocated to the City. Furthermore, the administrative and record-keeping requirements of the ADDI program are extensive. For these reasons, the City of Huntington Beach decided to opt out of the ADDI program.

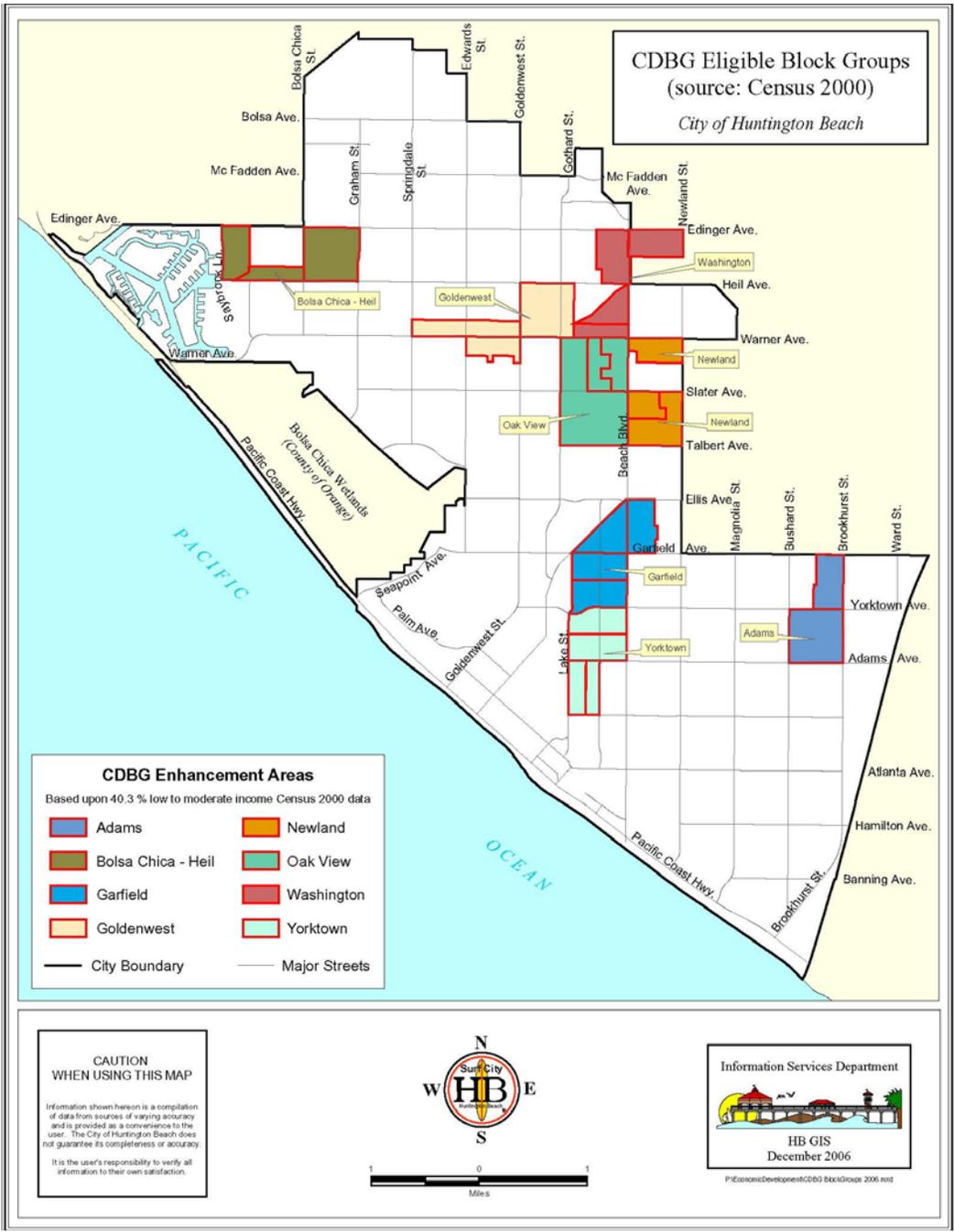
Redevelopment Housing Set-Aside - The Housing Set-Aside funds represent 20% of the tax increment funds generated in the City's redevelopment project area. This funding source is locally generated and less restrictive compared to the three HUD entitlement grants. Redevelopment Housing Set-Aside funds must be used to maintain, preserve, or create affordable housing for families with incomes up to 120% AMI.

B. GEOGRAPHIC DISTRIBUTION OF INVESTMENT

Affordable housing is needed throughout the community and therefore use of HOME and CDBG funds for housing assistance is available citywide.

Public and supportive services offered using CDBG funds are targeted toward populations with special needs and low and moderate income (up to 80% AMI) persons throughout the City.

Public facilities and improvements funded by the CDBG program are focused in eight priority areas. These Enhancement Areas (shown on the map on the following page) are based on 2000 Census data according to household income levels. To determine project eligibility, the HUD standard is 51% low-moderate income for improvements determined by census data. Due to the higher incomes in the area, the City of Huntington Beach uses the exception criteria (as permitted by HUD) of 40.3% low-moderate income population for projects that would serve that particular area. Keeping the national objectives of the CDBG program in mind, project eligibility review is based upon the type of activity and the clientele served. A project is evaluated either on the 51% low-moderate income population for facilities and services located within the broader community or upon the exception criteria for projects limited in scope to the Enhancement Areas.



C. PROGRAMMATIC ACCOMPLISHMENTS

This report reviews the progress toward addressing the City’s priority housing and community development needs. The definitions for “priority-need” as defined in the Consolidated Plan are:

- High Priority (H): Activities to address this need will be funded during the five years covered by the Consolidated Plan.
- Medium Priority (M): If funds are available, activities to address this need may be funded. Also, action will be undertaken to assist other groups locate other sources of funds.
- Low Priority (L): Activities to address this need will not be funded during the entities’ applications for Federal assistance.
- No Such Need (N): The City finds that there is no such need or this need is already substantially addressed. No certifications of consistency will be considered.

In the City’s FY 2008/2009 Annual Action Plan, the City listed the priorities, goals, and implementing programs for the program year. The narrative below outlines the progress made on the priorities. National objectives and performance outcomes established by HUD are the bases for assigning priorities to needs for which funding may be allocated. The national objectives are to develop viable urban communities by:

- Providing decent housing;
- Providing a suitable living environment; and
- Expanding economic opportunities, principally for lower income persons.

Performance outcomes are grouped into the following three categories:

- Expanding availability and accessibility;
- Enhancing affordability; and
- Promoting sustainability.

Every HUD-funded program or activity must meet at least one of the nine objective/ outcome criteria as shown below.

National Objective/Outcome Matrix

| | Availability and Accessibility (1) | Affordability (2) | Sustainability (3) |
|---|---|------------------------------|-------------------------------|
| Decent Housing (DH) | DH-1 | DH-2 | DH-3 |
| Suitable Living Environment (SL) | SL-1 | SL-2 | SL-3 |
| Economic Opportunities (EO) | EO-1 | EO-2 | EO-3 |

1. HOUSING NEEDS AND STRATEGIES

Five-Year Consolidated Plan Objectives:

1. Provide Opportunities for Homeownership, for moderate income residents, particularly for first-time homebuyers through private projects and funding sources.
2. By partnering with non-profit housing developers, such as Habitat for Humanity, provide affordable low-income homeownership opportunities.
3. Increase the supply of rental housing through rental assistance, new construction, and acquisition/rehabilitation.
4. Rehabilitate the City's existing single-family and multi-family housing stock in order to preserve the City's neighborhoods.
5. Provide grants for 12 very-low income households under the Emergency Grant Program.
6. Provide 125 housing rehabilitation loans, 80 of which for low-income households.
7. Operate a special code enforcement program within the target (Enhancement) areas equaling to 4,160 man-hours each year.
8. Implement one Enhancement Area clean-up day.
9. Provide fair housing advocacy for renters and persons seeking homeownership.

FY 2008/2009 Action Plan Objectives:

- Provide rehabilitation loans to 20 homeowners.
- Acquire and rehabilitate between eight and ten units.
- Conduct code enforcement on 600 housing units.
- Provide fair housing services for 760 persons.

FY 2008/2009 Accomplishments:

The specific objective/outcome criterion for each HUD-funded program or activity is shown in parenthesis.

Rental Assistance Program (DH-2): The supply of rental housing affordable to very low income renters is very limited. In the absence of immediate relief in the form of more affordable rental housing, there is a demonstrable need for rent subsidies. Huntington Beach is one of 35 local governmental agencies served by the Orange County Housing Authority (OCHA) who administers the Section 8 rental assistance program for very low income renters. In October 2009, OCHA reported that 872 Huntington Beach households were receiving rental assistance, a decrease of nine households from August 2008.

Housing Rehabilitation Loan Program (DH-1): Housing Rehabilitation Loan Program policies and procedures were adopted by City Council in January 2003, and are administered by Economic Development staff. Administration of the Housing Rehabilitation Loan Program is funded through CDBG annual entitlement grant, while the actual loans and subsequent payments and payoffs are funded by the CDBG Revolving Loan Fund. The interest earned on the Revolving Loan Fund is remitted back to HUD annually. Interest earned for FY 2008/2009 was \$_____.

