CITY OF HUNTINGTON BEACH

CAPER FY 2011-2012

(Consolidated Annual Performance Evaluation Report)

Community Development Block Grant
HOME Investment Partnership

DRAFT

Submitted to the
U.S. Department of
Housing and Urban Development

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Table of Contents

Executive Summary **CPR-1**

Assessment of Five-Year Goals and Objectives **CPR-3**

1. Resources CPR-3
2. Geographic Distribution of Investment CPR-4
3. Programmatic Accomplishments CPR-6
   A. Housing Needs and Strategies CPR-7
   B. Homeless Needs and Strategies CPR-10
   C. Community Services Strategies CPR-12
   D. Community Development Strategies CPR-15
   E. Planning and Administration CPR-17
   F. Economic Development/Anti-Poverty Needs and Strategies CPR-18

Affirmatively Further Fair Housing Choice **CPR-20**

Affordable Housing **CPR-23**

Institutional Structure **CPR-27**

1. City of Huntington Beach CPR-27
2. Community Housing Development Organizations (CHDOs) CPR-29
3. Other Governmental Organizations CPR-29
4. Non-Profit Organizations CPR-29

Continuum of Care **CPR-30**

Other Actions **CPR-31**

1. Coordinating Services CPR-31
2. Monitoring and Administration CPR-31

Citizen Participation **CPR-32**

Leveraging Resources **CPR-33**

1. Community Development Block Grant CPR-33
2. HOME Investment Partnership CPR-34

Specific HOME Program Narratives **CPR-34**

1. ADDI Funds CPR-34
2. HOME Funds CPR-34
3. Affirmative Marketing Actions and Outreach to Minority and Women Owned Business CPR-34
4. On-Site Inspection of Affordable Rental Housing CPR-35

Self-Evaluation of the Progress Made **CPR-35**

1. Housing Programs CPR-35
2. Community Development Needs CPR-36
3. Continuum of Care CPR-36
4. Social Service Programs CPR-36

Public Review **CPR-36**

Appendix A	**IDIS Reports**
Appendix B	**Summary Reports**
Appendix C	**Proof of Publication**
Appendix D	**HOME Annual Report** **HOME Match Report**

Executive Summary

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 2011-2012 reviews the City's specific achievements over the last year (October 1, 2011 through September 30, 2012) and provides an assessment of the progress in implementing the goals and objectives of the five-year Consolidated Plan covering FY 2010-2015. This CAPER is the second year of implementing the Consolidated Plan and uses the goals and objectives identified in the FY 2011-2012 Annual Action Plan as the benchmark for progress in meeting annual and five-year objectives. Priorities stated in the Consolidated Plan were established as follows:

Housing Priorities

- Preserve and Rehabilitate Existing Single-Family and Multi-Family Dwelling Units.
- Assist Low- and Moderate-Income Households in Securing Affordable Homeownership Opportunities.
- Improve and Preserve Neighborhood Conditions.
- Expand and Preserve Rental Housing Opportunities.

Homeless Need Priorities

- Provide Assistance to the Homeless and Persons At-Risk of Becoming Homeless.

Community Development and Community Services Priorities

- Provide and Improve Community Services for Low- and Moderate-Income Persons and Those with Non-Homeless Special Needs.
- Improve and Expand Community Facilities and Infrastructure to Meet Current and Future Needs.
- Provide for Necessary Planning and Administration Activities to Address the Housing and Community Development Needs in the City.

Anti-Poverty Priorities

- Promote Economic Development and Employment Opportunities for Low- and Moderate-Income Households.

Decent Housing	Priority	Five-Year Goal	FY 2011-2012 Annual Goal	Five-Year Cumulative Accomplishment as of FY 2011-2012	Assessment % of Five-Year Goal as of FY 2011-2012
Rehabilitation Loans/Grants	Medium	100 loans/grants	20 loans/grants	29 loans/grants	29%
Homeownership	Low	40 households	0 household	42 households	102%
Code Enforcement	High	3,000 units 5 clean-up days	600 units	1,195 units 2 clean-up days	40%
Acquisition/Rehabilitation and New Construction	High	50 units	2 units	8 units	16%
Rental Assistance (Housing Choice Vouchers)	Medium	4,500 households	900 households	1,800 households	40%
Supportive Housing (HOME)	Medium	20 households	10 households	10 households	50%

Suitable Living Environment	Priority	Five-Year Goal	FY 2011-2012 Annual Goal	Five-Year Cumulative Accomplishment as of FY 2011-2012	Assessment % of Five-Year Goal as of FY 2011-2012
Public Service Activities					
Senior Services	High	1,000 persons	3,055 persons	2,045 persons	222%
Youth Services	High	2,350 persons	925 persons	1,646 persons	70%
Special Needs	Medium	50,000 persons	19,082 persons	8,581 persons	17%
Capital Improvements and Community Facilities					
Capital Improvements and Community Facilities	High	5 facilities	3 facilities	9 facilities	200%

Economic Opportunities	Priority	Five-Year Goal	FY 2011-2012 Annual Goal	Five-Year Cumulative Accomplishment as of FY 2011-2012	Assessment % of Five-Year Goal as of FY 2011-2012
Regional Assistance Program					
Small Business Technical Assistance: Job Creation Opportunities, Entitlement Assistance, Resource Development	High	200 instances	40 instances	100 instances	50%
Business resource seminars: SCORE, SBA, Doing Business with the City, Trade Connect	Medium	20 seminars	4 seminars	5 seminars	25%
Economic Development Conference	Low	5 conferences	1 conference	2 conference	40%
Business Improvement District					
Free Downtown Shuttle Program - Tuesdays	Medium	2,000 persons	400 persons	1,663 persons	83%
Free Downtown Shuttle Program – Summer Weekend / Holiday Service	Medium	20,000 persons	5,000 persons	9,130 persons	46%

Continuum of Care	Priority	Five-Year Goal	FY 2011-2012 Annual Goal	Five-Year Cumulative Accomplishment as of FY 2011-2012	Assessment % of Five-Year Goal as of FY 2011-2012
Homeless Assistance	High	300 households /persons	50 households	85 households	28%

Assessment of Five-Year Goals and Objectives

1. Resources

The City of Huntington Beach is an entitlement jurisdiction for two programs administered by the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME). In FY 2011-2012, the total amount of funds allocated was $1,234,158 for CDBG and $722,353 for HOME.

In addition, the City continued to administer two additional grants received under the Federal government's economic stimulus plan ($370,575 of CDBG-R funds and $566,611 of Homeless Prevention and Rapid Re-housing Program funds). While these funds were provided in 2008, implementation of the programs began in FY 2009-2010 and continued into FY 2011-2012.

Historically, the City received other sources of funds to implement affordable housing goals, specifically the Redevelopment Housing Set-Aside funds; however, these funds ceased during the program year as Redevelopment Agencies were ordered to dissolve by the California State Governor, effective February of 2012. Thus, other community development objectives will be met through a variety of limited resources such as developer fees, gas tax, capital improvement funds, Measure M funds, State and Federal transportation improvement funds, community volunteers, and other additional resources as they become available.

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 percent of all funds expended must benefit persons earning no more than 80 percent of the County Area Median Income (AMI). For FY 2011-2012, the Huntington Beach CDBG allocation was $1,234,158.

HOME Investment Partnership (HOME) – HOME funds are used expressly for promoting decent and affordable housing. Program regulations require that 90 percent of all HOME funds be used to assist households with incomes below 80 percent AMI. Specifically, a minimum 15 percent of the total HOME funds must be provided to Community Housing Development Organizations (CHDOs) to provide affordable housing. The remaining 10 percent can be used for program administration. The City of Huntington Beach HOME allocation was $722,353 in FY 2011-2012. Previous years' HOME allocations were also available for affordable housing projects.

Use of HOME funds must be matched 25 percent with local or non-federal resources. HOME match is calculated based on funds expended on housing activities, excluding administration and CHDO capacity or operating costs.

In the past, the City utilized Redevelopment Housing Set-Aside funds as a match to HOME funds. As of this report, $2,600,346 in excess match will carry forward into the next program year (see Appendix C for HOME Match Report). Since no HOME funds were expended on housing activities during FY 2011-2012, no match is required for this fiscal year.

