

CITY OF HUNTINGTON BEACH

Consolidated Plan
2005-2010

Action Plan 2005/2006



Community Development Block Grant
HOME Investment Partnership
American Dream Downpayment Initiative

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

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TABLE OF CONTENTS

INTRODUCTION AND COMMUNITY PROFILE	1
COMMUNITY PROFILE	1
GENERAL INFORMATION ON CONSOLIDATED PLANNING	4
LEAD AGENCY	4
CITIZEN PARTICIPATION PLAN	4
NEEDS AND PRIORITY ASSESSMENT	4
CONSOLIDATED PLAN PUBLIC HEARINGS	4
HOUSING AND HOMELESS NEEDS ASSESSMENT	5
NUMBER AND TYPES IN NEEDS OF HOUSING	5
HOUSING NEEDS RELATED SUBSTANDARD UNITS	7
HOMELESS NEEDS	7
FACILITY AND SERVICE NEEDS OF THE HOMELESS	7
LOW-INCOME INDIVIDUALS AND FAMILIES AT THREAT OF BECOMING HOMELESS (AT RISK)	8
OTHER SPECIAL NEED POPULATIONS	8
LEAD BASED PAINT HAZARDS	10
HOUSING MARKET ANALYSIS	12
FIVE YEAR STRATEGIC PLAN	13
GENERAL	13
GEOGRAPHIC PRIORITY AREAS	13
BASIS FOR ASSIGNING THE PRIORITIES FOR HOUSING NEEDS	17
OBSTACLES TO MEETING UNDERSERVED NEEDS	17
PRIORITY - HOUSING NEEDS AND STRATEGIES	18
PRIORITY - HOMELESS NEEDS AND STRATEGIES	22
OTHER SPECIAL NEEDS AND STRATEGIES	27
NON-HOUSING COMMUNITY DEVELOPMENT NEEDS AND STRATEGIES	30
PRIORITY: PUBLIC SERVICE	35
PRIORITY - ECONOMIC DEVELOPMENT	35
STRATEGIES TO OVERCOME BARRIERS TO AFFORDABLE HOUSING	36
LEAD-BASED PAINT HAZARDS.	41
ANTI-POVERTY STRATEGY.	43
INSTITUTIONAL STRUCTURE TO CARRY OUT THE HOUSING AND COMMUNITY DEVELOPMENT PLAN	44
COORDINATION BETWEEN AGENCIES	47
PUBLIC HOUSING RESIDENT INITIATIVES	47
2005 ACTION PLAN	48
RESOURCES	48
FEDERAL	48
HOME INVESTMENT PARTNERSHIP	50
REDEVELOPMENT SET ASIDE FUNDS	51
PRIVATE RESOURCES	51
ONGOING SUPPORT FOR FAMILIES RECEIVING ADDI ASSISTANCE	52
BREAKDOWN OF FUNDS	53

HOMELESSNESS	53
ANTI-POVERTY STRATEGY	53
COORDINATION	54
MONITORING	54
ACTIVITIES TO PROVIDE DECENT HOUSING	57
FOSTERING AND MAINTAINING AFFORDABLE HOUSING	57
REMOVE BARRIERS TO AFFORDABLE HOUSING	57
EVALUATE AND REDUCE LEAD-BASED HAZARDS	59
ACTIVITIES TO PROVIDE A SUITABLE LIVING ENVIRONMENT	59
ACTIVITIES TO EXPAND ECONOMIC OPPORTUNITIES	60
GEOGRAPHIC AREAS	61
OBSTACLES TO ADDRESS	61
OBSTACLES TO MEETING UNDERSERVED NEEDS	61
INSTITUTIONAL STRUCTURE TO CARRY OUT THE HOUSING AND COMMUNITY DEVELOPMENT PLAN	61
APPENDIX	63
PROPOSED PROJECTS	63
CITIZEN PARTICIPATION PLAN	63
CITY OF HUNTINGTON BEACH HOUSING ELEMENT	63
REDEVELOPMENT AGENCY TEN YEAR HOUSING COMPLIANCE PLAN 2005-2014	63
PUBLIC NOTICE	63
CERTIFICATIONS	63

EXECUTIVE SUMMARY

The goal of the Department of Housing and Urban Development (HUD) in requiring state and local agencies to prepare a Consolidated Plan is to assist communities in developing a collaborative process whereby the community establishes a unified vision for community development actions. The 2005-2010 Consolidated Plan serves four separate but integrated functions:

- An application for federal funds under HUD's formula grant programs: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and the American Dream Downpayment Initiative (ADDI).
- A planning document which builds on a participatory process at the lowest levels;
- A five year strategy to be followed in carrying out HUD programs; and
- An action plan that provides a basis for assessing performance.

The 2005-2010 Consolidated Plan is a five-year strategic plan that identifies and prioritizes the City's housing and community development needs. The Annual Plans identify activities that the City will implement on an annual basis to address identified needs, and provides measurable goals that will be used to evaluate the City's performance. The 2005 Annual Plan is included in this document. The City has developed its Consolidated Plan by following its Citizen Participation Plan.

INTRODUCTION AND COMMUNITY PROFILE

Community Profile

Huntington Beach is an urbanized coastal community located in northwestern Orange County. Much of the City's residentially designated land has already been developed. Future residential development rests primarily upon the recycling of existing parcels and infill development. Surrounding Huntington Beach are Seal Beach to the northwest, Westminster to the northeast, Fountain Valley and Costa Mesa to the west, Newport Beach to the southeast, and the Pacific Ocean to the southwest.

The City of Huntington Beach has been included in an area designated by the State of California Housing and Community Development Department (HCD) and the Southern California Association of Governments (SCAG) as the "Compass" region. In this region, an estimated future growth of 6.3 million people is expected by the year 2030 which will effectively double the current traffic congestion now being experienced. The cities in the Compass area will be required to shape and manage this massive population growth by developing "mini-communities" (townhomes, shops, lofts and small businesses) with affordable housing that is conveniently located near major employment and residential centers and accessible to safe and attractive transportation utilizing existing rail and rapid transit corridors. Key to this effort will be the identification

of underused areas and vacant lots for the development of new affordable housing or vibrant new business districts, redevelopment of old buildings and new businesses. Additional efforts will be made to carefully preserve existing, stable, single-family neighborhoods and natural and green spaces.

Population Growth: The 2000 U.S. Census estimates the population of Huntington Beach to be 189,594 persons, ranking it the third largest among the cities in Orange County. Huntington Beach’s population grew by approximately 4 percent between 1990 and 2000.

Age Composition: The age structure of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. In 1990, median age in Huntington Beach was 32.7, and about 28 percent of the City’s population was under 18 years of age. Based on 2000 Census data, the median age in Huntington Beach increased significantly to 36, and about 12% of the population was under 18 years of age. Factors contributing to the rising median age include decreases, both in numbers and in proportions, in the school age population (5-17), and increases in the adult (18-64) and elderly (65+) population.