Deferred repayment loans, low interest amortized loans, and emergency grants comprise the City's Rehabilitation Program. Deferred Payment Loans (DPL) are available to extremely low income (below 30% of AMI) property owners. Repayment of the loan would not be required until the property is sold and title transferred. Acting as a direct lender, the City provides Below Market Rate Interest (BMRI) loans for lower-income households (up to 60% of AMI) for housing or building code related repairs. Mobile Home Loans (MHL) would be similar to the DPL program for single-family residences described above.

Since FY 2006/2007, the City retained GRC and Associates to administer the City's rehabilitation program that includes the loan approval process, work write-ups, and rehabilitation construction oversight. Given the extensive governmental regulations, GRC reported that the average time to review a loan is two to three months, which involves the gathering of financial and ownership information and documents necessary to package the application for approval, as well as site visits, background and environmental checks and bidding. The typical number of months to complete a single family home rehabilitation project is six months.

For FY 2008/2009, the City expended \$263,323 from the Revolving Loan Fund while \$_____ was made in loan payments during the year.¹ There were ___ applications received during the year; and 13 loans were approved. In addition, ___ emergency grant and ___ lead grants were made. One of these loans exceeded the maximum loan amount (\$27,500) and was taken to City Council for approval due to the extensive rehabilitation work needed on that home. The largest loan approved by City Council was in excess of \$47,000. Approved from the previous year, ___ homes were actively being rehabilitated at the beginning of the year. During the year, ___ rehabilitations were completed. As of September 30, 2009, ___ homes were being rehabilitated and should be completed during the next year and ___ applications were pending approval. During the year, there were ___ applications for loans that were denied as the household incomes exceeded the program guidelines.

Acquisition/Rehabilitation (DH-1): In an effort to expand and preserve its existing affordable housing stock, Huntington Beach has worked with Community Housing Development Organizations (CHDOs) to acquire and rehabilitate multi-family rental properties. The rehabilitated units are made available to persons below 60% of AMI for a minimum of 30 years. The CHDO must enter into an agreement with the City that outlines all of the affordability requirements, property maintenance standards, and long-term monitoring requirements that are required by HOME regulations. In most cases, deferred and forgivable loans are used so that the very lowest rents can be achieved by these projects. Each project is judged on its own merits and loan or grant terms are negotiated on a case-by-case basis.

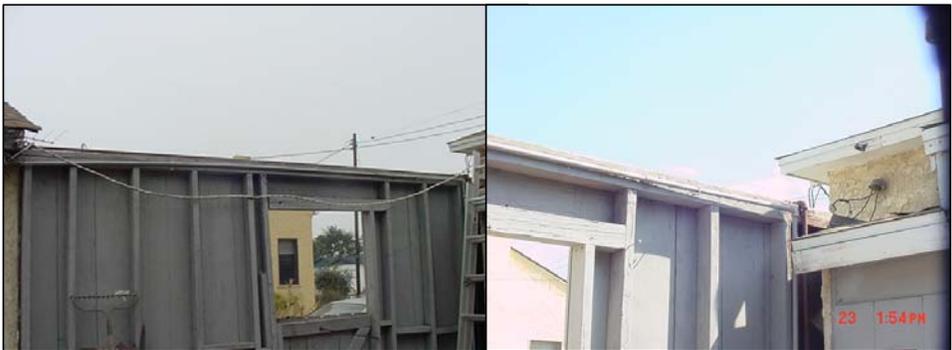
In FY 2008/2009 \$\$672,486 in new HOME funds were allocated by HUD for the acquisition and rehabilitation of affordable housing in the City. In FY 2007/08, the City

¹ JDE Report dated _____

combined HOME funds from previous years (totaling \$1,140,848) and provided the funding for the acquisition and rehabilitation of two projects: 1) Jamboree III and 2) Pacific Court. Jamboree III's loan of \$1,248,800 was a combination of HOME \$640,848 and Redevelopment Set Aside \$607,952 for the four-unit rental project located in the Oakview area. The Pacific Court's loan of \$9,300,000 was a combination of HOME \$500,000 and Set-Aside \$8,800,000 for the 48-unit apartment complex located on Delaware Street. Jamboree III was completed in FY 2007 but Pacific Court was completed in FY 2008/09. In addition, the City provided \$511,296.09 in HOME funds to Jamboree Housing to acquire and rehabilitate the ___-unit apartment at 17442 Koledo Lane (Jamboree IV). [Sidney - What is status of this project????]

Code Enforcement (SL-3): Code Enforcement in the City's targeted Enhancement Areas has proven to be an important means to alleviating the blight in distressed areas. In August 2007, City Council approved a resolution for the new "designated areas" for Special Code Enforcement. These areas met the definition of "deteriorating" or "deteriorated area." CDBG funds were used for the special Enhancement Area Code Enforcement Program that includes two Code Enforcement Officers (equivalent to 4,160 staff hours). Additional Code Enforcement Officers are funded from the City's general fund. This program has the authority to enforce the housing codes (law), followed up by the assistance of the Housing Rehabilitation program to help income-eligible households with making code corrections and improvements. Code Enforcement Officers also conduct community outreach for neighborhood improvement. The enforcement of the housing codes assists tenants and property owners maintain a suitable living environment.

Comment [K1]: Need Annual Report



Code enforcement activity resulted in the correction of substandard electrical work at this residence that was a serious safety hazard.

During FY 2008/2009, CDBG funds totaling \$185,190 funded the Special Code Enforcement program. Throughout the year, the division opened ___ new cases, and conducted ___ inspections. The division also successfully completed abatement efforts on ___ cases, representing ___ unduplicated housing units, resulting in bringing these properties and units into a state of compliance and thus reversing blight and improving housing conditions. Of the new cases opened, ___ were initiated

proactively by division staff that included: __ cases for substandard housing conditions, __ cases for building code violations, __ cases for life safety, health or hazardous conditions, and ____ cases for visual blight. Additional achievements include: responding to __ citizen requests for service/complaints, observing ____ violations and abating ____, and inspecting __% of all complaints within 48 hours. On average, the division gained compliance within 24 days of the initial complaint and averaged responding within 2 days from the initial complaint to the first inspection.

Fair Housing (DH-1): The City allocated \$38,244 in CDBG funds to support fair housing services provided by the Fair Housing Council of Orange County (FHCOC). During FY 2008/2009 FHCOC provided the following levels of service:

Fair Housing Community Education: Activities included conducting 64 presentations throughout the County, averaging over 20 individuals at each one. Also, FHCOC spoke at public meetings on housing related matters, and held one-to three-hour training programs for consumers and also for professionals in the housing industry, such as real estate agents, property managers, owners, and lending institution staff. The agency also held a region-wide equal-housing opportunity theme contest that was open to all Orange County grade school 5th & 6th grade classes.

[Staff - Below is from 2007 – we need the narrative part of the FHCOC report to update the following.]

Fair Housing Enforcement: Activities included responding within the region to 81 housing discrimination complaints that resulted in the opening of a case file, of which eight involved the City of Huntington Beach. Responses included, as appropriate, investigation, testing, “portfolio testing” evaluation of the merits of fair housing claims, and when appropriate, conciliation and/or prosecution of meritorious housing discrimination cases.

Tenant Legal Assistance: Activities included legal assistance in about 27 housing court actions within the region, such as eviction court cases involving issues of housing discrimination, substandard conditions, or retaliation for exercising a lawful right.

Housing Dispute Evaluation and Resolution: Activities included assisting more than 5,770 unduplicated regional-households, making 6,725 requests for service that resulted in objectively evaluating or providing assistance for over 20,130 housing related issues, disputes, or inquiries. Among these, 401 unduplicated households, making 444 requests for service involving 1,354 issues, disputes or inquiries, were from the City of Huntington Beach.

Mediation Program: Activities included addressing over 570 disputes, many of which involved housing related issues, through mediation or conciliation. Certified mediators assisted housing providers/consumers to reach agreements about their disputes without litigation.

Comment [K2]: Can we get the narrative part of the Annual Report?

Additionally, throughout FY 2008/2009 particular attention was paid to the possibility of predatory and/or discriminatory practices that may be connected to the marked increase in mortgage default issues presented by clients, especially those with so-called “sub-prime” loans. In response to the surge of foreclosures, many of which involve sub-prime or so-called “innovative” mortgage products, FHCOC obtained lender-provided grant funds to specifically counsel distressed lower-income borrowers, many of whom are minorities and immigrants, in order to assist them in avoiding foreclosures. These activities will help with retention of newly achieved homeownership that has served to lessen concentrations of poverty.