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 urged 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. These funds were used for the Edam Street Improvement Project and the Murdy Community Center Green Roof Project.

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. A Request for Proposals was issued and grants were provided to four organizations: Interval House, Project Self Sufficiency, Senior Outreach, and Collette's Chlidren's Home.

Redevelopment Housing Set-Aside funds were previously used to match and supplement federal funds to meet community development and affordable housing needs; however, with the dissolution of the Redevelopment Agency, that funding source has been eliminated. The City will pursue other funding sources in the future.

2. 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 percent 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 percent 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 percent 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 percent 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.

3. 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** activities are to be funded by the City during the five-year period covered by the Consolidated Plan. However, high-priority activities are not guaranteed funding every year.

- **Medium-priority** activities will be addressed as funds are available in the five-year period and the City will take actions to help these groups locate other sources of funds.

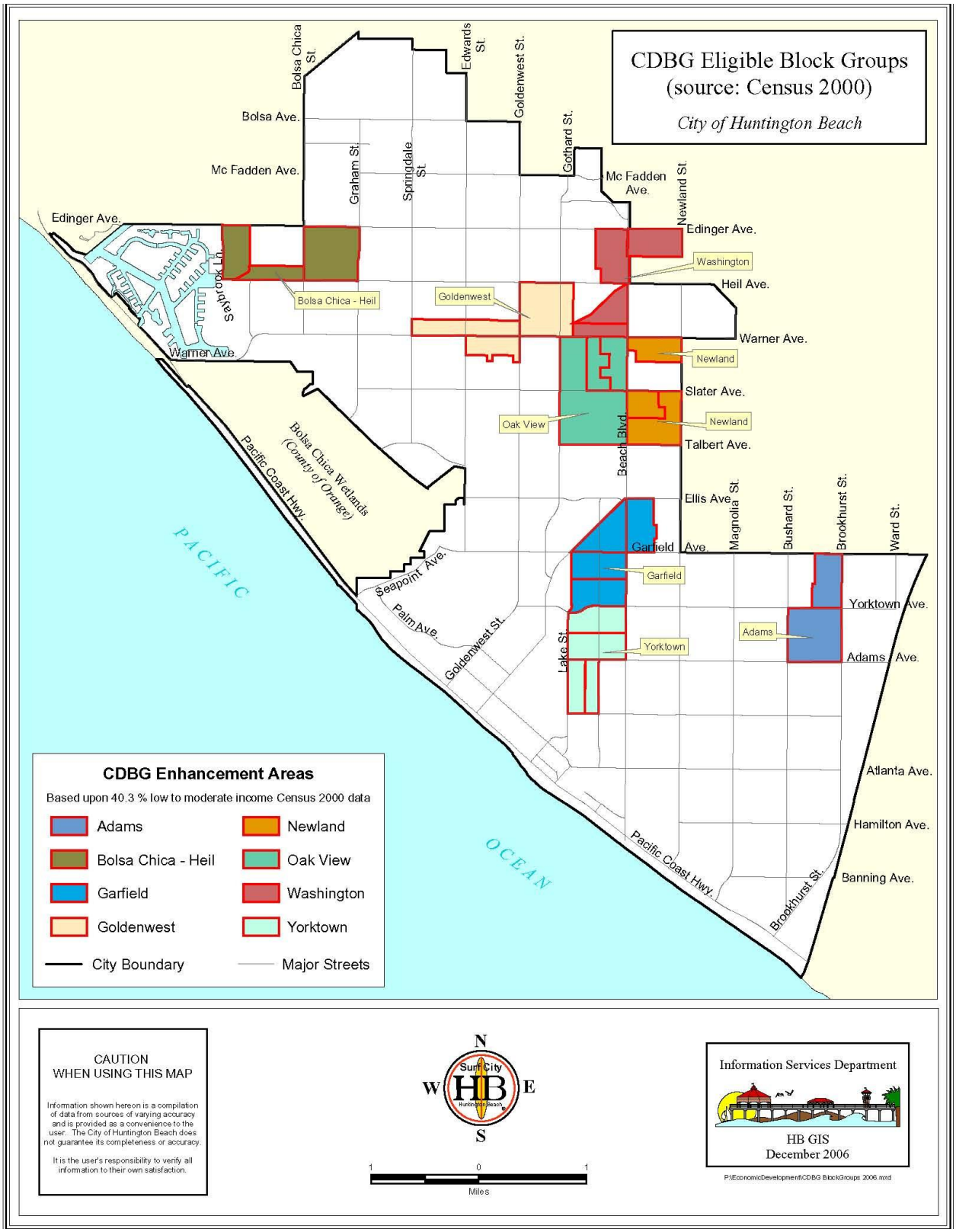
- **Low/No-priority** activities will not directly be funded by the City, but other entities' applications for federal assistance might be supported and found to be consistent with this Plan. The City has also found that there are some activities with no need or that have already been substantially addressed.

In the City's FY 2011-2012 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. Objectives and performance outcomes established by HUD are the bases for assigning priorities to needs for which funding may be allocated. The 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.


CDBG Eligible Block Groups
(source: Census 2000)
City of Huntington Beach
Bolsa Chica St.
Edwards St.
Goldenwest St.
Gothard St.
Bolsa Ave.
Mc Fadden Ave.
Graham St.
Springdale St.
Mc Fadden Ave.
Newland St.
Edinger Ave.
Edinger Ave.
Washington
Heil Ave.
Bolsa Chica - Heil
Goldenwest
Seapoint St.
Warner Ave.
Warner Ave.
Newland
Slater Ave.
Oak View
Newland
Talbert Ave.
Beach Blvd.
Bolsa Chica Wetlands (County of Orange)
Pacific Coast Hwy.
Ellis Ave.
Magnolia St.
Bushard St.
Brookhurst St.
Ward St.
PACIFIC
Garfield Ave.
Garfield
Seapoint Ave.
Palm Ave.
Goldenwest St.
Lake St.
Yorktown
Yorktown Ave.
Adams
Adams Ave.
Atlanta Ave.
Hamilton Ave.
OCEAN
Pacific Coast Hwy.
Brookhurst St.
Banning Ave.
CDBG Enhancement Areas
Based upon 40.3 % low to moderate income Census 2000 data
Adams
Newland
Bolsa Chica - Heil
Oak View
Garfield
Washington
Goldenwest
Yorktown
City Boundary
Major Streets
CAUTION
WHEN USING THIS MAP
Information shown hereon is a compilation of data from sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy.
It is the user's responsibility to verify all information to their own satisfaction.
N
W
E
S
Surf City
HB
Huntington Beach
1
0
1
Miles
Information Services Department
HB GIS
December 2006
P:\EconomicDevelopment\CDBG BlockGroups 2006.mxd

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

Table 1: 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

A. Housing Needs and Strategies

Housing activities that benefit low- and moderate-income households received a High Priority during the 2010-2015 Consolidated Plan period. The intended outcomes are the conservation and improvement of existing affordable housing, increased development of affordable housing, and the promotion of equal housing opportunities. The Consolidated Plan and subsequent annual Action Plans include quantified objectives primarily for CDBG- and HOME-funded programs. This CAPER evaluates the City's accomplishments in the CDBG and HOME programs as outlined in the five-year Consolidated Plan and annual Action Plan for FY 2011-2012.

Five-Year Consolidated Plan Objectives:

- Provide 100 housing rehabilitation loans and grants using CDBG funds.
- Operate a special code enforcement program within the special designated areas, benefitting 3,000 housing units within these areas.
- Conduct one Enhancement Area Clean-Up Day annually, for a total of five over the planning period.
- Increase affordable rental housing by 50 units through new construction or acquisition/rehabilitation.
- Assist 900 households receiving Section 8 vouchers annually.

FY 2011-2012 Annual Action Plan Objectives:

- Provide rehabilitation loans and grants to 20 owner-households.
- Conduct code enforcement to benefit 600 housing units and implement one enhancement area clean-up day.
- Create two (2) affordable housing units through new construction or acquisition/rehabilitation.
- Assist 900 households receiving Section 8 vouchers.
- Assist 10 households with Supportive Housing (HOME)
- Provide fair housing services for 508 persons.