AGE CHARACTERISTICS OF POPULATION
1990 and 2000

AGE RANGE	1990		2000	
	NUMBER OF PERSONS	PERCENT OF POPULATION	NUMBER OF PERSONS	PERCENT OF POPULATION
0-4	11,187	6.2%	11,728	6.2%
5-17	27,391	15.1%	10,799	5.6%
18-64	127,851	70.4%	147,411	77.8%
65+	15,090	8.3%	19,656	10.4%
Total	181,519		189,594	
Male	91,714	50.5%	95,004	50.1%
Female	89,805	49.5%	94,590	49.9%
Median Age	32.7		36	

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census.

An assessment of the prospective need for market rate housing must take into consideration the type of employment held by residents of the City. The 2000 Census data indicated that 107,133 Huntington Beach residents (70.5%) were in the labor force.

Information on household characteristics is an important component towards understanding growth and changing housing needs in a community. The Bureau of the Census defines a household as all persons who occupy a housing unit,

which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

Household Composition and Size: As shown in the following table, the majority (64.8%) of the City's households are families. This proportion of family households was slightly lower than that evidenced Countywide (71.4%). Single-person households represented the second largest household group in Huntington Beach, comprising more than 35.2% of all households. This household composition is closely linked to the age distribution of the City's residents.

HUNTINGTON BEACH AND ORANGE COUNTY HOUSEHOLD TYPE

HOUSEHOLD TYPE	HUNTINGTON BEACH		ORANGE COUNTY	
	NO. OF HOUSEHOLDS	% OF TOTAL	NO. OF HOUSEHOLDS	% OF TOTAL
Families	47,716	64.8%	667,917	71.4%
Singles	25,941	35.2%	267,370	28.6%
Total	73,657	100%	935,287	100.0%

Source: 2000 Census Data

Household size is an important indicator identifying sources of population growth, as well as overcrowding in individual housing units. A City's average household size will increase over time if there is a trend towards larger families. In communities where the population is aging, the average household size may actually decline as is the case in Huntington Beach.

Average household size in Huntington Beach has decreased over the years from 2.78 persons per household in 1980, to 2.62 persons per household in 1990, and 2.56 persons per household in 2000. In 2000, the Huntington Beach renter-occupied households averaged a slightly smaller number of persons per unit (2.54) than did owner-occupied households (2.58). In comparison, the 2000 U.S. Census Bureau statistic for Orange County is 3.00 persons per household compared to Huntington Beach at 2.56 persons per household.

It can be assumed that approximately 85 percent of Huntington Beach's lower and moderate-income renter-households experienced one or more housing problems in 2000 as was the case in 1990, demonstrating a significant need for subsidized affordable rental housing in the City. While there are no public housing projects in Huntington Beach, the City's strategy has been to assist in the development and rehabilitation of privately-owned, both for-profit and non-profit, affordable rental housing using federal, state, and local resources.

Future housing growth is likely to be characterized by Redevelopment Agency involvement in housing development, recycling of lower density residential uses in neighborhoods zoned for higher densities, and infill development.

General information on consolidated planning

Lead Agency

The lead agency responsible for overseeing the development of this Consolidated Plan and the significant aspects of the process by which the Consolidated Plan has been developed is the Economic Development Department of the City of Huntington Beach. Staff members from Community Development, Community Services Department, Administration, Police Department, and Public Works participated in the development of the plan.

Citizen Participation Plan

City Council revised its Citizen Participation Plan (CPP) (Attachment A) on August 4, 2003, and in 2005 re-approved the CPP for inclusion with the 2005-10 Consolidated Plan. The changes provided for improving the public hearing and outreach strategy. The Citizens Participation Advisory Board (CPAB) is a advisory board to City Council. The CPAB, with up to fifteen members, holds hearings on community needs and reviews all submitted applications for CDBG funds. The board meets with CDBG applicants, and subsequently provides funding recommendations to City Council on the CDBG program. CPAB members conduct site visits and review the application for funding proposed projects. The application for CDBG funding and the appropriate deadlines were made available on the City's website.

Needs and Priority Assessment

The CPAB held two public hearings on community needs: 1) January 6, 2005 at the City Gym and Pool facility and 2) February 3, 2005 in the Oak View Enhancement Area. The public hearing held in the Oak View Enhancement Area, where there is the highest concentration of the City's Hispanic population, had the greatest public participation with over 70 local residents in attendance, and 30 public speakers. An interpreter was available to translate in Spanish at this meeting.

Consolidated Plan Public Hearings

The Citizen Participation Advisory Board (CPAB) held two public hearings on community needs. The CPAB regular meetings also include other community issues where the community may participate. All public hearings were duly noticed in a newspaper of general circulation within the guidelines as required by the Consolidated Plan.

HOUSING AND HOMELESS NEEDS ASSESSMENT

In order to assist in establishing priorities and allocating resources, the Consolidated Plan includes statistical and analytical information that provides an overall picture of the City's projected housing and homeless needs.

Number and Types in Needs of Housing

The 2000 U.S. Census information is used to summarize the housing assistance needs of lower- and moderate-income households in Huntington Beach by household type (owner or renter, elderly, small or large family, other) and "housing problems." The following represents a non-duplicative count of households with "housing problems," which include those who:

- 1) occupy units with physical defects (lacking complete kitchen or bathroom);
- 2) live in overcrowded conditions (housing units with more than one person per room);
- 3) have a housing cost burden, including utilities, exceeding 30 percent of gross income; or
- 4) have a severe housing cost burden, including utilities, exceeding 50 percent of gross income.

According to these criteria, overall 45 percent of the City's lower and moderate-income households experienced some kind of housing problem. The housing assistance needs among lower and moderate-income renters (38 percent of 17,835 households) are greater than among lower and moderate-income owners (28 percent of 7,088 households).

The types of problems faced by the households vary according to household incomes, types, and/or tenure. Severe housing burden is associated more with very low-income households than with households of other income levels. Overall renters experience more housing problems than owners, regardless of income.

Very Low Income Households

A significant portion of the City's very low-income households (0-50% of Area MFI) experienced one or more housing problems. Most of the housing problems experienced by very low-income households were associated with cost burden factors. Relative to other income groups, this income group has a disproportionate need for housing assistance. Approximately 79% of Huntington Beach's very low-income households were faced with some form of housing problems in 2000, compared to 71% for other low-income households and 61% for moderate-income households.

According to the CHAS Data, approximately 17% of the City's total homeowners paid more than 30% of their household income in 1999 on housing costs. Out of the households that rent, 28% were paying more than 30% on housing costs.

HUD has established the following income categories based on the Median Family Income (MFI) for the Metropolitan Statistical Area (MSA):

- Extremely Low Income (0-30% of County Median Income)
- Low Income (31-60% of County Median Income)
- Low-Moderate Income (61-80% of County Median Income)

The following table indicates the income standards for the County of Orange for the year 2005, as determined by HUD

2005 HUD INCOME STANDARDS
FOR ORANGE COUNTY
BY HOUSEHOLD SIZE AND INCOME LEVEL

Persons in Household	Income	Extremely Low 0%-30% of Median	Low 31-60% of Median	Low-Moderate 61-80% of Median
1	53,000	15,900	26,500	42,400
2	60,550	18,165	30,275	48,440
3	68,150	20,445	34,075	54,520
4	75,700	22,710	37,850	60,560
5	81,750	24,525	40,875	65,400
6	87,800	26,340	43,900	70,240
7	93,850	28,155	46,925	75,080
8	99,900	29,970	49,950	79,920

According to the 2000 Census, approximately five percent of the City's households (3,607 units) were defined as overcrowded, compared with eleven percent Countywide. The rise in overcrowding among the City's households is reflective of households doubling up to save on housing costs. The following table documents overcrowding by housing tenure and income, and specifically for large family renter-households and non-elderly homeowners. This table illustrates that unit overcrowding in Huntington Beach is a far more acute problem among renter-households than among owner-households, regardless of income levels. The incidence of overcrowding is even more exaggerated for lower income large family renters, with over 80 percent of the very low-income larger renter-households experiencing overcrowding conditions in 2000. This reflects the limited supply of affordable large rental units in Huntington Beach, and the doubling up of households to save on housing costs.