The FHCOC provided written materials in English, Spanish, and Vietnamese for use by local jurisdictions and other service providers. It also made specific outreach efforts to immigrant populations in low-income neighborhoods to assist in informing and organizing such populations. The FHCOC assisted a total of 525 households with Fair Housing education, counseling and enforcement. A slight majority, 57 percent were extremely low income, 87 were female headed households and 94 were of Hispanic or Latino descent. FHCOC continued to implement activities under its current Fair Housing Initiatives Program (FHIP) grant to specifically provide fair housing services geared towards immigrant communities, especially involving those immigrants with limited English proficiency.

Cumulative Accomplishments:

| Priority Need Category | Rehabilitation Loans/Grants | Rental Assistance/ Section 8 | Homeowner Assistance | Acquisition/ Rehabilitation | Code Enforcement | Fair Housing |
|--|-----------------------------|------------------------------|--------------------------|-----------------------------|---|------------------|
| Five-Year Quantified Objectives | 137 approved | 900 households | Not Established | Not Established | 4,160 staff hours annually | Not Established |
| Annual Accomplishments | | | | | | |
| FY 2005/2006 | 5 approved | 900 households | MCC Program Discontinued | -- | Conducted 2,300 inspections; opened 1,028 new cases; closed 967 cases | 805 households |
| FY 2006/2007 | 12 Approved | 815 households | | 10 units | Conducted 2,199 inspections; opened 2,333 new cases; closed 2,210 cases | 697 households |
| FY 2007/2008 | 18 Approved | 879 households | | 52 units | Conducted 3,439 inspections; opened 1,337 new cases; closed 2,181 cases | 409 households |
| FY 2008/2009 | 13 approved | 872 households | | 48 units | ????? | 525 households |
| Cumulative Accomplishments | 48 approved | 872 households (ongoing) | MCC Program Discontinued | 110 units | Conducted 7,938 inspections; opened 4,698 new cases; closed 5,358 cases | 2,436 households |

2. HOMELESS NEEDS AND STRATEGIES

Five-Year Consolidated Plan Objectives:

1. Continue to support non-profit agencies that assist the persons at risk of becoming homeless and the homeless through the CDBG. Such services shall provide homeless assistance, emergency shelter, transitional shelter, supportive housing, outreach/assessment, and homeless prevention services.
2. Continue to support activities which provide emergency shelter, transitional housing, and facilitate the transition from homelessness to permanent housing.
3. Support City-operated programs that assist persons at risk of becoming homeless. As more demands are placed upon municipalities to provide social services for low-income families, the elderly, and the disabled, the City will assess its own delivery system for services to optimize the allowable use of CDBG funds for this purpose.

4. Promote a network of social service agencies serving the jurisdiction that will demonstrate the capability of providing emergency shelters, transitional shelters, and supportive housing.

FY 2008/2009 Action Plan Objectives:

- Assist 95 households through Project Self-Sufficiency.

FY 2008/2009 Accomplishments:

The specific objective/outcome criterion for each HUD-funded program or activity is shown in parenthesis.

Project Self-Sufficiency (PSS) (EO-1): The City of Huntington Beach Community Services Department administers the Project Self-Sufficiency program. The program aims at assisting low income single parents with children to achieve economic independence from public assistance through personal development, education, and job training. Participants are encouraged to attend a monthly support meeting focusing on providing skills, abilities, and resources to promote self sufficiency. Project Self-Sufficiency maintains a food pantry and links participants with needed clothing, furniture, used computers, and cars. The Supervisor, besides providing direct case management services to the participating families, also networks with other programs as well as employers, social service agencies, educators, and/or institutional service providers. The goal of this program is to:

- Increase family income;
- Make the family self-sufficient, stable, and independent; and,
- Eliminate the family's need for subsidized housing or rental assistance.

Participating families may receive services for up to a five-year period during which time they must be working towards their goals of becoming self-sufficient. In exchange for the parent's commitment and work, the Supervisor evaluates the family's specific needs and determines barriers that are detrimental to self-sufficiency and a sequence of steps is identified to overcome the barriers. Because of the need to keep costs as low as possible, the program utilizes service providers who either donate services or discount costs to PSS participants.

During FY 2008/2009, 67 households were assisted through the Project Self-Sufficiency (PS-S) Program. During the fourth quarter, many inquiries about the program were handled. Qualified participants were sent applications and this lead to the acceptance of five new families in the program, which included two single father families. Three additional applications have been sent to qualified single parents. When these applications are returned and program eligibility is confirmed, appointments will be set with applicants to finalized program and acceptance.

Biannual IAP appointments began the last week of August. Many participants discussed the effect that budget cuts are having on their ability to successfully complete classes, find employment and afford the escalating cost of housing and childcare. Government

assistance cuts, as well as school finance aid cuts, seriously impede the ability of participants to enroll in need classes. Many are finding it necessary to take classes at more than one campus in order to meet unit requirements.

The annual Back-To-School/Backpack/Gift Card/BBQ was held in September at Edison Community Center. BBQ chicken and salad was enjoyed by all. Several Project Self-Sufficiency participants helped in setting up and the NCL provided childcare during the speaker/meeting portion of the evening. Representatives from Orange Coast College’s EOPs and Care Program offices discussed current issues with class and financial cuts. The First Christian Church of Huntington Beach again donated well-stocked backpacks for all school age children. The Project Self Sufficiency Foundation provided gift cards to all parents, school age children and even the not-quite-ready-for-school-age group. The Foundation had craft tables set up for all participant families to make “Thank you Turkey Hands” to be sent to Foundation donors for Thanksgiving. Community support continued in the form of clothing and furniture donations. Dr. Steve Schumm continued support for the program by providing services for five families. Eye care needs were assisted by Lens Crafters and Dr. Germundsen. Foundation member and long time support, Sue Saffarrans volunteered to take over the organization and supervision of the Food Pantry. Participants now contact Sue or one of her assistants to make arrangements to meet at The Pantry to get needed food and supplies. Organization for the annual Distance Derby began in July. Many volunteers from the community as well as program participants have signed up to assist at the event which was held in October 2009. This event was a major fund raising benefit for Project Self Sufficiency.

HPRP (SL-1): The City received \$566,611 in HPRP funds. Funding was allocated to four programs: Project Self-Sufficiency; Interval House; Collette’s Children’s Home; and Community Services – Senior Outreach. Implementation of these programs has just begun and no accomplishments have been reported yet.

Cumulative Accomplishments:

| Priority Need Category | Project Self-Sufficiency | HPRP |
|--|--------------------------|------------------|
| Five-Year Quantified Objectives | 190 households | ?? |
| Annual Accomplishments | | |
| FY 2005/2006 | 110 households | -- |
| FY 2006/2007 | 95 households | -- |
| FY 2007/2008 | 65 households | -- |
| FY 2008/2009 | 67 households | Not yet in place |
| Cumulative Accomplishments | 337 households | -- |

3. SPECIAL NEEDS AND STRATEGIES

Five-Year Consolidated Plan Objectives - Elderly:

1. Provide an array of services that meets the needs of the older population who are homebound.
2. Strengthen and expand current case management programs by offering a volunteer peer counseling service.
3. Establish an Eldercare Training Program, which provides resources to adult children working in the proprietary and nonprofit marketplace.
4. Establish sliding fee scale for providing case management and other support services.
5. Pursue additional grant monies to fund needed services.
6. Provide services to meet the needs of adult children of aging parents, i.e., support groups, counseling, and seminars.
7. Continue to work on the challenges of transportation for those seniors who do not drive and do not feel comfortable riding on the fixed routes.
8. Encourage healthy aging; promote fitness and wellness programs to insure a healthy senior population.
9. Educate the community so there is a better understanding of aging. Help dispel the myths and ageism in society.

Five-Year Consolidated Plan Objectives – Persons with Disabilities:

1. Modify public facilities to meet ADA requirements.
2. Provide grants to low income persons needing accessibility modifications to their homes.
3. Provide public service grants to support services for the disabled and programs for persons with AIDS/HIV.
4. Support the rehabilitation, conversion, and or housing facilities, which serve persons with disabilities and/or AIDS/HIV.

Five-Year Consolidated Plan Objective - Youth:

1. Provide support services to low to moderate-income youth.

FY 2008/2009 Action Plan Objectives:

1. Provide adult daycare for 85 elderly persons with dementia.
2. Provide case management and services to 150 homebound seniors.
3. Provide youth development and diversion activities for 475 youth.
4. Provide health services for 9,724 low income persons.
5. Provide cultural and recreational activities to 735 low income residents in the Oak View Enhancement Area.

FY 2008/2009 Accomplishments:

The specific objective/outcome criterion for each HUD-funded program or activity is shown in parenthesis.

Alzheimer's Family Services Center (formerly Adult Day Services of Orange County) (SL-1): This program provides day care services for Alzheimer's and dementia

patients. As the only Alzheimer's Day Care Resource Center in Orange County, the center provides services that are affordable to families of all socioeconomic backgrounds. The center also supplements direct care with case management, support groups, and educational seminars. Staff language capabilities include Chinese, Spanish, Vietnamese, and Tagalog. More than 150 volunteers provide thousands of hours of services (e.g. supervising participants, clerical tasks, and agency leadership). During FY 2008/2009, 83 Huntington Beach families were enrolled in the Center's program. Approximately 37% of the participants (31 persons) were also from female-headed households.