FY 2011-2012 Accomplishments:

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

Housing Rehabilitation Loan Program (DH-1)**:** Housing Rehabilitation Loan Program policies and procedures were adopted by City Council in January 2003 and updated in 2009. The program is 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 2011-2012 was $10,172.

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 percent 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 percent 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 has retained GRC and Associates to administer the City's rehabilitation program, including the loan approval process, work write-ups, and rehabilitation construction oversight. A Request for Proposal is issued every three years for consultant selection to administer this program. 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 2011-2012, the City allocated $105,000 from the Revolving Loan Fund for expenditure on the Rehabilitation Loan Program. In addition, $197,026.65 was received as in loan payoffs and repayments during the year. During FY 2011-2012, 8 loans and grants were provided and 8 properties were rehabilitated, with three properties receiving a lead-based paint grant. The majority of the properties were mobile homes (five), two were single-family homes, and one was a condominium. A total of $149,871 was expended on loans and an additional $19,640 was expended on administration of the program. Because the City no longer provides Rehabilitation loans to mobile homes based on the risk associated with lending for such projects, the number of loans has decreased. Grant and loan amounts were increased by the City Council in 2010 to $10,000 and $75,000, respectively. Therefore, a high demand for grants has been received from mobile home owners; as a result, the City limited the number of mobile home grants to five to seven annually. Mobile home grants and loans due to the high level of defaults the City suffered as a result of loans on which the borrower has defaulted.

Affordable Housing: The City used prior year HOME funds to support the following affordable housing projects:

- **Collette's Children's Home (7911 Slater Avenue)**: The City provided HOME CHDO reserve funds to Collette's Children's Home to construct six (6) affordable housing units. This project is 100 percent complete.

- **Habitat for Humanity (18451 Patterson Lane)**: The City provided HOME funds to Habitat for Humanity to create two (2) units of very low affordable homeownership housing. $748,437 of prior year HOME funds was expended on this project.

- **American Family Housing:** The City provided HOME operating funds to American Family Housing (AFH) for the provision of a supportive housing program that serves an estimated 10 households. This is a two-year program and the agency received $130,934 ($65,467 in FY 2011-2012 and $65,467 in FY 2012-2013). Ten households are currently being assisted by AMF under this program.

The City is the process of pursuing another affordable housing project with AMCAL Multi-Housing, Inc. that would result in 100 new affordable units. This project was approved by the City Council on November 19, 2012. Approximately $800,000 in HOME funds will be used to support this project.

Code Enforcement (DH-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. 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.

During FY 2011-2012, $210,173 of CDBG funds were allocated and $206,911 was expended for the Special Code Enforcement program. Throughout the year, the division inspected 536 housing units and opened 130 new cases; all of which were referred to the housing rehabilitation loan program. The division also successfully completed abatement efforts on 1,004 cases, which resulted in bringing these properties and units into a state of compliance thereby reversing blight and improving housing conditions. Additional achievements include: responding to and investigating 160 citizen requests for service/complaints, observing 894 violations, and responding to approximately 81 percent of all complaints within 48 hours.

On June 30, 2012, the City participated in Oak View Pride Day to assist in neighborhood cleanup efforts.

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. Three of the eight properties completed received a lead grant.

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.

Cumulative Accomplishments:

Table 2: Housing - Cumulative Accomplishments					
Priority Need Category	**Rehabilitation Loans/Grants**	**Homeownership**	**Code Enforcement**	**New Construction, Acquisition/ Rehabilitation**	**Rental Assistance/ Section 8**
Five-Year Quantified Objectives	***Priority 1*** 100 Loans	***Priority 2*** City Inclusionary Program and City-Funded Down Payment Assistance 40 Households	***Priority 3*** 3,000 housing units/ 5 cleanup days	***Priority 4*** 50 units	***Priority 4*** 4,500 households from Voucher program
Accomplishments					
FY 2011-2012	8 Households	Zero –Program discontinued via substantial amendment in March 2011 due to dissolution of redevelopment	536 Housing Units 1 Clean-up Day	Habitat for Humanity 2 Units Completed	900 Households 10 households through Supportive Housing by AFH
Cumulative Accomplishments	29 Households	Pacific Shores (21 inclusionary units) Pacific Sun (6 units) Habitat for Humanity (2 units) 15 households assisted through Downpayment Assistance	1,195 Housing Units 2 Clean-up Days	8 Units Completed	1,810 Households

B. Homeless Needs and Strategies

Five-Year Consolidated Plan Objectives:

- 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.
- Assist 300 homeless and at-risk homeless persons and families.

FY 2011-2012 Action Plan Objectives:

- Assist 65 households through Project Self-Sufficiency.

FY 2011-2012 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 2011-2012, $6,000 of CDBG funds was allocated to assist 32 households through the Project Self-Sufficiency (PSS) Program. Approximately one-half of participating households were victims of domestic violence. Each participating family has, on average, two children. Throughout the year, many inquiries about the program were handled. Qualified participants were sent applications and this lead to the acceptance of five new clients in the program. Two clients were terminated from the program and several others are currently in "transition" and will be leaving the program at the end of the year. PSS enrolls clients who live, work, or attend school in Huntington Beach, and the total number of families in the program and who meet one or more of those criteria is 51, with an additional eight clients having phased out during the FY 2011-2012. While the program did not meet the anticipated goal of serving 65 new clients, it should be noted that many PSS clients have relocated from Huntington Beach due to rising rental costs, job locations or a transfer for a four-year college, so some participants no longer qualify, as they no longer meet the eligibility criteria.

HPRP (SL-1)**:** The City received $566,611 in HPRP funds, which the City continued to administer in FY 2011-2012. Funding was allocated to four programs: Project Self-Sufficiency; Interval House; Collette's Children Home; and Community Services – Senior Outreach.

- **Project Self-Sufficiency:** PSS was allocated $347,000 in HPRP funds to provide reimbursement grants to PSS Foundation for rental assistance and case management and financial assistance to at-risk homeless persons.
- **Interval House:** Interval House was provided $100,000 in HPRP funds to provide financial assistance and housing stabilization and relocation services to the homeless and at-risk homeless.
- **Collette's Children Home:** Collette's Children Home was provided $71,611 in HPRP funds to provide financial assistance and/or housing relocation and stabilization services for those who are experiencing homelessness.
- **Community Services Senior Outreach:** The Senior Outreach program was allocated $40,000 in HPRP funds to provide case management and financial assistance to seniors as a homeless prevention service.

The HPRP program was completed in August 2012.

Cumulative Accomplishments:

Table 3: Homeless – Cumulative Accomplishments	
Priority Need Category	**Project Self-Sufficiency**
Five-Year Quantified Objectives	***Priority 5*** 300 Homeless
Annual Accomplishments	
FY 2011-2012	32 Homeless
Cumulative Accomplishments	85 Homeless

C. Community Services Strategies

Five-Year Consolidated Plan Objectives - Elderly:

- Provide assistance to 1,000 seniors through a variety of senior services.

Five-Year Consolidated Plan Objectives – Youth:

- Provide assistance to 2,350 children and youth through a variety of services and activities.

Five-Year Consolidated Plan Objective – Community and Special Needs:

- Provide assistance to 50,000 low- and moderate-income persons and other persons with special needs through a variety of services and activities.

FY 2011-2012 Action Plan Objectives:

- Provide case management and services to 150 low- and moderate-income frail elderly persons.
- Provide meals for 900 senior households.
- Provide 1,920 senior households with home delivered meals.
- Provide adult daycare for 85 elderly persons with dementia.
- Provide youth development and diversion activities for 475 youth.
- Provide cultural and recreational activities to 450 extremely low-income residents in the Oak View Enhancement Area.
- Provide health services for 18,937 low-income persons.
- Provide adult literacy programs to increase job skills and employment eligibility for 145 extremely low- and very low- income persons.

FY 2011-2012 Accomplishments:

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

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 2011-2012, 314 elderly persons were assisted. A total of 153 (49 percent) of these senior residents were extremely low-income and 57 percent (180) were female-headed households.