City staff meets quarterly with the Orange County Housing Authority Cities Advisory Committee regarding housing issues.

PERCENT OF OVERCROWDED HOUSEHOLDS HUNTINGTON BEACH - 2000

Income Groups HH = Households	Renters		Owners	
	Total HH	Large Related HH	Total HH	Non- Elderly HH
Very Low-Income (0-30% of MFI)	13.6%	81.6%	0.6%	1.6%
Very Low-Income (31-50% of MFI)	19.5%	83.5%	3.2%	7.3%
Other Low-Income (51-80% of MFI)	13.5%	61.9%	2.6%	4.8%
Total	8.9%	56.4%	1.6%	2.1%

Housing Needs Related Substandard Units

Aging as a physical deterioration of existing housing is an ongoing problem for every city. It is important to maintain the existing housing stock through an active code enforcement program linked with a rehabilitation program. Community education regarding the minimal standards regarding maintaining a safe, sanitary, and wholesome living environment needs to be incorporated as one strategy to maintain the housing supply, thus decreasing the cost burden on the local government. A more extensive discussion on housing condition is contained in the Housing Market Analysis of this plan.

Homeless Needs

The exact size of the homeless population in Huntington Beach is difficult to estimate because of the transient character of the homeless and their dispersed locations. It is important to note that interviews indicate that Huntington Beach does not perceive itself as having a dramatic homeless problem, but more importantly finds a need for more affordable housing and finds a need to assist individuals and families at risk of becoming homeless. Staff participated in the countywide Point in Time Survey (PITS) in 2005 to count the homeless on a regional basis.

The county Continuum of Care continues to meet quarterly to refine its homeless needs strategy, and specific focus groups meet monthly to address issues, provide supportive services information, and develop ways to assist the homeless and those at risk of homelessness.

Facility and Service Needs of the Homeless

The facility and service needs of homeless families and individuals generally include emergency shelter, transitional housing, social services such as job training and counseling, mental and general health services. More specifically, mentally ill persons require housing supported by mental health care and counseling. Substance abuse may be a serious problem among the homeless. Alcohol and drug abusers require treatment facilities and programs and medical

and social supportive services. Victims of domestic violence need shelter and social services to assist in the transition to independent living. Runaway and rejected youths require shelter, combined with counseling and social services to re-integrate them with their families or enable them to live independently.

Low-Income Individuals and Families at Threat of Becoming Homeless (At Risk)

The “at-risk” homeless population is comprised of very low-income families and individuals who upon loss of employment would lose their housing and end up residing in shelters or becoming homeless. Lower-income families, especially those earning less than 50 percent of the regional median income, are at risk of becoming homeless. These families are generally experiencing a cost burden, paying more than 30 percent of their income for housing. In more severe cases, some families pay more than 50 percent of their income for housing. According to the 2000 Census, 37% of the City’s of its renter-households were paying more than 30 percent of their income on housing.

The at-risk population also includes individuals who are in imminent danger of residing in shelters or being unsheltered because they lack access to permanent housing and do not have an adequate support network, such as parents or relatives in whose homes they could temporarily reside. These individuals, especially battered women and children, runaway or abandoned youth, those being released from penal, mental or substance abuse facilities require social services that help them make the transition back into society and remain off the streets. Needed services include counseling, rental assistance, and job training assistance.

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. In 2000, Huntington Beach had 7,082 female-headed family households, of those 3,604 had children under the age of 18.

Outreach efforts to homeless individuals and families are coordinated with the county and utilize county resources to identify and assess those clients. Job training and supportive services are offered to alleviate some of the at-risk issues. The county's SuperNOFA applications are considered to provide housing needs and supportive services for homeless, special needs, and at-risk residents.

Other Special Need Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. In Huntington Beach, these “special needs” groups include the elderly and frail elderly, persons with disabilities, female-headed households, persons with drug and/or alcohol addiction, and persons with AIDS and related diseases. City staff met with and continued dialogue with other county jurisdictions regarding housing and supportive services to special needs populations, and continues to meet quarterly to discuss related issues.

Elderly and Frail Elderly

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

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

These characteristics indicate a need for smaller, lower cost housing units with easy access to transit and health care facilities.

According to the 2000 Census, there are an estimated 19,656 elderly persons (65+ years of age) in the City of Huntington Beach, representing 12.4 percent of the total population. Of these 6,772 had disabilities, having some form of limited ability for self-care or mobility.

Housing needs of the City's elderly can be addressed through City housing programs for congregate housing, rental subsidies, and housing rehabilitation assistance. The housing needs of the elderly and persons with disabilities who require supportive services include - in addition to architectural design features that accommodate physical disabilities - access to health care, grocery stores, pharmacies, and a convenient, economical means of transportation. Location, planning and design of these facilities should enhance social communication and independence.

Persons with Disabilities

For purposes of this analysis, persons with disabilities include those with mental, developmental, and physical disabilities. According to the 2000 Census, there are 25,077 Huntington Beach residents with disabilities, comprising 13.2% of the City's population. Housing for physically disabled persons must not only be affordable but also contain special construction features to be accessible. The location of housing for disabled persons is also important because many such households need access to a variety of social services and to specialized handicapped access facilities. In addition to the housing needs of the physically disabled described above, there should be support services designed to meet individual needs.

Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income. The proportion of disabled individuals is increasing nationwide due to overall increased longevity and lower fatality rates.

Developmentally Disabled: The base definition of developmental disability relates to a person's score on standardized intelligence tests. Persons scoring at least two standard deviations below the mean (IQ below 70) are defined as developmentally disabled. Other conditions and complications may also be present.

Physically Disabled: According to the American Disabilities Act, a person is considered physically disabled if he or she has a physical impairment that substantially limits one or more major life activities. That 2000 Census shows that between the ages of 21 to 64 years of age, there are 16,379 (13.5% of the population) who are disabled out of which 10,483 are employed. This means the community has a high need to provide reasonable accommodations in housing, public facilities, and places of employment.

There is no community care facility in Huntington Beach that provides supportive housing for physically disabled persons; although three community-care facilities with a preference for developmentally ill clients have the capacity to accommodate non-ambulatory persons.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for unit modifications to improve accessibility. Accessible housing can also be provided via senior housing development.

Persons with Alcohol and/or Drug Addictions

Alcohol and other drug abuse (AODA) is defined as excessive and impairing use of alcohol or other drugs, including addiction. The National Institute on Alcohol Abuse and Alcoholism estimates approximately 14 million Americans (7.4 percent of the population) meet the diagnostic criteria for alcohol abuse, and that approximately one in four children younger than 18 years old in the United States is exposed to alcohol abuse or alcohol dependence in the family.