Senior Outreach (SL-1): The City of Huntington Beach Community Services Department administers the Senior Outreach Program to assist low income frail elderly persons to remain safely and independently in their homes. Utilizing care management, the Senior Outreach Program makes it possible for frail elderly persons to live independently without being subject to early placement in a board and care, assisted living, or skilled nursing facility. Along with care management, the Senior Outreach Program includes meals-to-home and transportation services. During FY 2008/2009, 379 elderly persons were assisted. A total of 205 (54%) of these senior residents were extremely low income and 54% (206) were female-headed households.

During the fourth quarter of FY 2008-2009, the Care Management team made 322 home visits, provided 3,158 seniors with information and referrals by phone, coordinated with Orange County Adult Protective Services on at least 12 cases, Older Adult Services on ten cases and the Huntington Beach Code Enforcement department on two cases. Daily care calls were made to 16 elders and seven elders received a weekly volunteer friendly visitor. Care Management provides support to the transportation program which provided 10,321 rides and to the Meals to the Home program which delivered 29,274 meals. Care Management partners with the Huntington Beach Rotary Club to provide nutritional supplement to low-income and nutritionally compromised seniors and through a partnership with the Huntington Beach Assistance League's Dream Catchers, provided 59 of these seniors with grocery gift certificates. Additionally six low-income seniors received Access OCTA fare coupon booklets.

Care Management partners with community programs to provide needed assistance to Huntington Beach older adults. New partnerships were developed in the last quarter with Golden West College's emancipated foster youth program and Outreach's Shared Housing Program, making matches between older adults needing assistance in exchange for low or free rent for low income-high potential emancipated foster youth. Nutritional supplements were provided to low-income nutritionally compromised seniors through a partnership with the Huntington Beach Rotary Club. The Kiwanis project CHERIS intergenerational program provided light home upkeep and yard work for 34 homes of low income seniors as well. In partnership with the Huntington Beach Council on Aging and Rescue Alert of California, 31 low-income seniors were provided with Personal Response Systems.

Care Management continued their commitment to network countywide to participate in ongoing education as well as to educate the community about aging issues. In August

Care Management hosted a networking lunch for 65 countywide senior service providers. Throughout the final quarter, they supervised 80 internship hours for a California State Fullerton University senior majoring in Sociology. Care Management is a member of the Orange County Task Force on Hoarding and spoke as part of a panel to the National Study Group with the OC Partnership regarding homelessness and quarterly meetings with Community SeniorServ regarding Care Management Services.

Community Services Program (SL-1): The City's Community Services Program (CSP) Gang Prevention Program provides prevention services for youth and families in at-risk environments. A concentrated effort was placed on serving the residents of the Oak View community, which has the largest concentration of low-income residents in Huntington Beach. The program provides positive alternatives to violence, gang, and drug use by engaging youth in a wide array of activities such as: skill-building workshops, job/career readiness, community service projects, enrichment activities, and psycho-educational counseling. During FY 2008/2009, 470 Huntington Beach residents were assisted through this program, nearly all of whom were Hispanic. Most of the program participants (83%) were also from extremely low income households and 16 percent were from female headed households.

Community Care Health Center (SL-3): The Community Care Health Centers (CCHC) Health Care project provides coordinated health services over the human life cycle. Services are provided directly at Huntington Beach Community Clinic and in multiple areas, including preventive care, primary care, dental care, mental health, health insurance linkage, women's health and pediatric care, and pharmaceutical support for Huntington Beach residents. The target population is the uninsured and medically underserved residents who fall 200 percent below the poverty level. During FY 2008/2009, the Health Center assisted 9,936 low and moderate income Huntington Beach residents. Among these, 8,951 (90%) were extremely low income and 1,502 (15%) were female-headed households.

Oak View Branch Library Literacy Program (EO-3): The Family Literacy Program helps adult students improve their basic literacy skills with 70 literacy volunteers from the community as well as through computer assisted learning. The program offered six different six to eight week computer workshops throughout the year and also had two weekly computer lab drop in times for students to use the language learning software Rosetta Stone and Side by Side Interactive with the help of literacy staff or volunteers. The program began piloting a bilingual book club for tutors and students and promoted TV Turnoff Week in April.

In addition to helping adults improve English literacy skills, the Family Literacy Program offered 12 special family Storytimes during the year to help families develop a love of books and reading together. The program motivates parents to read with their young children and provides parents with information about supporting their children's emergent literacy skills. Adult literacy students with preschool children received a free children's book each month to build a home library.

The Saturday Science program helped kindergarten through third grade children improve English literacy skills as well as basic research skills through books and computers and gave children a chance to do simple science related projects. Family Literacy staff also conducted weekly class Storytimes for Oak View Preschool as well as a weekly bilingual storytime for the public on Friday morning.

Throughout the year, the Family Literacy Program also distributed information to families regarding special classes, events and services offered in the Oak View community including agencies such as the Family Resource Center, the Salvation Army and CSP among others.

The Family Literacy held its Special Annual Awards night on June 25, 2009 at which seven adult literacy students and six literacy volunteers received special recognition. Approximately 130 people attended the event including volunteers, students, family members, friends and literacy supporters. Special guests included Mayor Keith Bohr, Library Director Stephanie Beverage, Literacy Board President Jerry Aspland and Library Board President Dionne Cox.

In FY 2008/2009, the Family Literacy Program reached a total of 155 adult literacy students, helping them learn to read, write, speak and understand English. Among these residents, 108 (70%) were extremely low income and 22 (14%) were female-headed households.

Oak View Community Center/Children's Bureau (SL-3): Children's Bureau collaborated with the West County YMCA to provide a drop-in recreation program for the Oak View community. The program was held in the Oak View Family Resource Center Gymnasium and Oak View Park. This program was instituted to provide a place where children and teens can enjoy various sports programs, receive assistance with their homework, understand the importance of leadership and teamwork and have a safe and fun place to go to after school. The Oak View gymnasium renovation project began in August of 2008 and was completed in December 2008. During this time, the YMCA after school recreation program was held completely outdoors and involved children to participate in soccer, basketball and other various sports.

In addition to this service, the Family Resource Center provides an array of family preservation services, including Family Advocacy, Case Management, Domestic Violence prevention and intervention services, parent education classes, health education, insurance assistance, Individual and Family Counseling and gang prevention programs. This year, the family resource center served a total of 356 individuals.

With the re-opening of the Oak View gymnasium, new events such as the Oak View Olympics, basketball clinics, volleyball tournaments and team building projects brought forward more teens from the community and thus reinforce the Center's mission of facilitating the development of a safe, healthy, and nurturing environment in school, home and community such that children may be successful in school, at work, and in their personal relationships.

The Teens and Kids in Action Drop-In Recreation Program offers homework assistance, arts and crafts, science experiments, sports, service projects and literacy activities and has been successful at getting kids of all ages to participate in the program. An average of 30 students attended daily and many parents have expressed improvements in the grades of program participants. The program also provide literacy and math support when school is out of session.

All but one of the participants was of Hispanic origin. During FY 2008/2009, the Teens and Kids in Action and Drop-In Recreation Program served 337 Huntington Beach residents, including 121 (36percent) female heads of households. Most residents (96 percent) assisted were considered extremely low income. The recreation program offered basketball, soccer, dodge ball, jujitsu, and other recreational drop-in activities at the center.

Cumulative Accomplishments:

| Priority Need Category | Elderly and Frail Elderly | Persons with Disabilities | Youth/At-Risk Youth | Low Income Persons |
|--|---|--|-------------------------------|---|
| Five-Year Quantified Objectives | 325 Persons | 500 Persons | Not Established | Not Established |
| Annual Accomplishments | | | | |
| FY 2005/2006 | 86 (Adult Day Services) 853 (Senior Outreach) | 6 wheelchairs provided access to beach area | 359 at-risk youth in CSP | 141 persons (literacy) 12,895 persons (CCHC) 1,407 (Children's Bureau) |
| FY 2006/2007 | 88 (Adult Day Care) 680 (Senior Outreach) 1,119 (Senior Lunch) | -- | 316 at-risk youth in CSP | 143 persons (Literacy) 11,314 persons (CCHC) |
| FY 2007/2008 | 110 (Adult Day Care) 317 Senior Outreach 1,011 (Senior Lunch) | -- | 479 at-risk youth in CSP | 157 persons (Literacy) 9,724 persons (CCHC) 361 persons (Children's Bureau) |
| FY 2008/2009 | 83 (Adult Day Services) 379 (Senior Outreach) 29,274 (Senior Meals) | -- | 470 at-risk youth in CSP | 155 persons (Literacy) 9,936 persons (CCHC) 356 persons (Children's Bureau) |
| Cumulative Accomplishments | 367 (Adult Day Care) 2,229 (Senior Outreach) 31,404 (Senior Lunch) | 6 wheelchairs provided access to beach area | 1,624 at-risk youth in CSP | 596 persons (Literacy) 43,869 persons (CCHC) 2,124 persons (Children's Bureau) |

4. COMMUNITY DEVELOPMENT NEEDS AND STRATEGIES

Five-Year Consolidated Plan Objectives:

1. Maintain public facilities to protect the community's investment.
2. Provide for accessibility for persons with disabilities to all public structures.
3. Upgrade existing tot lots to meet ADA standards.
4. Design one infrastructure improvement per year.
5. Construct one infrastructure improvement per year.