Community SeniorServ – Congregate Meals (SL-1): Community SeniorServ provides meals for extremely low, very low- and moderate-income households. During FY 2011-2012, the Congregate Meals program assisted 733 Huntington Beach residents, with an average of 50 daily participants attending the lunch program at Michael E. Rodgers Senior Center. Approximately 48 percent (355 persons) were extremely low-income household and 20 percent (144) were female-headed households.

Community SeniorServ – Home Delivered Meals (SL-1): Provides home delivered meals to homebound extremely low, low, moderate and non-moderate income seniors. During FY 2011-2012, the Home Delivered Meals program assisted 199 Huntington Beach residents with home delivered meals. Approximately 72 percent (144 persons) were extremely low-income and 57 percent (114 persons) were female-headed households.

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 provides many hours of outreach and education in the Huntington Beach area, including Open Houses at the Center on various topics ranging from "Safety and Dementia" to legal workshops. The Center also sponsors a three hour "Caregiving Workshop" once a month, which provides families with the proper tools to deal with everyday issues that come up when caring for someone who has dementia. The Center supplements direct care with case management, support groups, and educational seminars, including monthly meetings with the Huntington Beach Interfaith Council, City Council meetings, and at the pier for Senior Saturday. Staff language capabilities include English, 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 2011-2012, 61 Huntington Beach residents were enrolled in the Center's program. Approximately 32 percent of the participants (18 persons) were extremely low-income and 52 percent (32 persons) were female-headed households.

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 activity, 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 2011-2012, 345 Huntington Beach residents were assisted through this program. Most of the program participants (90 percent) were from extremely low- income households and 20 percent were from female-headed households.

AltaMed Health Services Corporation, formerly Community Care Health Center (SL-1)**:** The AltaMed Health Care Services 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 2011-2012, AltaMed assisted 3,562 low- and moderate-income Huntington Beach residents. Among these, 3,400 (95 percent) were extremely low-income and 394 (11 percent) were female-headed households.

Oak View Community Center/Children's Bureau (SL-3)**:** Children's Bureau collaborated with CSP 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.

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.

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 so that children may be successful in school, at work, and in their personal relationships.

During FY 2011-2012, the Drop-In Recreation Program served 340 Huntington Beach residents, including 82 (24 percent) female-headed households. Most participants (93 percent) assisted were considered extremely low-income.

Oak View Branch Library Literacy Program (EO-3)**:** The Family Literacy Program helps adult students improve their basic literacy skills with 75 literacy volunteers from the community as well as through computer assisted learning. The program offered six different four to eight week computer workshops throughout the year. In addition, the program offered three special "English with Computers" workshops to students in addition to drop-in computer lab times on Thursday evenings 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 also offered two "computer basics" workshops for adults to develop basic computer literacy skills.

In FY 2011-2012, the Family Literacy Program reached a total of 174 adult literacy students, helping them learn to read, write, speak and understand English. Among these residents, 127 (73 percent) were extremely low-income and 27 (16 percent) were female-headed households.

Cumulative Accomplishments:

Table 4: Community Development – Cumulative Accomplishments			
Priority Need Category	**Elderly and Frail Elderly**	**Youth/At-Risk Youth**	**Community and Special Needs**
Five-Year Quantified Objectives	***Priority 6*** 1,000 Seniors	***Priority 6*** 2,350 Children and Youth	***Priority 6*** 50,000 Low- and Moderate-Income Persons and Special Needs Persons
Annual Accomplishments			
FY 2011-2012	61 (Alzheimer's Family Services) 733 (Congregate Meals) 199 (Home Delivered Meals) 314 (Senior Outreach)	345 at-risk youth (CSP) 340 persons (Children's Bureau)	174 persons (Literacy) 3,562 persons (AltaMed)
Cumulative Accomplishments	136 (Alzheimer's Family Services) 1,478 (Congregate Meals) 486 (Home Delivered Meals) 690 (Senior Outreach)	828 at-risk youth (CSP) 818 persons (Children's Bureau)	330 persons (Literacy) 8,251 persons (AltaMed)

D. Community Development Strategies

Five-Year Consolidated Plan Objectives – Community Facilities and Accessibility Improvements:

- Pursue five (5) capital improvement projects.
- Pursue five (5) accessibility improvement projects.

FY 2011-2012 Action Plan Objectives:

In addition to continuing the administration of projects approved in previous Action Plans, the following objectives applied to FY 2011-2012:

- ADA Improvements at City Hall – 1 public facility (1 location)
- ADA Ramps and Curb Cuts – 1 public facility (75 locations)
- Central Park ADA Ramp at City Building – 1 public facility (1 location)

FY 2011-2012 Accomplishments:

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

ADA Renovations City Hall- Phase 2 (SL-1): A total of $645,000 was allocated to this project for the improvement of ADA accessibility at City Hall ($267,920 from FY 2011-2012 funds and $377,080 from prior year un-programmed funds). An additional $200,000 was allocated to this project in February of 2012. Bids were publically opened on September 12, 2012 and construction will begin in January of FY 2012-2013.

ADA Ramps and Curb Cuts (SL-1): A total of $75,000 was allocated to this project for the improvement of ADA accessibility throughout various locations through the installation of curb ramps and curb cuts ($45,000 from FY 2011-2012 funds and $30,000 from prior year un-programmed funds). Bids were publically opened on July 26, 2012 and the project was completed on September 5, 2012

Central Park ADA Ramp at City Building (SL-1): A total of $40,000 was allocated to this project for the improvement of ADA accessibility via an ADA ramp at the City-owned

concessions building adjacent to a parking lot in Huntington Central Park. As other funding sources were located prior to the project commencing, this project was cancelled.

Projects from prior years that were implemented in FY 2011-2012 included:

ADA Improvements – City Hall Phase 1 (SL-1)**:** $360,073 was allocated for improvements to City Hall (including a $21,000 increase from un-programmed funds to cover design costs) such as ramps, railings, doors, doorways, restrooms and fixtures to bring the facility to ADA standards. This project was delayed due to additional work needing completion prior to this project commencing. In FY 2011-2012, additional funding was allocated to this project for Phase 2 of the improvements, described above. Bids were publically opened on September 12, 2012 and construction will begin in December 2012.

ADA Improvements – Oakview Community Center (SL-1): $66,000 was allocated for modifications to parking areas, ramps, steps, thresholds, doors and doorways, restrooms, sinks, cabinets, drinking foundations and signage to meet current accessibility standards. Bids were publically opened on August 2, 2012 and the contract was awarded on September 4, 2012. Construction will begin in FY 2012-2013. Due to the bids coming in lower than expected, the allocation was reduced to $43,083.

ADA Improvements – Banning Branch Library (SL-1): $26,000 was allocated for modifications to the parking area, ramps, handrails, thresholds, doors and doorways, drinking fountains, and signage to meet current accessibility standards. Bids were publically opened on July 26, 2012 and the contract was awarded on September 4, 2012. Construction will begin in FY 2012-2013. Due to the bids coming in higher than anticipated, the allocation was increased to $54,910.

ADA Improvements – Central Park Restrooms (SL-1): $167,911 (including an administrative amendment to increase the budget by $25,000 of un-programmed funds) was allocated for modifications to the restrooms at Central Park to meet current accessibility standards. Bids were publically opened on August 16, 2012 and construction will begin in FY 2012-2013. As the bid came in much lower than anticipated, the project was reduced to $87,552, with the remaining balance reallocated to Phase 2 of the City Hall ADA Renovation project.

ADA Improvements – City Gymnasium (SL-1): $120,000 was allocated for modifications to ramps, railings, thresholds, doors and doorways, restrooms, sinks and cabinets to meet current accessibility standards. This project was completed in FY 2010-2011.

ADA Improvements – Edison Community Center (SL-1): $90,000 was allocated for modifications to crosswalks, ramps, steps, thresholds, doors and doorways, restrooms, sinks, cabinets, drinking fountains and signage to meet current accessibility standards. This project was completed in FY 2010-2011.

CDBG-R Public Improvement Projects (SL-1): The City received $370,575 in CDBG-R funds for public improvement projects.

- **Murdy Community Center Roof Replacement:** This is a shovel-ready project located in a CDBG Target Area that primarily serves low income residents. CDBG-R funds were used to extensively repair the Community Center's roof, which will enhance energy conservation and lower energy costs. This project was originally

budgeted for $240,000 and was completed under budget. Excess budget was reallocated to the reconstruction of Edam Circle/Huntington Street (described below).