People with HIV Infection and AIDS

There are over 840 reported cases of AIDS in Huntington Beach as determined by the Orange County Public Health Department. This special needs group is the most difficult one on which to gather information. Issues, such as reportability and potential discrimination, limit the information that is known about the population contracted with the HIV virus. In addition, many individuals are not aware that they have contracted the virus.

Lead Based Paint Hazards

Title X Requirements: The Residential Lead-Based Paint Reduction Act of 1992 focuses on reduction of hazards, risk assessment, and prevention. Virtually all HUD programs are covered by Title X, which mandates that jurisdictions address the following areas of concern:

- Hazards: "Hazard" means any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible or friction surfaces. Lead-based paint hazards do not include intact lead-based paint, which is not on a chewable, impact or friction surface.
- Risk assessment and interim controls: Risk assessment requires on-site analysis to determine existence, nature, severity, and location of lead hazards. Interim controls focus on measures that temporarily reduce human exposure.

- Prevention, as well as treatment: Reduction of hazards before a health problem occurs is critical. The age of housing stock is an acceptable basis for estimating the location of dwelling with lead-based paint. Title X does not rely on children with elevated blood-lead levels (EBLs) as a means of locating dwellings in need of abatement.

In September 2000 revised Federal regulations regarding lead based paint went into effect. City staff met with other county jurisdictions to discuss and develop monitoring and reporting requirements regarding lead based paint hazards. City staff has been trained and certified to deal with the increasing requirements to address the safety issues associated with lead-based paint. The City's Housing Rehabilitation Loan Program, funded by Community Development Block Grant (CDBG) funds, is one means available to low and moderate-income homeowners to deal with the lead based paint issue.

HOUSING MARKET ANALYSIS

The City's Housing Element (Attachment B) approved in 2000 includes extensive housing needs analysis that outlines the City's Affordable Housing Goals and Objectives. The State Department of Housing and Community Development accepted this document in 2001.

The Redevelopment Agency's Ten Year Housing Compliance Plan (Attachment C) approved in November 2004 provides for the Agency's Affordable Housing Goals. These two guiding documents are incorporated herein as the Housing Market Analysis section of this Consolidated Plan.