FY 2008/2009 Action Plan Objectives:

In addition to the projects approved in previous Action Plans, the following projects will be pursued in FY 2008/09:

- ADA improvements at City Gymnasium
- ADA improvements at Edison Community Center
- ADA ramps at various locations

FY 2008/2009 Accomplishments:

The specific objective/outcome criterion for each HUD-funded program or activity is shown in parenthesis.

Park & Recreational Facilities– City Gymnasium (SL-3): Modifications to ramps, railings, thresholds, doors and doorways, restrooms, sinks and cabinets to meet current accessibility standards were funded with \$120,000 in CDBG funds. The project is currently pending issuance of an RFP for architectural services. A design consultant is needed to develop specifications and working drawings for necessary building alterations.

Park & Recreational Facilities – Edison Community Center (SL-1) - \$90,000 in CDBG was allocated to provide modifications to crosswalks, ramps, steps, thresholds, doors and doorways, restrooms, sinks, cabinets, drinking fountains and signage to meet current accessibility standards. The project is currently pending issuance of an RFP for architectural services. A design consultant is needed to develop specifications and working drawings for necessary building alterations.

Sidewalk Improvement - ADA Ramps – Various Locations (SL-1) - The Public Works Department completed the installation of ADA compliant wheel chair ramps at various intersections throughout the City with \$56,837. Under contract number MSC 470 twenty (30) ADA curb ramps were installed. Contract number MSC 453 was awarded \$180,000 and resulted in 79 ramps being built.

Other Public Facilities - Renovations to Fire Stations (SL-1): As reported by the Public Works Department, Americans with Disability Act (ADA) improvements were necessary for the Gothard, Murdy, and Magnolia Fire Stations. Renovations were completed in October 2008.

CDBG-R Projects (SL-1): The City received \$370,575 in CDBG-R program funds. The following projects were funded:

- Murdy Community Center Roof Replacement (\$240,000)
- Reconstruction of Edam Circle (\$75,000)
- Curb Ramps at Various Intersections (35,000)
- Program Administration (\$20,575)

These projects are in progress.

Other Public Facilities – Huntington Beach Youth Shelter (SL-1): The Huntington Beach Youth Shelter renovation was a new \$50,000 CDBG project funded from unprogrammed CDBG funds. As the amount was under \$100,000, after the CPAB conducted a public hearing on February 7, 2008, the appropriation was approved administratively according to the Citizen Participation Plan thus amending the 2007-08 Action Plan. This project shall be completed in 2009. [STAFF - please update progress.]

Cumulative Accomplishments:

| Priority Needs Category | Senior Centers | Recreation Facilities | Street Improvements | Sidewalk Improvements | Drainage Improvements | Other Public Facilities |
|--|----------------|------------------------------|-----------------------------|--|----------------------------|--|
| Five-Year Quantified Objectives | 1 facility | 5 facilities | 4 projects | 2 projects | 6 projects | Not establishes |
| Annual Accomplishments | | | | | | |
| FY 2005/2006 | -- | 2 facilities improved | 1 project completed | Multiple ADA ramps installed throughout the City | 1 project completed | -- |
| FY 2006/2007 | -- | -- | -- | -- | -- | -- |
| FY 2007/2008 | -- | 1 facility improved | 1 project completed | 208 ADA ramps installed throughout the City | -- | ADA renovation of 3 fire stations |
| FY 2008/2009 | -- | | | 109 ADA ramps installed throughout the City | | Completed ADA renovations of 3 fire stations |
| Cumulative Accomplishments | -- | 3 facilities improved | 2 projects completed | 317 ADA ramps installed through the City | 1 project completed | ADA renovations of 3 fire stations |

5. LEAD-BASED PAINT/HAZARDS

CDBG and HOME programs are required to comply with HUD’s final regulation of September 15, 1999, imposing new requirements on certain housing units receiving CDBG and HOME assistance (24 CFR Part 35). Among other requirements, the new lead safety regulation requires CDBG or HOME grantees providing funds for rehabilitation, acquisition, and tenant-based rental assistance to perform clearance testing

or clearance examination after certain lead hazard control activities. The City is currently testing and reporting in accordance with HUD's most recent standards.

Housing Rehabilitation Loan Program: To meet the federal requirements, Huntington Beach provides lead-based paint information with each Rehabilitation Loan application packet. When it is discovered that lead-based paint is present, the owner of the property contracts for the lead-based paint removal. Cost of lead-based paint removal is an eligible activity under the Rehabilitation Loan Program.

Environmental Review: The Planning Department is responsible for the environmental review of proposed projects. During this phase, if lead-based paint is discovered through the Environmental Impact Review (EIR), then the developer would be responsible for the removal of lead-based paint.

6. ECONOMIC DEVELOPMENT/ANTI-POVERTY NEEDS AND STRATEGIES

Economic Development

Huntington Beach has long held the highest standards for its businesses and residents. The goals of the Economic Development Department are to retain and expand the City's base of retail and industry. The Department coordinates with other City departments, Orange County and the state, college and non-profit agencies to provide a diverse slate of programs and help increase sales tax revenue and employment. Specifically, the City:

1. Provides staff support to Economic Development Committee.
2. Continues interdepartmental meetings for purposes of reducing red tape, improving working relationships between departments, and assisting new developments through the City processes.
3. Markets City and economic development at various trade shows.

Programs and activities to promote economic development include:

Regional Assistance Programs: Lack of capital to start, expand, or relocate a business is one of the biggest problems facing businesses today. In an effort to relieve this problem, the Economic Development Department works to establish a good working relationship with local banks, state, and federal offices, and various community, regional, and governmental resources. The Department directs businesses in need to the proper sources and helps them take advantage of a multitude of business incentive programs.

Business Improvement Districts: The City has three Business Improvement Districts (BIDs): Auto Dealers BID along Beach Boulevard; Hotel/Motel BID; and the Downtown Business Owners BID. Through the BID assessments, each BID promotes their particular economic segment of the community.

Anti-Poverty Strategy

The 2000 Census indicates that only 6.6 percent of the City's population was classified as living below the poverty level. Typically, a higher proportion of female-headed

households experience poverty than other segments of the population. In Huntington Beach, about 19% of the City's female-headed households lived below the poverty level in 2000. Specifically, 20.4% of the City's female-headed households with children under 18 years of age and over 27% the female-headed households with children under 6 years of age lived below the poverty level in 2000.

Although the City has a lower proportion of households living below the poverty level than the County, the City's anti-poverty strategy aims to:

- Reduce the number of families on welfare;
- Reduce the number of families needing housing subsidies; and
- Increase economic opportunities for low-income persons.

The City continues to implement its strategy through the following actions simplified here:

1. Cooperate (and integrate where possible) with State and County programs to increase economic opportunities.
2. Coordinate Project Self-Sufficiency, a local program to assist low-income single parent families achieve economic independence.
3. Maintain and expand the City's economic base, working with employers, educational facilities and through the Ochoa Community Job Center and the Workforce Investment Act for job training, business creation, and retention.
4. Encourage collaboration among the social service programs to maximize effectiveness with limited resources.
5. Promote the preservation and creation of affordable housing.

7. PLANNING

The City completed the 2005-2010 Consolidated Plan that includes a five-year strategy to address the City's housing and community development needs. In addition, the City's Housing Element (2008-2014) reflects the current housing situation and identifies the City's housing goals, policies and programs. The Housing Element has been approved by the State Department of Housing and Community Development as in compliance with State Housing Element law. The City is in the process of developing the 2010-2015 Consolidated Plan.

Furthermore, an ongoing effort is the identification of public infrastructure needs in various neighborhoods. Likewise, the City has established special task forces to study issues such as nuisance abatement, youth needs, and Welfare to Work. The City Administrator's office coordinates assessments of all of the City's funding needs and grant opportunities.

AFFIRMATIVELY FURTHERING FAIR HOUSING

This section discusses the actions taken to affirmatively further fair housing, including actions taken regarding the completion of an analysis of the impediments to fair housing choice, a summary of the impediments and the actions taken to overcome the effects of the impediments identified through the analysis. (24 CRF 91.520(a))

The City joined other Orange County jurisdictions to participate in the 2000 update to Analysis to Impediments (AI) to Fair Housing Choice, prepared by the Fair Housing Council of Orange County (FHCOC). Staff attended meetings, public hearings, and participated in discussions during development of the AI, and provided research and input into the final product.