- **Reconstruction of Edam Circle/Huntington Beach:** This project proposes to reconstruct the existing sidewalk, curb and gutter, and roadway on Edam Circle and Huntington Street, which were lifted, impeding pedestrian and vehicle traffic, and causing standing water. A substantial amendment was processed to allocate a total of $203,000 ($110,000 CDBG-R and $93,000 CDBG) for the reconstruction of Edam Circle and Huntington Street. However, the Murdy Community Center Roof Replacement project was completed under budget, and excess CDBG-R funds from the Murdy Roof project were reallocated to this street reconstruction project, thereby requiring less funding from un-programmed CDBG funds. This project was completed in FY 2011-2012.

Cumulative Accomplishments:

Table 5: Community Facilities and Accessibility Improvements – Cumulative Accomplishments

Priority Needs Category	Capital Improvements	Accessibility Improvements
Five-Year Quantified Objectives	***Priority 7*** 5 facilities	***Priority 7*** 5 facilities
Annual Accomplishments		
FY 2011-2012	7 Facilities Improved	7 Projects/Facilities
Cumulative Accomplishments	9 Facilities Improved	9 Projects/Facilities

E. Planning and Administration

Program Administration: During FY 2011-2012, the City allocated $214,982 to administer the CDBG program. The City also participated in the Regional Analysis of Impediments to Fair Housing Choice update. The update was coordinated by the Fair Housing Council of Orange County.

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

Fair Housing (DH-1)**:** The City allocated $31,850 in CDBG funds to support fair housing services provided by the Fair Housing Council of Orange County (FHCOC).

During FY 2011-2012 FHCOC provided the following services:

- **Fair Housing Community Education:** Activities included conducting presentations throughout the County, reaching thousands of individuals. These included outreach events to the general public, foreclosure prevention workshops, and other training or community events. The City of Huntington Beach was the location of one of these activities. All activities were generally open to attendees from throughout the county. 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. While it is difficult to determine how many residents attended these county-wide outreach events, FHCOC reported that approximately five (5) Huntington Beach residents benefited from a Tenant workshop held within the City limits.

- **Fair Housing Enforcement:** Activities included responding within the region to housing discrimination complaints that resulted in the opening of a case file, 3 of which 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.

- **Housing Dispute Evaluation and Resolution:** Activities included assisting thousands of households throughout the region, making requests for service that resulted in objectively evaluating or providing assistance for housing related issues, disputes or inquiries. Of these, there were 433 unduplicated households from the City of Huntington Beach.

Additionally, throughout FY 2011-2012 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 and funds from the National Foreclosure Mitigation Counseling (NFMC) Program 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 464 unduplicated Huntington Beach households with Fair Housing education, counseling and enforcement. A substantial majority, 66 percent were extremely low income. FHCOC continued to implement activities under its latest Fair Housing Initiatives Program (FHIP) grant to specifically provide fair housing services geared towards immigrant communities, especially involving those immigrants with limited English proficiency.

F. 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 works with other City departments, county and state agencies, colleges and non-profit groups to provide economic development resources. By utilizing various economic development tools, including activities carried out by the Redevelopment Agency, the City's property tax and sales tax revenue shall continue to support city services and provide for a strong local economy. Specifically, the City:

- Provides staff support to Economic Development Committee, a sub-committee of City Council.
- Continues interdepartmental meetings to increase efficiency, improve working relationships between departments, and to assist new developments through the City processes.
- Markets City and economic development at various conferences, such as the International Conference of Shopping Centers and participate with local partners namely the Huntington Beach Chamber of Commerce and the Huntington Beach Marketing and Visitors Bureau.

CD-6: Section 108 Loans

The City has utilized Section 108 loans in the past to provide for economic development activities and historic rehabilitation. CDBG funds will be used to repay the existing Section 108 loans. While the City does not anticipate issuing new Section 108 loans, the City may take advantage of opportunities offered under the new Section 108 program to refinance the existing loans. Refinancing the Section 108 loans will reduce the City repayments and thereby releasing CDBG funds for other activities, including housing rehabilitation and code enforcement.

Section 108 Loan: A Section 108 Loan used for the development of the Hyatt Regency Huntington Beach Resort and Spa created 362 new jobs as of the hotel opening in January 2003. Of the 362 new jobs created, 283 employees (78 percent of the total) met HUD's low-moderate income criteria. An initial report was filed with HUD in 2003, and the second annual monitoring report was submitted to HUD in third quarter 2004. The second annual report continues to reflect over 75 percent of the more than 400 jobs created by this project have gone to low-moderate income applicants.

CD-7: Regional Assistance Programs

Lack of capital to start, expand or relocate a business is one of the biggest problems facing business today. In an effort to relieve this problem, the Business Development division works to establish a good working relationship with local banks, state and federal offices and various other community, regional and governmental resources. The division can then direct businesses in need to the proper sources and help them take advantage of a multitude if business incentive programs, including community reinvestment programs, SBA loan programs, industrial development and job training, financial incentive programs, those offered by Air Quality Management District, and bond and loan programs operated by the US and California Department of Commerce.

CD-8: Business Improvement District

The City has several Business Improvement Districts (BIDs): Auto Dealers BID; Hotel/Motel BID; and Downtown Business BID. The BIDs facilitate regular assessments and organized communication between business owners and City staff to make improvements designed to enhance business and advance their goals.

Anti-Poverty Strategy

The 2010 American Community Survey (ACS) indicates that only five percent of the City's families were 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 13.3 percent of the City's female-headed households lived below the poverty level in 2010. Specifically, 17.4 percent of the City's female-headed households with children under 18 years of age and over 25.7 percent the female-headed households with children under 6 years of age lived below the poverty level in 2010.

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 summarized here:

1. Cooperate (and integrate where possible) with State and County programs to increase economic opportunities, including the OC Partnership, Orange County Coalition of Cities and is participating in the upcoming homeless count.
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 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.
6. Coordinate with the Kennedy Commission and Orange County Housing Authority.

Affirmatively Further Fair Housing Choice

Analysis of Impediments to Fair Housing Choice: This section discusses the City's 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 2010 update to Analysis to Impediments (AI) to Fair Housing Choice, prepared by the Fair Housing Council of Orange County (FHCOC). Staff attended meetings 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 key actions are summarized below (refer to the AI for detailed actions):

Table 6: 2010 Update to Analysis to Impediments to Fair Housing

Finding	Key Actions to be Undertaken	Actions Taken
Housing discrimination, especially in the rental housing market, is an impediment to fair housing choice.	▪ Continue to process housing discrimination. ▪ Conduct testing of housing provider practices. ▪ Revise FHCOC website to provide direct access to a housing discrimination form. ▪ Revise FHCOC website to provide more information on how residents can detect discrimination. ▪ Publish a quarterly report on FHCOC website. ▪ Ensure that all jurisdictions provide a link to the FHCOC website. ▪ Compile an annual report on housing discrimination complaints.	▪ The City of Huntington Beach continued to contract with the FHCOC to process housing discrimination complaints. Testing is done when warranted. ▪ The City's website provides a link to FHCOC website. ▪ FHCOC's website currently has an on-line housing discrimination complaint reporting tool that generates an e-mail to FHCOC. It is often used for complaints for other, non-discrimination, housing-related issues. It will be upgraded in FY 2011-2012 to help further differentiate between the discrimination and non-discrimination complaints. Information regarding the process of investigating and resolving complaints will be added. ▪ For FY 2011-2012, FHCOC conducted 92 paired, on-site, systemic tests for discriminatory housing practices. These were split between 30 tests of for-sale real estate brokerage transactions and 62 rental housing transactions.
Rental housing ads that state "no pets" or indicate rental discounts for seniors are impediments to fair housing choice because they make housing unavailable to disabled persons and the non-elderly. "No Section 8" ads may become an impediment to fair housing choice because they could make housing unavailable disproportionately to a protected class such as persons with disabilities.	▪ Encourage the Orange County Register to publish a Fair Housing Notice in the rent classified section. ▪ Encourage the Los Angeles Times and Orange County Register to publish a "no pets" disclaimer that indicates rental housing owners must provide reasonable accommodations. ▪ Support an amendment to the Communications Decency Act of 1996 to address interactive computer service. ▪ Periodically review for rent and for sale ads. ▪ Prepare a summary of accomplishments each year.	▪ The City of Huntington Beach continued to contract with the FHCOC to perform fair housing services, which include these activities. The annual report is required within one month of the close of the program year. Accomplishments are summarized in this CAPER. ▪ On an occasional basis, FHCOC reviewed rental advertisements in the Orange County Register and some of its affiliate local weekly newspapers. Also, some advertisements in various editions of the Penny Saver weekly were reviewed.