FIVE YEAR STRATEGIC PLAN

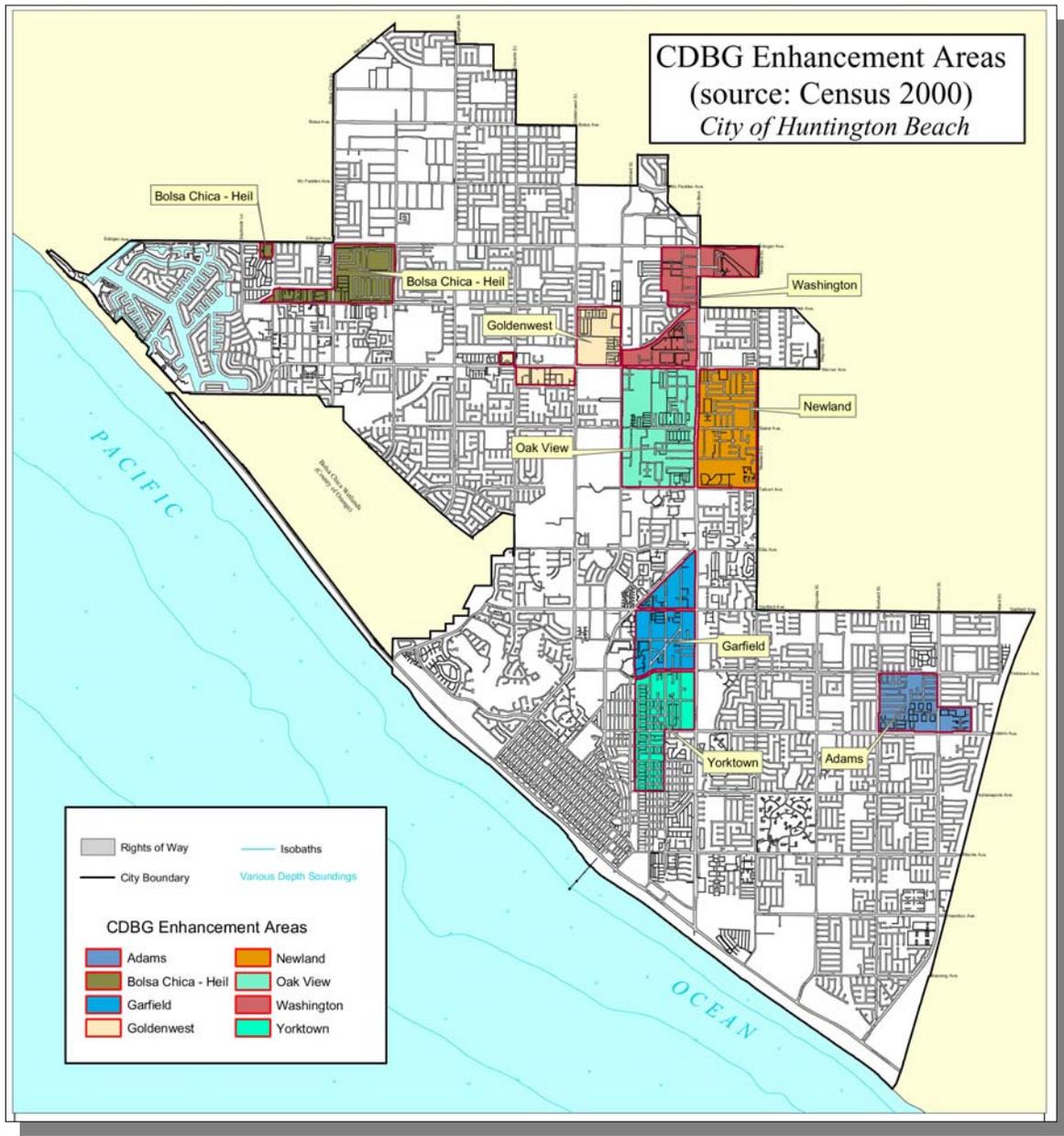
General

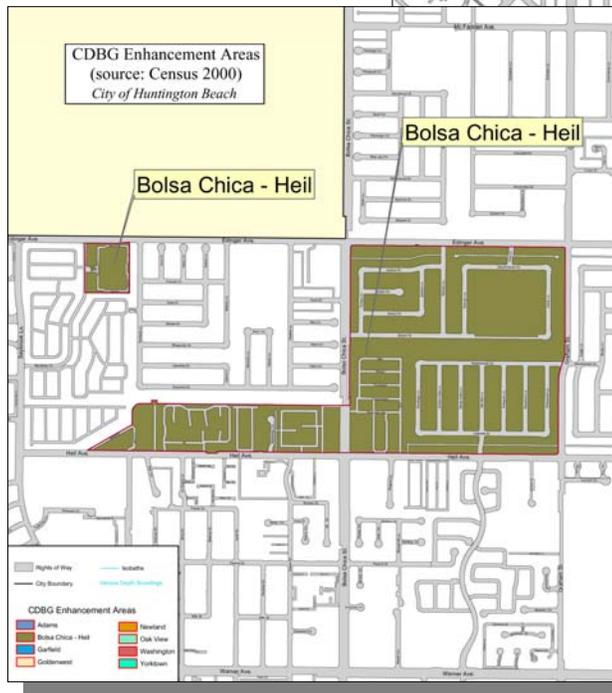
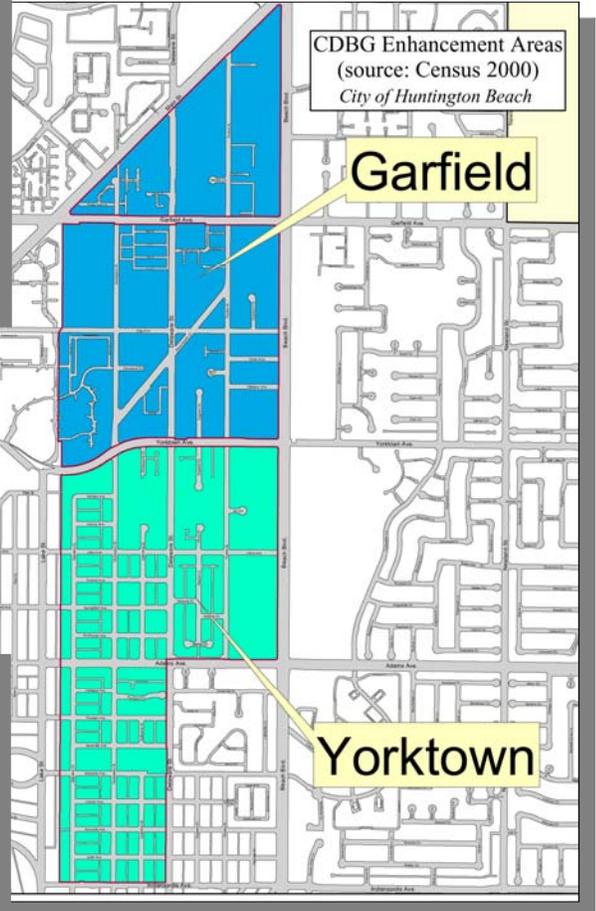
The City of Huntington Beach has prepared a strategy for addressing housing and homeless needs for the five-year period of FY 2005-2010. This Strategic Plan describes priorities for addressing housing needs identified in the Housing and Homeless Needs Assessment section of this Consolidated Plan. Priority need levels for addressing the homeless, housing needs and non-housing needs are provided in the Priority Needs Summary Table.

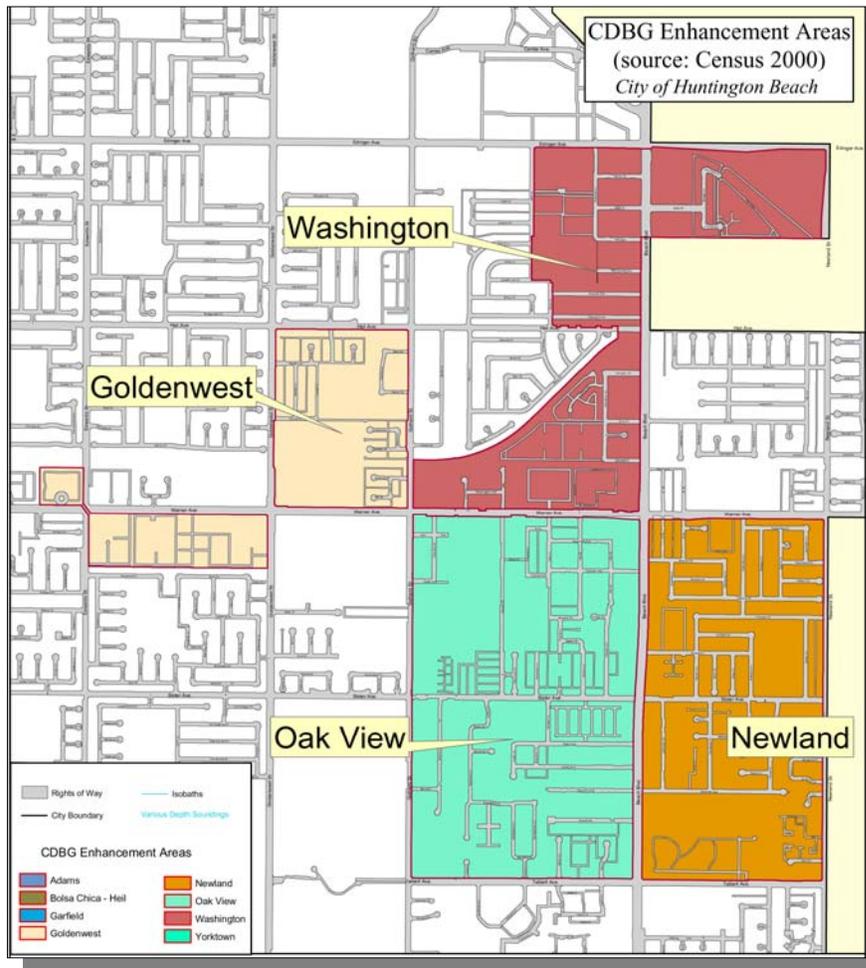
The Strategic Plan also addresses an anti-poverty strategy, abatement of lead-based paint, the institutional structure, a reduction in barriers to affordable housing, and coordination among agencies.

Geographic Priority Areas

The eight demographic changes, based upon the 40.3% exception criteria established by HUD, designated as priority areas for CDBG activities were approved by City Council on December 15, 2003. They are named: Bolsa-Chica Heil, Goldenwest, Washington, Oak View, Newland, Garfield, Yorktown and Adams. These eight Enhancement Areas are shown on the following maps. Although these are the priority areas, affordable housing is needed citywide.







HUD defines priority need levels as follows:

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

Basis for Assigning the Priorities for Housing Needs

The basis for assigning priority need levels for categories is through evaluation of available information, review and assessment from the various city staff departments involved with the issues, recommendations and subsequent approval by City Council. Furthermore, as discussed in the Housing and Homeless Needs Assessment section, cost burden, severe cost burden, overcrowding, and substandard units affect a significant number of extremely-low-, low-, and moderate-income renter households.

On the Priority Needs Summary Table the Priority Housing Needs section is separated into renter and owner categories. The renter category is further divided into different household categories including small family, large family, and elderly. Priority need levels are listed for extremely low, low- and, moderate-income households for each of the housing problems identified in the Housing and Homeless Needs Assessment of this Consolidated Plan. These housing problems include cost burden and severe cost burden, overcrowding, and substandard units.

Obstacles to Meeting Underserved Needs

Many of the obstacles to increasing the number of affordable housing units in Huntington Beach are discussed in the Housing Market Analysis. These obstacles include land-use and zoning regulations, development fees, and state and federal legislation. The most significant obstacle to meeting underserved housing needs is the lack of sufficient funds and lack of available vacant land. This is true for any governmental agency or non-profit developer trying to assist low-income families. Moreover, as the disparity between wages and increases, the number of persons unable to maintain their own housing costs increases.

PRIORITY - Housing Needs and Strategies

Priority Needs:

Affordability Needs: High Priority is assigned to addressing the Affordability of needs of all renter and owner groups regardless of family size in the 0-50% of median group except for the renter/elderly/overcrowded group.