The AI provides great detail for the County and the participating jurisdictions. The findings and recommendations are summarized below:

| 2000 Update to Analysis to Impediments to Fair Housing | |
|--|---|
| Finding | Recommendation |
| Current organization is effective | Continue support at present level |
| Lack of proactive position regarding fair lending practices | Local jurisdictions should study data available and act accordingly |
| Lack of formal fair housing education systems in place at local level | Local jurisdictions should require employees involved with fair housing issues to attend training |
| Recent immigrant populations may not have adequate information available to them | Provide education and outreach to service organizations that assist new immigrant populations |
| Jurisdictions have independent policies involving housing development | Monitor and review programs as they relate to fair housing issues |

2008/2009 Accomplishments:

The City continued to support the FHCOC to provide fair housing services for residents, landlords, management companies, and property owners in Huntington Beach. Details of services provided by the FHCOC have been detailed in the previous section.

AFFORDABLE HOUSING

The City has a number of plans and policy documents that direct affordable housing decisions: the Housing Element of the General Plan, the Consolidated Plan, and the Ten-Year Redevelopment Housing Compliance Plan.

The Planning Department maintains the General Plan update, as required by State law. State law requires jurisdictions to provide for their share of regional housing needs. The City's Housing Element prioritizes local housing concerns and establishes a series of

goals and policies to guide the development and implementation of its housing programs. The following goals in the Housing Element serve as a guide to City officials in daily decision making:

1. The attainment of decent housing within a satisfying living environment for households of all socioeconomic, racial, and ethnic groups in Huntington Beach;
2. The provision of a variety of housing opportunities by type, tenure, and cost for household of all sizes throughout the City; and
3. The development of a balanced residential environment with access to employment opportunities, community facilities, and adequate services.

In order to attain these general goals, the City had committed to specific policies and programs. These policies are organized around six areas of concern:

1. Conservation of existing affordable housing
2. Provisions of adequate sites for housing
3. Assistance with development of affordable housing;
4. Removal of government constraints;
5. Provision of equal housing opportunity; and
6. Promotion of energy conservation.

Goal 1: Conservation of existing affordable housing

Single Family Home Improvement and Multifamily Rental Housing Rehab Loans

These Citywide programs provide loans of up to \$25,000 for owners of a single family home and up to \$15,000 for owners of mobile homes, townhouses, or condominiums for rehabilitation purposes. The loans are provided at an interest rate of 3% below market (for low income residents) and 2% below market (for moderate income residents). Repayment can be deferred until the home is sold or transferred (for low income residents) or made in monthly installments spread over 15 years (for moderate income residents). Owners of an apartment building with seven or fewer units with low income residents may qualify for a loan of up to \$15,000 per unit with an interest rate of 2% below market. These loans are eligible to be repaid over 15 years.

Neighborhood Preservation Program

Huntington Beach implemented a neighborhood preservation program, shifting the focus of code enforcement from reactionary and punitive to proactive and educational in nature. Neighborhood Preservation is mostly preventive and focuses not only on individual properties, but the overall quality of life in the surrounding neighborhood. Neighborhood Preservation looks toward education, empowerment, and the establishment of community partnerships and pride to help address conditions in neighborhoods and improve the quality of life.

Based on the results of the 2007 housing conditions survey, the neighborhood preservation program focused on the following four low and moderate income areas: Bolsa Chica-Heil, East-Central, South-Central, Southeast.

Preservation of Assisted Rental Housing

Huntington Beach contains two projects at-risk of converting to market rate during the 2008-2018 planning period: Wycliffe Gardens and Huntington Villa Yorba. The City will undertake the following strategies to preserve its at-risk rental housing:

- **Monitor At-Risk Units:** Contact property owners within one year of affordability expiration to discuss preservation options
- **Work with Potential Priority Purchasers:** Solicit the participation of agencies interested in purchasing and/or managing at-risk units. Provide funding assistance or rent subsidies to maintain affordability.
- **Tenant Education:** Provide tenants with education regarding tenants rights and conversion procedures.

Mobile Home Park Preservation

Huntington Beach contains 18 mobile home parks with over 3,100 mobile home units. These mobile homes provide affordable housing for many seniors and low income families. In 2004, the City adopted a Mobile Home Park Conversion Ordinance that establishes requirements for removing the Mobile Home Park overlay, rezoning in the Residential Mobile Home Park zone, and allowing a change in use. The City has also established a Mobile Home Advisory Board (MHAB) to ensure the quality of life in mobile home parks.

Goal 2: Provision of adequate sites for housing

Residential and Mixed-Use Sites Inventory

As part of its Housing Element update, the City prepared a parcel-specific vacant sites analysis. Huntington Beach is approaching build out and has little remaining residential vacant land. The majority of City's vacant residential zoned property is in small in-fill sites. Far more significant development opportunities exist for mixed-use along transportation corridors within the City. The City maintains a current inventory of these vacant sites and provides it to interested developers along with information on available development incentives.

Beach/Edinger Corridor Specific Plan

Beach Boulevard and Edinger Avenue are the two primary economic engines of Huntington Beach. In the fall of 2006, the City hired a consulting team to perform a revitalization study of the two corridors. A Specific Plan is also in the process of being developed for this area. A key component of this plan is the integration of higher density housing, including the introduction of up to 3,000 new units on Edinger Avenue and 2,000 units on Beach Boulevard.

Residential Development Opportunities on School Sites

The City works with the school districts to provide residential opportunities on appropriate surplus school sites. Residential entitlements are being processed on two

Fountain Valley School District sites, and the Huntington Beach City School District issued a Request for Proposal for residential development on four closed school sites.

Second Units

Second units typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students, and single persons. The primary homeowners also receive supplementary income by renting out their second unit. The City amended its second unit provisions to utilize a ministerial process for second unit applications. The City also implements a Second Unit Ordinance and educates residents on the availability of second units through distribution of informational materials.

Goal 3: Assist in development of affordable housing

Affordable Housing Development Assistance

The City and its Redevelopment Agency play an active role in the provision of quality affordable housing through land assembly and write-downs; direct financial assistance using HOME, redevelopment set-aside and Housing Trust fund resources; and regulatory incentives (density bonus and other development incentives).

Workforce Housing Program

The City hopes to extend homeownership opportunities to its workforce by funding an assistance program using funds from the Housing Development Fund and Inclusionary Housing in-lieu fee revenues.

Inclusionary Housing Program

The City of Huntington Beach requires at least 10% of all new housing construction of three or more units to be affordable for low, median, or moderate-income households. Certain areas of the City require 15% affordability. Developers may provide their affordable units on the residential development site or at another approved location. Builders may designate their newly constructed units as affordable to meet their requirement, or they may substantially rehabilitate and make affordable existing housing units, as approved by the City. All affordable housing units are monitored by the City during an “affordability period,” which lasts at least 30 years.

Goal 4: Removal of governmental constraints

Affordable Housing Density Bonus

Applicants of residential projects of five or more units may apply for a density bonus and additional incentives in exchange for providing affordable units. The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage. The density bonus generally ranges from 20-35% above the specified General Plan density.

Development Fee Assistance

The Redevelopment Agency currently offers fee reimbursements as part of its overall package of development assistance for affordable housing developments. The City also

plans to adopt an Affordable Housing Fee Reduction Ordinance, which delineates a reduced fee schedule for affordable projects, by the end of 2009.

Residential Processing Procedures

The City’s requirement for Conditional Use Permit (CUP) approval before the Planning Commission for multi-family projects with ten or more units may serve as a constraint to the provision of housing. The City plans to increase the unit threshold for a CUP in multi-family zoning districts.

Zoning Ordinance Revisions

The City amended its Zoning Ordinance to make explicit provisions for transitional and supportive housing, and emergency shelters in December 2009.

Goal 5: Equal Housing Opportunity

Fair Housing

The City uses the services of the Fair Housing Council of Orange County (FHCOC) to implement the regional Fair Housing Plan (AI) and to offer the following services:

- Fair Housing Community Education
- Fair Housing Enforcement
- Tenant Legal Assistance
- Housing Dispute Evaluation and Resolution
- Mediation Program

FHCOC assists up to 900 Huntington Beach households annually with tenant/landlord issues, and handles up to 14 fair housing cases each year on behalf of residents.

Reasonable Accommodation

The City will adopt a reasonable accommodation procedure to encourage and facilitate the provision of housing for persons with disabilities, including procedures for the approval of group homes, accessibility improvements and ADA retrofit projects.

Homeless Assistance

The City’s Economic Development and Community Services staff is active participants in the County’s Continuum of Care to assist homeless people transition towards self-sufficiency. The City provides funds to local non-profit groups that provide housing and services to the area’s homeless and at-risk population, both for services and capital improvements to facilities. Public notification of funding availability is provided through newspaper advertisements and direct notification to local service providers.

Goal 6: Promote energy conservation

Green Building

To further green building goals, residential and mixed-use developments receiving Redevelopment Agency assistance will be required to include sustainable design features to the extent it is financially feasible.