Table 6: 2010 Update to Analysis to Impediments to Fair Housing

Finding	Key Actions to be Undertaken	Actions Taken
Denial of a reasonable modification or reasonable accommodation is an impediment to fair housing choice.	▪ Provide education and information on why this practice is unlawful. ▪ Provide information on the unlawful practice of denying reasonable modifications/accommodations at fair housing seminars.	▪ The City of Huntington Beach continued to contract with the FHCOC to perform fair housing services, which include these activities. ▪ Pursuant to SB 2 of the Housing Element law, the City will be amending its zoning ordinance to address reasonable accommodation. ▪ During FY 2011-2012, FHCOC provided training to rental property owners and managers through 9 training seminars. We had an additional 3 outreach activities that provided information specifically to owners and managers. ▪ During FY 2011-2012, FHCOC conducted 4 fair housing seminars in cooperation with the Apartment Association of Orange County. The curriculum included discussion of reasonable accommodations and modifications.
Hate crimes committed at a residence are an impediment to fair housing choice. Almost one-half of all hate crime events in Orange County had an anti-Black or anti-Latino bias motivation.	▪ Coordinate with the Orange County Human Relations Commission Center and Orange county Victim Assistance Partnership. ▪ Provide affected residents with referrals to hate crime victim resources.	▪ The City of Huntington Beach continued to contract with the FHCOC to perform fair housing services, which include these activities.

Table 6: 2010 Update to Analysis to Impediments to Fair Housing		
Finding	**Key Actions to be Undertaken**	**Actions Taken**
Disparities in the loan denial rates experienced by Hispanic and Black applicants create an impediment to fair housing.	▪ Monitor HMDA data annually. ▪ Complete an analysis of top ten lenders in Orange County. ▪ Complete a follow-up analysis at the neighborhood level. ▪ Conduct outreach to cultural, ethnic, and minority organizations to potentially increase interest and readiness in home purchase. ▪ Provide homebuyer education programs in neighborhoods with high denial rates.	▪ The City of Huntington Beach continued to contract with the FHCOC to perform fair housing services, which include these activities. ▪ The City offered a downpayment assistance program to assist lower and moderate income households in homeownership. ▪ As part of its outreach efforts FHCOC informs individuals and organizations of its services, which include housing counseling for individuals seeking to become ready for a home purchase. During PY 2011-2012, FHCOC participated in 41 outreach activities, reaching a culturally and ethnically diverse audience, in which we made participants aware of fair housing laws and our counseling services, including those to help them improve their readiness for a home purchase.
Public sector impediments common among local jurisdictions include restrictive or lack of zoning provisions for housing for special needs populations (e.g., transitional housing, supportive housing, SRO housing, reasonable accommodation, and definition of family).	▪ Amend the Zoning Ordinance to address housing for special needs groups.	▪ The City of Huntington Beach conducted a detailed assessment as part of its Housing Element update and the Analysis of Impediments to Fair Housing Choice. The City will be amending its Zoning Ordinance to comply with State and federal housing laws for persons with disabilities and special housing needs.

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 Loan: These Citywide programs provide loans of up to $75,000 for owners of a single family homes, townhouses, or condominiums and up to $15,000 for owners of mobile homes for rehabilitation purposes. The City provides up to $75,000 for repairs to duplex, triplex or four-plex units. The loans are provided at an interest rate of three percent below market (for low 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 two percent 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, and 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 tenant 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 and the Specific Plan for the area was adopted in March 2010. 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. During the previous program year, residential entitlements were processed on two Fountain Valley School District sites, and the Huntington Beach City School District issued a Request for Proposal (RFP) for residential development on four closed school sites. As of November 2012, the Fountain Valley entitlements are on hold and the Huntington Beach RFP resulted in the selection of Tri-Pointe Homes as the residential developer. Entitlements are in process.

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 have played 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).

As discussed earlier, the City recently completed an affordable housing project, Jamboree IV, using HOME and redevelopment funds. The City completed another affordable housing project with Colette's Children's Home at 7911 Slater Avenue. This project involved the acquisition and new construction of affordable units. Six homes were funded with HOME funds, with additional affordable units being funded with redevelopment funds. This project is complete.

Workforce Housing Program: Due to funding issues and current market conditions, the Workforce Housing Program was discontinued in August 2011. However, the City amended the regulations governing home-buying and housing developments under the Inclusionary Housing Program to assist households in purchasing the inclusionary units.

Inclusionary Housing Program: The City of Huntington Beach requires at least ten percent of all new housing construction of three or more units to be affordable for low, median, or moderate-income households. 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 up to 60 years.

In August 2011, the City amended the regulations governing home-buying and housing developments under the Inclusionary Housing Program. Changes to the regulations will assist households in purchasing the inclusionary units.

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 to 35 percent above the specified General Plan density.

Development Fee Assistance: The City also plans to adopted an Affordable Housing Fee Reduction Ordinance in 2012, which delineates a reduced fee schedule for affordable projects.

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 approximately 400 Huntington Beach households annually with tenant/landlord issues.

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 are active participants in the County's Continuum of Care to assist homeless people transitioning 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: The City adopted a new Consolidated Plan in 2010, 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. The City employs an Energy Project Manager, who has been instrumental in helping to develop green building initiatives and programs, including incorporation of energy-efficiency into all development projects whenever possible.

Institutional Structure

1. City of Huntington Beach

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

- **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. Two staff liaisons are 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 Economic Development Department 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.

- **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.

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

- **Planning and Building Department:**

  - **Building and Safety Division:** This division 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.

  - **City Planning Division:** 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 Division performs the following activities:

    - 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; and

    - 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.

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

- **Finance Department:** The Finance Department assists in the drawdowns and financial reporting for the various programs.

2. 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
- Orange County Community Housing Corporation
- Shelter for the Homeless
- Collette's Children's Home
- American Family Housing

3. 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.

4. Non-Profit Organizations

The City contracts with the Fair Housing Council of Orange County (FHCOC) 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.

In FY 2011-2012, the City provided a Certificate of Consistency to the City's Consolidated Plan for American Family Housing and Collette's Children's Home.

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 percent 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 2011 survey reported 6,939 homeless individuals during the point-in-time count, translating to about 18,325 unduplicated homeless persons annual. This level of homelessness in Orange County represents a 17-percent decrease from 2009. Among the County's homeless population, an estimated 38 percent were shelterd and 62 percent were unsheltered.

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, Interval House, American Family Housing, 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

1. 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, and 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.

2.

3. 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 sub-grantees in September 2011 and again from August through September 2012. Monitoring visits were made with the sub-grantees to discuss program compliance and assist with reporting accomplishments where needed. After the monitoring visits, each sub-grantee 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 2011, the City conducted a sub-recipient training regarding eligibility, and reporting and record-keeping requirements. Another training workshop is set to be held in the beginning of FY 2012-2013.

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- and moderate-income residents to serve on the board. In order for the CPAB to be more familiar with the CDBG program, periodically 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. During FY 2011-2012, the City conducted several public meetings to discuss housing and community development needs in the City. These are summarized in Table 7.