All lower income homeowners are assigned a high priority for assistance in obtaining homeownership, not subsidizing the housing costs of existing homeowners. Affordability needs of female-headed households can be addressed through rent subsidies, non-profit housing development, and shared equity and downpayment assistance. Housing opportunities for female-headed households with children can be improved through policies that call for the provision of affordable childcare, and for the location of family housing sites in close proximity to recreational facilities and public transit.

Rehabilitation Needs: High Priority is assigned to the rehabilitation needs of all renter groups regardless of family size in the 0-50% of median group

High Priority is assigned to the rehabilitation needs of all owner groups regardless of family size in the 0-50% of median group for the same reasons as mentioned above.

Overcrowding Needs: High Priority is given to all segments of renters experiencing overcrowding, as this phenomenon is a result of not having sufficient affordable housing. The activities will focus on housing affordability strategies and code enforcement.

Low Priority is given to all segments of owners experiencing overcrowding. As this phenomenon is a result of not having sufficient affordable housing, therefore, the Affordable Housing Strategies will assist in alleviating this problem.

Working with Community Housing Development Organizations (CHDOs): A combination of HOME, CDBG, and/or Redevelopment Set-Aside funds will be made available for CHDO's to purchase and/or rehabilitate existing developments containing some units suitable for large families. Units will be made available at rent levels established by the HOME program.

Three broad goals will continue to guide the City's working relationships with CHDOs:

1. Assist the private, non-profit sector to ensure that adequate and affordable shelter will be available to all households in the region where adequate public services are available.
2. Maximize the use of all federal and state programs available to the region to provide housing for very low, lower and moderate income households, and encourage joint efforts by cities and the County of Orange to meet their fair share of the housing needs of the region.
3. Attempt, to the extent allowed by State and local laws, to process all ministerial and discretionary land use permits in an expeditious manner.

Objectives:

1. Provide Opportunities for Homeownership, for Moderate Income Residents, Particularly for First-Time Homebuyers Through Private Projects and Funding Sources.
2. Work with Orange County to administer a Mortgage Certificate Program and utilize American Dream Downpayment Initiative (ADDI) funds on behalf of first-time homebuyers in Huntington Beach.
3. By partnering with non-profit housing developers, such as Habitat for Humanity, provide affordable low-income homeownership opportunities.
4. Increase the supply of rental housing through rental assistance and new construction, acquisition and rehabilitation.
5. Rehabilitate the City's Existing Single-Family and Multi-Family Housing Stock in order to preserve the City's Neighborhoods.
6. Provide 12 very-low income grants under the Emergency Grant Program.
7. Provide 125 housing rehabilitation loans, 80 of which are for low-income households using CDBG and HOME funds.
8. Operate a special code enforcement program within the target (Enhancement) areas equaling to 4160 man-hours each year.
9. Implement one Enhancement Area clean-up day within the next year.
10. Provide Fair Housing advocacy for renters and persons seeking homeownership.

Activities:

First Time Homebuyer - Mortgage Credit Certificate (MCC) Program: MCCs are certificates issued to qualifying households authorizing the household to take a credit against federal income taxes up to a percentage of the annual mortgage interest paid. There is no city guarantee required. MCCs are eligible for households earning up to the county median income: a maximum of \$60,550 for a 1-2 person household, and a maximum of \$75,700 for a 3 or more person household. City staff works in conjunction with the County of Orange to administer a MCC program on behalf of Huntington Beach first time homebuyers.

American Dream Downpayment Initiative - American Dream Downpayment Initiative (ADDI), funded by the U.S. Department of Housing and Urban Development makes funds available to be used only for downpayment assistance to first-time homebuyers. High purchase price amounts in the area, and limits per household, offer staff an opportunity to manage a program utilizing these HUD funds and be effective in the local market.

Rental Assistance Program - The supply of rental housing affordable to Low Income renters is very limited. In the absence of immediate relief in the form of more affordable rental housing, there is a demonstrable need for rent subsidies. Section 8 certificates and vouchers can be used to assist very low-income renters. The City of Huntington Beach currently has over 900 Section 8 voucher residents.

New Construction - The single largest cost associated with building new housing is the cost of land and building materials. Huntington Beach may

mitigate high construction costs by directly subsidizing construction using Redevelopment Set-Aside, HOME, and other funding sources.

Due to the minimal amount of vacant multifamily property available in Huntington Beach, construction of new rental housing will be difficult. The City will continue to rely on the acquisition and rehabilitation of existing multifamily rental properties for the creation and preservation of affordable housing.

Rehabilitation - There is demonstrated need for rehabilitation assistance in order to preserve the quality of the existing housing stock.

CDBG and HOME funds will be made available to eligible homeowners and owners of multi-family units, and mobile home owners for the housing Rehabilitation Loan Program. The program offers loan assistance to lower income homeowners in order to improve their housing stock, to provide safe and decent housing, to arrest the spread of blight, and to improve accessibility. Lead based paint abatement information and flood insurance requirements and guidance is a component of the City's rehabilitation programs.

Housing Rehabilitation Loan Program - Community Development Block Grant (CDBG) funds the city's Housing Rehabilitation Loan Program. The Revolving Loan Fund provides grants to low and moderate income homeowners and owners of rental property where low-income families live to assist in the rehabilitation of residential properties. Deferred repayment loans, low interest amortized loans, and emergency grants comprise the City of Huntington Beach Rehabilitation Loan Program.

The primary objective of this program is to provide financing to households who would otherwise have difficulty paying for the cost of necessary housing repairs to protect their health and safety, which if not corrected could contribute to further damage and deterioration to the home. Preserving the home also maintains the city's affordable housing stock.

Housing Rehabilitation Loan Program Policies and Procedures were adopted by City Council in January 2003, and are administered by Economic Development staff. Administration of the Housing Rehabilitation Loan Program is funded through CDBG annual entitlement grant, while the actual loans and subsequent payments and payoffs go through the CDBG Revolving Loan Fund.

Fiscal Year 2004/2005 has about 25 new housing rehabilitation loans, 15 of which were made to female-headed households, and about half of the loans made were to residents of very low income, based on HUD Income Standards for Orange County

Deferred Payment Loans (DPL) will be made available to very-low income (below 30% of median income) 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 will also provide Below Market Rate Interest (BMRI) loans for lower-income households (up to 60% of median income) for housing or building code related repairs.

Mobile Home Loans (MHL) would be similar to the DPL program for single-family residences described above.

Multifamily Rehabilitation - Below Market Rate Interest (BMRI) loans *will* be made available to rental property owners that are interested in rehabilitating their units for very low and lower income tenants with HOME funds. Interior and exterior improvements would be eligible.

An updated set of rehabilitation guidelines, inclusive of both single-family and multi-family housing, was adopted in 2000 by the City Council.

Acquisition of Existing Rental Housing - In an effort to expand and preserve its existing affordable housing stock, Huntington Beach has worked with Community Housing Development Organizations (CHDOs) to acquire multifamily rental properties. These buildings are rehabilitated and then are made available to persons below 60% of Orange County median income for a minimum of 30 years. The CHDO must enter into an agreement with the City that outlines all of the affordability requirements, property maintenance standards, and long-term monitoring requirements that are required by HOME regulations.