Redevelopment agencies are required to provide a plan to address redevelopment activities and redevelopment housing obligations. The Redevelopment Housing Compliance Plan is prepared every five years but with a ten-year planning period.

Furthermore, the City adopted its current Consolidated Plan in 2005, approving the five-year strategy for the expenditure of federal resources and other available resources to meet the City's goals regarding affordable housing, community improvements and facilities, and public services for the low-income residents of the community.

INSTITUTIONAL STRUCTURE

A. CITY OF HUNTINGTON BEACH

The Consolidated Plan is implemented by various City Departments, as described below:

1. **Economic Development Department:** The Economic Development Department is the lead agency responsible for the implementation of the Consolidated Plan. The Department oversees the citizen participation process, grant administration, reporting, and program compliance monitoring. A staff liaison is assigned to the Citizen Participation Advisory Board to assist in the public participation and project review process.

The Economic Development Committee, a sub-committee of City Council, reviews staff's recommendations regarding the use of HOME and Housing-Set-Aside funds before the housing projects are considered by City Council. Departmental staff serves as the liaison to this committee. The department is also responsible for ongoing compliance monitoring for the affordable housing projects.

The Housing Rehabilitation Loan Program is administered by the department and is currently working with a qualified consultant to manage the loan program. The Department of Economic Development works with the Planning Department on Affordable Housing requirements for new construction. A staff liaison is assigned to the Mobile Home Advisory Board, created to facilitate communication between park owners and mobile home residents.

2. **Building and Safety Department:** This department issues building permits and performs professional plan checks and inspections to ensure conformance with

the appropriate state and local building codes. The services include helping applicants through the system in an expeditious manner without violating important safety laws and regulations. As construction activity is projected to remain high for a number of years, contract services will continue to be utilized.

3. **Community Services Department:** The Human Services Division of the Community Services Department recommends to City Council the prioritization of local service needs, including the provision of social services, shelter, and homeless activities, and appropriate service providers. The Department administers a range of programs, including Project Self-Sufficiency, Seniors Outreach, and programs at the Oak View Community Center.

The Parks and Recreation Division of the Community Services Department provides social services for children and recommends park and recreational facility improvements throughout the City and at the beach.

4. **Public Works Department:** The Public Works Department recommends infrastructure and public facility improvements, contracts for work, and monitors the construction of such improvements.

5. **Planning Department:** City Planning Department implements California State law for the development and maintenance of a General Plan and the corresponding Zoning and Subdivision Ordinance as well as reviewing and processing applications for various development projects based upon these documents. The City of Huntington Beach Planning Department is comprised of the following divisions:

- Advance Planning, which maintains the General Plan, and processes long-term projects, policy documents, and environmental documents;
- Current Planning, which reviews and processes development applications according to the General Plan and Zoning Code;
- Neighborhood Preservation/Code Enforcement, which works to maintain quality neighborhoods and inspects projects after construction to verify and maintain compliance with the Zoning Code. Special Code Enforcement eligible activities are administered through this division who also provide information to property owners on the Housing Rehabilitation Loan Program.

6. **Police Department:** The Police Department provides crime prevention and gang diversion programs.

B. COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDOs)

As required by the HOME program, to further strengthen the City's housing service delivery system, the City works closely with Community Housing Development

Organizations (CHDOs) and other non-profit housing organizations. CHDOs certified by the City of Huntington Beach include:

- Jamboree Housing Corporation
- Orange County Housing Development Corporation
- Shelter for the Homeless

C. OTHER GOVERNMENTAL ORGANIZATIONS

The City coordinates with a number of County agencies to deliver housing and community development activities:

- **Orange County Housing Authority:** The City contracts with the Orange County Housing Authority to administer the Housing Voucher Program (Section 8) for Huntington Beach residents.
- **County of Orange:** The City of Huntington Beach participates in the County's Continuum of Care Strategy for the Homeless and Supportive Housing Grants application for special needs housing in the County.

D. NON-PROFIT ORGANIZATIONS

The City contracts with the Fair Housing Council of Orange County (FHCO) to provide fair housing, tenant-landlord counseling, advocacy, and dispute resolution services. In addition, a variety of non-profit agencies deliver services to Huntington Beach residents. Economic Development staff monitors the agencies that receive CDBG public service grants from the City.

CONTINUUM OF CARE

This section addresses the needs of homeless persons and populations with special needs (including persons with HIV/AIDS and their families). As part of the Consolidated Planning process, the City is obligated to address its Continuum of Care, specifically, how it intends to develop and support one seamless system to assist the homeless with emergency, transitional and permanent housing.

As homelessness is considered a regional issue, the City participates as a partner with the County in the regional strategy. The "Point in Time Survey" was conducted in October 2009 and counts the number of homeless individuals throughout the county on a given day and then estimates other homeless figures from the collected data. The survey estimates that Orange County had 8,333 homeless in October 2009, which translates to 21,479 homeless annually. Approximately 30% of these individuals are in shelters or transitional housing. The survey indicates that these totals are more than double the number of homeless recorded in 2007.

The CDBG program historically has supported homeless shelters, emergency shelters, and battered women's shelters, and supported programs aimed at preventing homelessness (e.g. Project Self-Sufficiency, Episcopal Services Alliance, and Senior Outreach). These agencies frequently communicate with each other regarding client needs and make an effort not to duplicate services. On the county level, a non-profit agency called INFO-LINK of Orange County coordinates information and provides referral to the public. The City of Huntington Beach has been active in promoting the 211 telephone line as a resource for countywide agencies and services available.

The City participates in the regional Continuum of Care strategy and in the application process for the Continuum of Care SuperNOFA. The County of Orange was the lead agency and established its leadership cabinet in February 1998. Since that time, the participating jurisdictions have been working aggressively to compile a comprehensive inventory of the regional resources, identify gaps in the Continuum of Care system, work to provide services and facilities to complete the system.

OTHER ACTIONS

A. COORDINATING SERVICES

The City of Huntington Beach continues to coordinate with affordable housing providers and service agencies to ensure efficient use of all available resources in addressing the needs of its residents. Communications between these parties occur throughout the year and collaborative funding applications are encouraged. As mentioned in the section on the institutional structure, many public, private, non-profit agencies collaborate in providing an array of services. All entities are encouraged to continue to assess the needs of the community and offer suggestions for programs and projects to meet these needs.

In accordance with the City's Citizen Participation Plan for the CDBG and HOME programs, other boards and commissions are notified when the annual funding application process is initiated. Agendas and public notices are e-mailed to all entities on the mailing list, thus keeping as many interested parties informed as possible.

B. MONITORING AND ADMINISTRATION

The City utilizes HUD's Integrated Disbursement and Information System (IDIS) that allows for regular reporting and financial disbursements (reimbursements for City expenditures). The City manages the CDBG and HOME programs on a reimbursement basis; funds are first spent through the City's accounts, then requests for reimbursements for the expenses are made resulting in drawdowns through IDIS (see attached reports).

In addition, other tracking systems are used to monitor case follow-ups and assessment of program performance. To the extent feasible, quantified objectives are established to provide a means of measuring the effectiveness of each program or activity. To further enhance the City's internal monitoring procedures, the Economic Development

Department enters into Memorandum of Understanding (MOUs) with individual City departments receiving CDBG and HOME funds to ensure appropriate and timely expenditure of funds. The nonprofit agencies carrying out CDBG activities are required to enter into a subgrantee agreement to assure program compliance.

The City conducted on-site monitoring of activities carried out by subgrantees in October 2009. Due to the change in staff, the monitoring was delayed slightly. Monitoring visits were made with the subgrantees to discuss program compliance and assist with reporting accomplishments where needed. After the monitoring visits, each subgrantee received a letter documenting areas where improvements would be needed and follow-up meetings were arranged with City staff to provide further training or technical assistance. In October 2008, the City provided report training to its subgrantees.

During 2007/08, an administrative technical improvement was made by utilizing Consolidated Plan Management Program (“CPMP tool”) by entering the accomplishment data for previous Action Plans. This “tool” provides HUD a system for eligibility review and program accomplishment over the five year period. It is noted here that the IDIS reference numbers submitted to HUD in CPMP do not correlate with the “live” IDIS system as shown in the attached IDIS reports. The IDIS system automatically assigns the activity numbers as the projects are approved and the activities are entered, not based on CPMP.

C. CITIZEN PARTICIPATION

In Huntington Beach, citizens are given many opportunities to participate in the development of the Consolidated Plan and Action Plans for CDBG and HOME programs, and the delivery of programs and activities.

The Citizen Participation Advisory Board (CPAB) is an advisory board to City Council, and holds hearings on community needs and reviews all eligible applications for CDBG funds. The board meets with CDBG applicants, and subsequently provides funding recommendations to City Council on the CDBG program. CPAB members are recruited throughout the community with a special emphasis on attracting low-moderate income residents to serve on the board. In order for the CPAB to be more familiar with the CDBG program, every other year staff and CPAB tour the facilities and locations where the CDBG activities are being conducted and proposed.