Table 7: Public Meetings on CDBG and HOME Programs

Date	Purpose
Thursday, November 3, 2011	▪ Reviewed annual CPAB/CDBG calendar ▪ Reviewed CDBG Eligibility Guidelines and Application Form
Thursday, December 1, 2011	▪ Reviewed FY 2010-2011 and FY 2011-2012 projects ▪ Reviewed Draft CAPER for FY 2010-2011
Thursday, January 5, 2012	▪ Public hearing on community needs for the FY 2012-2013 Action Plan
Thursday, February 2, 2012 (Oakview Community Center)	▪ Public hearing on community needs for the FY 2012-2013 Action Plan
Tuesday, March 20, 2012	▪ Bus tour of projects and programs where CDBG activities were being conducted or proposed: - Rodgers Senior Center - Alzheimer's Family Services Center - AltaMed Huntington Beach Community Clinic - Oak View Family Resource Center
Thursday, April 5, 2012	▪ CPAB meeting to hear presentations by funding applicants – Public Services
Thursday, May 5, 2012	▪ CPAB meeting to hear presentations by funding applicants – Non-Public Services ▪ Deliberation of funding applications
Monday, June 18, 2012	▪ Joint Study Session with City Council and CPAB to review funding applications.

City Council meetings are webcast live and the public may view past meetings through the website's archive. The website address is: www.huntingtonbeachca.gov

In addition, the City Manager's weekly newsletter provides leads to the Los Angeles Times, Orange County Register, the City News Service, the Associated Press, United Press International, Long Beach Press Telegram, and cable channels. The Economic Development Department regularly provides articles for the City Manager'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.huntingtonbeachca.gov/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.

1. 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 original renovations to the City Gym are now complete and the City is currently undertaking new ADA improvements. The last payment is scheduled for 2019. In FY 2009-2010, the City renegotiated its Section 108 loan terms in order to receive a lower interest rate. During FY 2011-2012, the City paid $174,109 towards the Section 108 Loan.

Substantial Amendment: In FY 2011-2012 the City made one substantial amendment to the Annual Action Plan in March 2012 that:

- Provided for goal adjustments for consistency of the FY 2011-2012 Annual Action Plan with the Five-Year Consolidated Plan;
- Added the Habitat for Humanity project at 18451 Patterson Lane for the creation of two affordable very low income ownership housing units with an allocation of $748,437 of prior year unallocated HOME funds;
- Added the Tenant-Based rental Assistance program with American Family Housing utilizing HOME CHDO operating funds in the amount of $130,934 to assist 20 households over a two-year period;
- Increased funding for the City Hall ADA Renovation Project-Phase 2 by $200,000; and
- Added funding for the ADA Ramp Project at Central Park of $40,000. This project was later cancelled due to the location of another funding source.

2. HOME Investment Partnership

The HOME program has a 25 percent match requirement. Match requirement is calculated on the basis of funds expended, excluding HOME administration and CHDO expenditures. Based on the City's HOME expenditures during FY 2011-2012, the City has not incurred any match requirement during the past program year. The City has an excess HOME match of $2,600,346. A HOME Match Report is included in this CAPER as an appendix.

Specific HOME Program Narratives

1. ADDI Funds

The City of Huntington Beach opted out of the ADDI program in FY 2007-2008. Furthermore, the Congress has not provided appropriations for this program since FY 2008-2009.

2. HOME Funds

The City of Huntington Beach continues to pursue eligible housing projects for the use of HOME funding. Acquisition/rehabilitation of affordable rental and ownership housing and housing for special needs groups is the primary strategy of the HOME program. In FY 2011-2012 $722,353 in new HOME funds was allocated by HUD for the acquisition and rehabilitation of affordable housing in the City. During the current Consolidated Plan period, the City has provided funds as follows:

- HOME funds in the amount of $511,296.09 to Jamboree Housing to acquire and rehabilitate the five-unit apartment at 17442 Koledo Lane (Jamboree IV) in August of 2009. Jamboree IV was completed in FY 2009-2010 and required $378,602 in HOME funds, less than originally anticipated due to increased leverage from redevelopment housing set-aside funds.
- The remaining balance of HOME funds was provided to Collette's Children Home to construct six units at 7911 Slater Avenue. Overall, the Collette's Children Home project received an allocation of $771,615 in HOME CHDO reserve funds.
- Provided Habitat for Humanity $748,437 of prior year unallocated HOME funds to construct two affordable ownership housing units at 18451 Patterson Lane.
- Operating funds in the amount of $130,934 to provide Tenant-Based Rental Assistance through American Family Housing to assist 20 households over a two-year period ($65,467 in FY 2011-2012 and $65,467 in FY 2012-2013).

The City is pursuing another affordable housing project. This project was approved by the City Council on November 19, 2012. HOME funds in the amount of $800,000 will be provided to support the new construction of 100 affordable housing units by AMCAL Multi-Family, Inc.

3. Affirmative Marketing Actions and Outreach to Minority and Women Owned Business

The City primarily utilizes CHDOs to develop affordable housing opportunities using HOME funds. These organizations are 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.

4. 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. Throughout FY 2011-2012, the City of Huntington Beach actively implemented the goals and objectives of the Consolidated Plan and Action Plan. The City did not hinder the implementation of the Consolidated Plan or Action Plan by action or willful inaction.

1. 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.

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 conditions and met the exception criteria of 40.3 percent low-income.

2. 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.

3. Continuum of Care

The City of Huntington Beach participated in the regional Continuum of Care 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.

4. 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: The City published a public notice published in the *Los Angeles Times* on November 29, 2012, announcing the availability of the CAPER for review starting on December 1, 2012. Proof of publication is included in the appendix. The CAPER was available for public review for 15 days (ending the review period on December 16, 2012).

Appendix A

*SEE ATTACHMENT *

IDIS Reports

Activity Summary (GPR) Report (IDIS-PR 03)
Summary of Consolidated Plan Projects (IDIS-PR 06)
Grantee Summary Activity Report (IDIS-PR 08)
CDBG Housing Activities (IDIS-PR 10)
Status of HOME Activities (IDIS-PR 22)
Summary of Accomplishments (IDIS-PR 23)
CDBG Financial Summary Report (IDIS-PR 26)
Status of HOME Grants (IDIS-PR 27)
Selected CDBG-R Accomplishment Report (IDIS-PR 51)
CDBG Performance Measure Report (IDIS-PR 83)

Appendix B

Summary Reports

FY 2011-2012 CDBG and HOME Projects						
Category/Activity	**National Objective**	**Performance Objective/Outcome**	**CDBG Funding**	**HOME Funding**	**Goal**	**Actual**
Priority 1: Preserve and Rehabilitate Existing Single-Family and Multi-Family Dwelling Units						
Housing Rehabilitation Loan Programs and Administration	Low/Mod Housing	DH-1	$105,000	$0	22 Households	8 Households
						8 Total Households
Priority 2:HOMEOWNERSHIP						
Inclusionary Housing	Low/Mod Housing	DH-1	$0	$0	N/A- Projects discontinued via substantial amendment due to dissolution of Redevelopment.	
Downpayment Assistance	Low/Mod Housing	DH-1	$0	$0		
Priority 3: Improve and Maintain Neighborhood Conditions						
Special Code Enforcement	Low/Mod Area	SL-1	$210,173	$0	500 Housing Units	536 Housing Units
						536Total Housing Units
Priority 4: Expand and Preserve Rental Housing Opportunities						
New Construction	Low/Mod Housing	DH-1	N/A	$748,437	2 Housing Units	2 Housing Units Completed
Acquisition/Rehabilitation	Low/Mod Housing	DH-1	N/A	$0	2 Housing Units	N/A
Supportive Housing (American Family Housing)	Low/Mod Housing	DH-1	N/A	$130,934	10 Households	10 Households
						2 Total Housing Units
Priority 5: Provide Assistance to the Homeless and Persons At-Risk of Becoming Homeless						
Project Self-Sufficiency	Low/Mod Clientele	SL-1	$6,000	$0	60 People/ Households	32 Households
						32 Total Households
Priority 6: Provide and Improve Community Services for Low and Moderate Income Persons and Those with Non-Homeless Special Needs						
CD-1 Senior Services						
Alzheimer's Family Services Center	Low/Mod Clientele	SL-1	$6,120	$0	85 People	61 People
Community SeniorServ, Inc. – Congregate Meals	Low/Mod Clientele	SL-1	$6,004	$0	700 People	733 People
Community SeniorServ, Inc. – Home Delivered Meals	Low/Mod Clientele	SL-1	$10,000	$0	180 People	199 People
Seniors Outreach	Low/Mod Clientele	SL-1	$40,000	$0	142 People	314 People
						1,307 Total Seniors
CD-2 Youth Services						
Community Services Program, Inc.	Low/Mod Clientele	SL-1	$20,000	$0	320 People	345 People
Oak View Community Center, Children's Bureau	Low/Mod Clientele	SL-1	$48,000	$0	340 People	340 People
						685 Total Youth