HOME funds have been used for acquisition and rehabilitation costs. In most cases, deferred and forgivable loans are used so that the very lowest rents can be achieved by these projects. Each project is judged on its own merits and loan or grant terms are negotiated on a case-by-case basis.

Code Enforcement – Code Enforcement in the City's targeted Enhancement Areas has proven to be an important means to alleviating the blight in distressed areas. In December 2003, City Council approved eight designated Enhancement Areas within the City, for which code enforcement and public improvements would be designated.

In addition to providing Code Enforcement activities in the areas, the Community Development Block Grant (CDBG) program and the City have provided street construction, curb cuts and sewer and storm drain improvements in this area. In addition, the Rehabilitation Loan Program works closely with Code Enforcement to provide resources to improve housing stock and neighborhood appearance.

Fair Housing - The City allocates CDBG funds to support fair housing services provided by the Fair Housing Council of Orange County. The Fair Housing Council serves approximately 4,000-5,000 Huntington Beach residents annually.

Bond Compliance Monitoring - Six multi-family residential projects are audited for compliance with their Regulatory Agreements assuring affordability for the designated units within each project. The projects are: Hermosa Vista Apartments, The Fountains of Huntington Beach Senior Apartments, Huntington Pointe Apartments, Five Points Senior Apartments, Huntington Village Senior Apartments, and Emerald Cove.

PRIORITY - Homeless Needs and Strategies

The City will continue to assess its homeless population and work with agencies providing transitional shelter for its homeless population. The City's departments of Economic Development, Police, and Community Services work together to maximize resources and information available to serve this population. The City's Public Nuisance Task Force meets monthly to discuss and update homeless needs and strategies, as well as other city issues. City staff is active and participates in the Orange County Continuum of Care Homeless Issues Task Force to further address these issues, and the City is active in a regional approach to homeless needs and strategies.

Emergency and Transitional Shelter Needs – City staff is active with the Orange County Continuum of Care and its regional approach to the homeless issue. The strategy is to continue to support existing emergency shelter programs. Currently the City has assisted Colette's Childrens Home Inc. with the rehabilitation of multi-family units (4) to be used as transitional housing for battered/homeless mothers with children. During the next year, the City anticipates assisting this agency with an additional four units for the same purpose.

Need for Persons at risk of Becoming Homeless - The City places high priority on assisting individuals and families avoid homelessness through its Community Services Department activities and through its sub-grants to non-profit agencies serving the homeless or those at risk of becoming homeless. As long as funds are available, the City shall continue to fund programs such as Project Self-Sufficiency, the Seniors Outreach Program, and the Oak View Neighborhood Center.

Objective:

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

Activities:

Public Service Grants -The City will continue to request proposals from service providers that serve the homeless and populations at risk of becoming homeless. The City uses 15% of its entire CDBG entitlement amount for public services of

which a portion will be allocated to activities serving the homeless based upon annual evaluations of the City's needs. Economic Development staff monitors the progress of these sub-grants to assure that the activities are meeting the intent of the grant.

Table 1A
Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart - Regional

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	300		
	Transitional Housing	567	169	
	Permanent Supportive Housing	120	27	
	Total	987	196	9286

Persons in Families With Children

Beds	Emergency Shelter	400		
	Transitional Housing	1602	395	
	Permanent Supportive Housing	300	63	
	Total	2302	458	21,669

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Example:	75 (A)	125 (A)	105 (N)	305
1. Homeless Individuals				10,469
2. Homeless Families with Children				8,724
2a. Persons in Homeless Families with Children				24,429
Total (lines 1 + 2a)				34,898
Part 2: Homeless Subpopulations	Sheltered 3,289		31,609	34,898
1. Chronically Homeless				
2. Seriously Mentally Ill				
3. Chronic Substance Abuse				
4. Veterans				
5. Persons with HIV/AIDS				
6. Victims of Domestic Violence				
7. Youth				

TABLE 1B

Special Needs (Non-Homeless) Populations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Goals
Elderly	H	10000	1000000	50
Frail Elderly	H	3000	300000	15
Severe Mental Illness	L	2000	200000	10
Developmentally Disabled	M	2000	200000	10
Physically Disabled	M	4000	400000	20
Persons w/ Alcohol/ Other Drug Addictions	M	6000	600000	60
Persons w/ HIV AIDS	L	800	80000	4
Other	M			
TOTAL		27,800	2,780,000	170

Table 1C
 Summary of Specific Homeless/Special Needs Objectives
 (Table 1A/1B Continuation Sheet)

Obj #	Specific Objectives	Performance Measure	Expected Units
	Homeless Objectives		
1	Continue to support non profits that assist those homeless or at risk of homelessness.	Individuals	100
2	Continue to support provision of emergency shelter, transitional shelter, and facilitate transition from homelessness to permanent shelter	Individuals	40
3	Support services to optimize assistance to those at risk of becoming homeless	Individuals	40
4	Promote network of social service agencies and activities that provide shelter and supportive services to homeless and those at risk of homelessness	Individuals	50
	Special Needs Objectives		
1	Provide services to homebound seniors	Individuals	200
2	Provide volunteer peer counseling service for seniors	Individuals	100
3	Modify public facilities to meet ADA requirements	Facility	2
4	Provide grants to low income person needing accessibility modifications to their homes	Individuals	10

Other Special Needs and Strategies

PRIORITY - The Elderly and Frail Elderly

Need for services and housing for low income elderly persons: Due to increasing longevity and to high costs of long term care for the elderly, this need ranked high in the priorities. It will be necessary to accommodate the growing aging population and to provide support services which will allow elderly persons to live independently or in supportive environments for as long as possible.

FRAIL ELDERLY

There is a high priority need to assist a segment of our senior citizens in this community by providing outreach services and support to improve their well-being and enable them to maintain their independence. Activities will encourage and make available resources and support services, which will enrich the quality of life for the elderly at home.

Objectives:

1. Provide an array of services that meets the needs of the older population who are homebound.
2. Strengthen and expand current case management programs by offering a volunteer peer counseling service.
3. Establish an Eldercare Training Program, which provides resources to adult children working in the proprietary and nonprofit marketplace.
4. Establish sliding fee scale for providing case management and other support services.
5. Pursue obtaining grant monies to fund needed services.
6. Provide services to meet the needs of Adult Children of Aging Parents, i.e., support groups, counseling, seminars.
7. Maintain high level of in-service training for staff on continued basis.
8. Provide CDBG funds for support services for seniors.

Activities:

Adult Day Care -Public Service Grant monies can support funding for adult day care centers, which provide opportunities for low and moderate elderly persons with a need for a determined level of care to obtain services during the day. Such centers enable the elderly to live independently or with family and prolong their ability to live outside of long term care facilities. In addition, such centers support the mental health and physical health of caregivers to these frail elderly adults.

Nutrition Programs - Elderly persons with mobility and self-care limitations often do not prepare nutritional meals and eat properly. Public Service Grant monies could support nutritional programs for low and moderate-income elderly persons. Such programs deliver up to two hot meals a day to income-qualified persons.

Volunteer Programs: Public Service Grant monies can be used to support volunteer programs for elderly persons in Huntington Beach, such as meal delivery.