CPAB conducts public hearings in the community, and reviews and discusses issues brought forward by the community. In October and November of 2009, two public hearings on community needs were held in two distinct areas of the City. The public comments received at the hearings primarily supported continuing funding for the current public service subgrantees that serve the needs of the low-income and special need populations.

During 2007/08 the City amended its Citizen Participation Plan to clarify if the City Council or if the CPAB would be the public hearing body for the reprogramming of funds over \$100,000 and/or for new projects.

City Council meetings are webcast live and the public may view past meetings through the website's archive. The website address is: www.surfcity-hb.org.

In addition, the City Administrator's weekly newsletter provides leads to the LA Times, O.C. Register, the City News Service, the Associated Press, United Press International, Long Beach Press Telegram, and cable channels. The Department of Economic Development regularly provides articles for the City Administrator's weekly news on program accomplishments, public notices, opportunities for applying for the CDBG funding, and vacancies on the CPAB. Information regarding the CDBG program is also posted at: www.surfcity-hb.org/CityDepartments/ED/CDBG/

LEVERAGING RESOURCES

The costs of providing services and facilities continue to increase. As a result, leveraging various funding resources is an important strategy to maximize the cost-effectiveness of program/service delivery.

A. COMMUNITY DEVELOPMENT BLOCK GRANT

While the CDBG program has no match requirement, depending on the nature of the programs/activities, various leveraging resources are utilized. For the Housing Rehabilitation Program, private investment by property owners is often present. For public improvements or public service programs, State and/or other federal funds are used to leverage CDBG funds. In 2000 through HUD's Section 108 loan program, the City borrowed \$2,750,000 for the renovation of the historic City Gym and Pool. This leveraged the CDBG entitlement grant to enable the renovation to occur sooner than over a protracted period of time that would have resulted in higher costs due to the increase in materials and labor over time. The last payment is scheduled for 2019. During FY 2008/2009, the City paid \$259,762 towards the Section 108 Loan.

B. HOME INVESTMENT PARTNERSHIP

The HOME program has a 25-percent match requirement. The City uses Redevelopment Housing Set Aside funds to leverage HOME funds for acquisition and rehabilitation projects. A HOME Match Report is included in this CAPER as an appendix.

SPECIFIC HOME PROGRAM NARRATIVES

A. ADDI FUNDS

The City has decided to opt out of the ADDI program.

B. HOME FUNDS

The City of Huntington Beach continues to pursue eligible housing projects for the use of HOME funding. Acquisition/rehabilitation of affordable rental housing and housing for special needs groups is the primary strategy of the HOME program. In FY 2008/2009 \$747,206 in new HOME funds was allocated by HUD for the acquisition and rehabilitation of affordable housing in the City. The City provided \$511,296.09 in HOME funds to Jamboree Housing to acquire and rehabilitate the ___-unit apartment at 17442 Koledo Lane (Jamboree IV).

C. AFFIRMATIVE MARKETING ACTIONS AND OUTREACH TO MINORITY AND WOMEN OWNED BUSINESS

Recent use of HOME funds in Huntington Beach was limited to acquisition of multi-family rental properties through CHDOs. These organizations were asked to assist with outreach efforts to MBE/WBEs. Also, the HOME program looked to the CDBG program to provide the core effort in this area. The HOME coordinator will continue outreach efforts for increased MBE/WBE participation.

D. ON-SITE INSPECTION OF AFFORDABLE RENTAL HOUSING

HOME funded projects are monitored annually or biannually, depending on the terms of the HOME agreement for each project. All properties were found to be in compliance with HOME requirements.

SELF-EVALUATION OF THE PROGRESS MADE

The Consolidated Plan is an integrated strategy designed to provide a comprehensive approach to addressing neighborhood and community development issues. The following discussion highlights various areas that warrant special acknowledgment for past accomplishments and/or particular attention for future consideration.

A. HOUSING PROGRAMS

Housing programs encompass many efforts to improve existing housing stock and create and preserve affordable housing. The following discussion provides a brief evaluation of the progress made and offers some suggestions for future direction.

Recapture Density Bonus Units and Rehabilitation/Preservation of Affordable Units:

To conserve the existing stock of publicly-assisted affordable housing, the City monitors the status of affordable units provided under the density bonus ordinance, housing programs such as HOME and Redevelopment Housing Set-Aside, and the City's inclusionary housing policy.

As part of the 2008-2014 Housing Element update, the City evaluated the potential conversion of affordable housing to market-rate housing due to expiration of deed restrictions/affordability covenants or termination of subsidy contracts. The Housing Element includes programs/actions to help preserve the City's affordable housing stock.

Housing Rehabilitation: With the retention of a consultant to help administer the Housing Rehabilitation Programs, the City is making progress toward with processing loan applications. However, use of CDBG rehabilitation assistance is still limited due to the economic and real estate market conditions. The City is reconsidering redirecting a portion of the Revolving Loan Fund for multi-family housing rehabilitation.

Acquisition/Rehabilitation: HOME and Redevelopment Housing Set-Aside funds were used to assist in the acquisition of property for the purpose of creating or maintaining affordable housing. The City worked primarily with CHDOs and nonprofit housing providers to ensure the long-term affordability of rehabilitated housing.

Code Enforcement: The City's Code Enforcement program is a great resource for determining community development needs. Code Enforcement officers regularly observe and report deterioration in City neighborhoods. As the City ages, older neighborhoods in high-density areas may require frequent monitoring and proactive abatement of substandard conditions. Such conditions include: hazardous living conditions; abandoned vacant buildings; deteriorated exterior and interior weatherization such as paint and stucco; hazardous electrical wiring, faulty plumbing fixtures and mechanical equipment; structural violations; improper living (garage living), construction without a permit, rubbish accumulation, hazardous waste; and sewage spills and cockroach infestation.

From field inspections, CDBG Code Enforcement Officers reported additional code enforcement assistance needed in the Enhancement Areas. A greater degree of proactive enforcement coupled with education is needed. During the past year, two full-time CDBG positions provided Special Code Enforcement services in the newly approved Special Code Enforcement areas that met the definition of deteriorated or deteriorating and met the exception criteria of 40.3% low-income.

B. COMMUNITY DEVELOPMENT NEEDS

There are ongoing needs to improve infrastructure and public facilities in the Enhancement Areas. Specifically, ADA improvements throughout the City are also needed to enhance accessibility for persons with disabilities.

C. CONTINUUM OF CARE

The City of Huntington Beach participated in the regional Continuum of Care and to provide public services and sufficient shelter for the homeless and at-risk homeless. The City also continued to participate in the Welfare to Work initiatives.

D. ECONOMIC DEVELOPMENT

The Ochoa Job Center provides an organized safe facility for day laborers to solicit work. This City sponsored facility, in partnership with Saint Anselm’s Cross-Cultural Community Center, allows contractors, homeowners, and business owners a place to hire local day laborers through a managed program.

E. SOCIAL SERVICE PROGRAMS

The City's social service programs benefited through increased communication and reduction of duplicative efforts. CDBG staff worked closely with other City departments and non-profit agencies to coordinate the delivery of services efficiently.

PUBLIC REVIEW

Public Notice: Following is the public notice published in the *Huntington Beach Independent*, _____, 2009. This publication meets the requirements for a minimum public review period of 15 days.

PUBLICATION DATE: _____, 2009

**PUBLIC NOTICE
HUNTINGTON BEACH CITIZEN REVIEW OF
CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT**

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS: All are hereby notified that City of Huntington Beach is requesting citizens to review and provide comment on the City’s Consolidated Annual Performance and Evaluation Report (CAPER). This report is required by the Department of Housing and Urban Development for the City’s participation in the CDBG and HOME programs, as referenced in the Consolidated Plan.

PUBLIC COMMENTS

The public is invited to provide comments during the fifteen-day comment period, ending December ____, 2009. Beginning December __, 2009, copies of the report are available for public review at the Economic Development Department, 5th floor, 2000 Main Street, Huntington Beach, Monday through Friday, between the hours of 8:00 AM and 5:00 PM. The report will also be posted at www.surfcity-hb.org/CityDepartments/ED/CDBG/. Written comments must be delivered to the address below by December ____, 2009, 5:00 PM.

Written comments can be addressed to:

Kellee Fritzal, Deputy Director
Department of Economic Development
City of Huntington Beach
2000 Main Street - Fifth Floor
Huntington Beach, California 92648

APPENDIX A

IDIS REPORTS

- Activity Summary (GPR) Report (IDIS-PR03)
 - Summary of Consolidated Plan Projects (IDIS-PR06)
 - Status of HOME Activities (IDIS-PR 22)
 - Summary of Accomplishments (IDIS-PR23)
 - CDBG Financial Summary (IDIS-PR26)
 - Status of HOME Grants (IDIS-PR 27)
 - CDBG Performance Measure Report (IDIS-PR 83)
 - Housing Performance Report (IDIS-PR 85)
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APPENDIX B

PROOF OF PUBLICATION



APPENDIX C

HOME ANNUAL REPORT HOME MATCH REPORT