FY 2011-2012 CDBG and HOME Projects						
Category/Activity	**National Objective**	**Performance Objective/Outcome**	**CDBG Funding**	**HOME Funding**	**Goal**	**Actual**
CD-3 Community and Special Needs Services						
AltaMed's Huntington Beach Community Care Health Clinic	Low/Mod Clientele	SL-1	$40,000	$0	3,759 People	3,562 People
Oak View Family Literacy	Low/Mod Clientele	SL-1	$9,000	$0	145 People	174 People
						3,736 Total Special Needs
Priority 7: Improve and Expand Community Facilities and Infrastructure to Meet Current and Future Needs						
CD-4 Capital Improvements and Community Facilities						
Murdy Community Center Roof	Low/Mod Area	SL-1	$240,000 CDBG-R	$0	1 Public Facility	1 Public Facility Completed
Street Improvements	Low/Mod Area	SL-1	$110,000 CDBG-R	$0	1 Public Facility/ 2 Streets	1 Public Facility Completed
CD-5 Accessibility Improvements in Public Structures and Facilities						
ADA Renovations - City Hall Phases 1 and 2	Low/Mod Area	SL-1	$645,000 (plus $200,000 via substantial amendment)	$0	1 Public Facility	1 Public Facility Underway
ADA Ramps and Curb Cuts	Low/Mod Area	SL-1	$75,000	$0	1 Public Facility	1 Public Facility Underway
Central Park ADA Ramp *Cancelled*	Low/Mod Area	SL-1	$40,000 (via substantial amendment)	$0	1 Public Facility	Project Cancelled
ADA Improvements - Oakview Community Center	Low/Mod Area	SL-1	$66,000 (lowered to $43,083)	$0	1 Public Facility	1 Public Facility Underway
ADA Improvements- Banning Branch Library	Low/Mod Area	SL-1	$26,000 (increased to $54,910)	$0	1 Public Facility	1 Public Facility Underway
ADA Improvements- Central Park Restrooms	Low/Mod Area	SL-1	$167,911 (lowered to $687,552)	$0	1 Public Facility	1 Public Facility Underway
ADA Improvements- City Gymnasium	Low/Mod Area	SL-1	$120,000	$0	1 Public Facility	1 Public Facility Underway
ADA Improvements - Edison Community Center	Low/Mod Area	SL-1	$90,000	$0	1 Public Facility	1 Public Facility Underway
						9 Total Facilities
Priority 8: Provide for Planning and Administration Activities						
CDBG Administration	Administration N/A	DH-1	$214,982	$0	N/A	N/A
Fair Housing Council of Orange County	Administration N/A	DH-1	$31,850	$0	508 People/ Households	422 People/ Households
HOME Administration	Administration N/A	DH-1	$0	$72,235	N/A	N/A

FY 2011-2012 CDBG and HOME Projects						
Category/Activity	**National Objective**	**Performance Objective/Outcome**	**CDBG Funding**	**HOME Funding**	**Goal**	**Actual**
						433Total People
Priority 9: Promote Economic Development and Employment Opportunities for Low and Moderate Income Households						
Section 108 Loan Repayment	Administration N/A	EO-1	$174,109	$174,109	N/A	362 Jobs Created
Regional Assistance	Low/Mod Business	EO-1	$0	$0	40 instances 4 seminars 1 conference	40 instances 1 seminar 1 conference
Business Improvement District	Low/Mod Business	EO-1	$0	$0	4,400 persons	
Total Allocations			**$1,234,158**	**$722,353**		

2011/12 Rehab Payoffs

	Address	Principal 21500215. 42990	Interest 21500215. 42985	Fees 21500215. 48550	Amount Paid	Balance	Source
	17932 Shoreham Lane	25,000.00	4,746.53	75.00	29,821.53	0	City
	20701 Beach Blvd., #37	16,500.00	1,254.68	-	17,754.68	0	City
	5072 Quail Circle	27,500.00	1,499.14	75.00	29,074.14	0	City
	7721 Slater Avenue	10,000.00	500.00	75.00	10,575.00	0	City
	9850 Garfield, Sp 97	12,000.00	600.00	75.00	12,675.00	0	City
	6931 Oxford Drive	23,000.00	1,150.00	75.00	24,225.00	0	City
	21851 Newland Street	16,153.00	2,290.63	-	9,473.85	8969.78	Uncollect-able, write off
	21851 Newland	94.21		40.00	94.21	0	Weststar
	20701 Beach Blvd.	paid and reported last year; resolved payment issue in 2011/12				0	Weststar
	18601 Newland, Sp 53	16,500.00	2,278.45	30.00	18,808.45	-	City
	18262 Parkview Lane, #103	15,000.00	5,366.28	115.00	20,481.28		City
	18012 Westlake Circle	7,024.08	20.29	46.37	7,090.74		Weststar
Total		**$ 168,771.29**	**$ 19,706.00**	**$ 606.37**	**$ 180,073.88**	**$8,969.78**	

2011/12 Rehab Loans Payments Collected by Weststar
Year to Date

	Address	Principal	Interest	Fees	Amount Paid	Balance	Source
	6241 Warner, #121	802.43	97.57		900.00	4,756.08	Weststar
	21851 Newland	361.23	2.29		363.52	-	Weststar
	9850 Brookhurst, #112	753.67	218.33		972.00	7,896.77	Weststar
	16222 Monterey, #251	739.58	286.07		1,025.65	12,302.37	Weststar
	16002 Ballad Lane	1,553.87	358.63		1,912.50	8,704.25	Weststar
	5481 Selkrik	1,152.51	228.69		1,381.20	10,783.80	Weststar
	8655 Fresno Cir, #503-D	479.56	204.08		683.64	8,803.00	Weststar
	18012 Westlake Cir	7,843.86	219.95		8,063.81	-	Weststar
	737 Williams	1,218.26	432.07		1,650.33	22,365.45	Weststar
Total		**$ 14,904.97**	**$ 2,047.68**	**$ -**	**$ 16,952.65**	**$75,611.72**	

Appendix C

Proof of Publication

Los Angeles Times

CLASSIFIED ADVERTISING PROOF

Printed by: 0602 Patricia Gamino
Salesperson:
Phone:

Nov 9, 2012, 11:39 am
Ad # 35269091

Los Angeles Times

Account Information

Phone #: (714) 536-5227
Name: City Of Huntington Beach (Parent)
Address: PO Box 784
Huntington Beac, CA 92648

Acct #: **CU00070479**

Client: **City Of Huntington Beach-Clerk's O**
Placed by: Patty Esparza
Fax #: **(714) 374-1557**

Ad Information

Start date **11-29-12**
Stop date **12-06-12**
Insertions 2
Rate code &Legal Huntington Beach
Taken by 0602 Patricia Gamino

Size **1** x 67.810
Billed size 7.00 TCN Inch
Keyword
Ad type Liner

Class: 13000 - Legal Notices
Pubs: TCN HBI

Gross price: $ 106.75
Net price: $ 106.75
Amt Due: $ 106.75

Note: Amount Due is subject to change due to discounts, miscellaneous fees, or other charges.

Ad Copy:

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 the 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 US 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 15-day comment period, ending December 14, 2012. Beginning November 29, 2012, copies of the report are available for public review in the Economic Development Department, 5th Floor, 2000 Main Street, Huntington Beach, open Monday through Friday from 8:00 AM to 5:00 PM. The report will also be posted at **http://www.huntingtonbeachca.gov/government/departments/ed/cdbg/**. Written comments must be delivered to the address below by December 14, 2012 at 5:00 PM.

Written comments may be addressed to:

CAPER Public Comments
Attn: Simone Slifman, Project Manager
Economic Development Department

--- ad proof pg. 1 ---

Los Angeles Times

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Salesperson:
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Los Angeles Times

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92648.
Published H.B. Independent 11/29, 12/6/12

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Appendix D

*SEE ATTACHMENT *

HOME Annual Report
HOME Match Report