Health Services: The City can provide funding for health services

WELL SENIORS

There is a need to provide our mature adult population in Huntington Beach with a diverse offering of educational, health, social and human services in environments, which promote a spirit of dignity and limitless potential for later life enrichment.

Objectives:

1. Continue to provide and increase programming for social, educational and recreational activities and services for the growing senior population.
2. Continue to work on the challenges of transportation for those seniors who do not drive and do not feel comfortable riding on the fixed routes.
3. Encourage healthy aging; promote fitness and wellness programs to insure a healthy senior population.
4. Educate the community so there is a better understanding of aging. Help dispel the myths and ageism in society.

Activities:

1. Continue to work on the strategic plan for seniors to prepare the city for the upcoming population change.
2. Continue to develop improved transportation services.
3. Encourage retired adults to participate in the community offering their skills and knowledge. Continue to work with the schools and community centers in intergenerational programs.
4. Continue to work with the private sector for creative programming.
5. Provide more health education, exercise and wellness classes for the senior population.
6. Offer the resources to keep the senior community healthy and fit so that there is both a dollar savings and a higher quality of life.

PRIORITY - Persons with Disabilities (Including persons with HIV/AIDS)

Need for Services for persons with disabilities, including persons with HIV/AIDS: This need received a high priority, as these special populations need a supportive living environment to maintain independent living as long as possible. The chief barrier in assisting these groups is the cost of providing affordable housing. The City has established a high priority to provide accessibility improvement to its public facilities and parks in compliance with the Americans with Disabilities Act (ADA).

Objectives:

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

Activities:

Rehabilitation - CDBG funds can be used to convert residences where accessibility modifications are required by a family member. Funds are available to low and moderate income homeowners through the City's Rehabilitation Loan Program.

Renovate Public Facilities - The Community Centers and other public buildings will be made accessible to the disabled, providing wheelchair access.

Infrastructure Improvements: Provide for curb cutouts at intersections to accommodate wheelchair access.

Alcohol/Drug Abuse Counseling and Mental Health Treatment - Public Service Grant monies may be used to fund counseling, therapy, and out-patient treatment for low and moderate income persons who suffer from psychological disorders, mental illness, and substance abuse.

Drug/Alcohol Abuse Recovery Homes - For many substance abusers, in-patient sober living homes are necessary for recovery. Public Service Grant monies may be used to support low and moderate-income clients who require in-patient treatment for substance abuse.

Independent Living Services - Public service Grant monies may be used to fund supportive services for low and moderate income disabled person, including persons with incapacitating diseases, such as AIDS who chose to live independently.

Fair Housing - The City allocates CDBG funds to support fair housing services provided by the Fair Housing Council of Orange County. The Fair Housing Council provides advocacy for tenants who may have suffered discrimination on any basis, including a disability or health condition.

PRIORITY - Youth Services

Childcare is important for families with children under five, especially those families in which both parents work or in single-parent families.

Objective:

1. Provide CDBG public service funds for programs providing support services to low to moderate-income youth.

Activities:

Youth Counseling/Gang Prevention - Public Service Grant monies can be used to support a variety of youth counseling and gang prevention programs for low and moderate-income youth and teenagers.

After School Programs - Public Service Grant funds can be used to support after school programs for low and moderate-income youth. Programs can range from educational to cultural to athletic activities and can include elementary, junior high, and high school students.

PRIORITY - Planning Needs

Need for Planning Activities: A high priority is assigned to planning activities necessary to develop both housing and community development plans to address anticipated need. The City will continue to work with various committees and conduct outreach to low and moderate-income residents as part of its Citizen Participation Plan. There will be a continuing focus on providing planning activities for low/mod areas of the City, as well as citywide activities, which primarily benefit low/mod households.

Objectives:

1. Review and evaluation of the goals and objectives of the Consolidated Plan.
2. Conduct Community Outreach activities to collect data from low-income areas of need.

Non-Housing Community Development Needs and Strategies

Non-housing community development categories include public facilities, infrastructure improvements, accessibility, historic preservation, public services, and economic development.

PRIORITY: Public Facility Improvements

Public facilities include senior recreation center, youth centers, the Oak View neighborhood facility, childcare centers, parks and recreational facilities, parking facilities, libraries, police and fire stations.

Objectives:

1. Maintain public facilities to protect the community's investment.
2. Provide for accessibility for persons with disabilities to all public structures.
3. Upgrade existing tot lots to meet ADA standards.

Activities:

Neighborhood Facilities - The City has one neighborhood facility in the Oak View area. As this area is designated as one of the cities greatest geographical areas of need, additional neighborhood facilities may be needed; therefore, neighborhood facilities was ranked as a medium priority need. Activities may include outdoor lighting, an expansion of the neighborhood center, allowing additional space for social service programs.

Job Center - Assist low-income persons, especially those residing in the low-income areas, to seek day labor work and receive referrals to agencies that may assist with job training programs, informational services, supportive services.

PRIORITY: Infrastructure Improvements

The Public Works department provides infrastructure improvements in the City's eight enhancement areas. These projects are funded through CDBG.

Drainage - Drainage is given a high priority due to the imminent danger of flooding homes. CDBG funds will be allocated to these projects to alleviate the drainage problems in low-income areas

Curb, Gutter, and Sidewalks (Accessibility) in Enhancement Areas - Accessibility improvements to meet the requirements of the Americans with Disabilities Act is ranked as a high priority need. All curbs and sidewalks need to be improved citywide. CDBG funds may be used to fund the balance of these improvements in the enhancement areas over the five-year period.

Lighting Improvements - Lighting was viewed as a medium priority as other improvements, such as drainage and accessibility, ranked higher.

Objectives:

1. Design one project per year as resources allow.
2. Construct one project per year as resources allow.

Activities:

Conduct improvement projects as selected in priority order. The Citizens Participation Advisory Board along with staff will select projects that meet the greatest demand and provide for an improved, safer, and more accessible neighborhood.

TABLE 2A
Priority Needs Summary Table

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need	Goals
Renter	Families	0-30%	H	381	100
		31-50%	H	485	75
		51-80%	H	496	100
	Elderly	0-30%	H		
		31-50%	H		
		51-80%	H		
	All Other	0-30%	H		
		31-50%	H		
		51-80%	H		
Owner	0-30%	H	571	75	
	31-50%	H	727	40	
	51-80%	H	744	40	
Special Needs	0-80%	H			
Total Goals				3404	430
Total 215 Goals					430
Total 215 Renter Goals					275
Total 215 Owner Goals					155

TABLE 2B
Community Development Needs

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need	Dollars to Address Unmet Priority Need	Goals
PUBLIC FACILITY NEEDS (projects)				
Senior Centers	M	1	2,000,000	
Handicapped Centers	M			
Homeless Facilities	L			
Youth Centers	L			
Child Care Centers	M			
Health Facilities	M			
Neighborhood Facilities	M			
Parks and/or Recreation Facilities	H	5	500,000	
Parking Facilities	H			
Non-Residential Historic Preservation	L			
Other Public Facility Needs	H			
INFRASTRUCTURE (projects)				
Water/Sewer Improvements	M			
Street Improvements	M	20	3,000,000	4
Sidewalks	M	10	1,000,000	2
Solid Waste Disposal Improvements	M			
Flood Drain Improvements	H	6	10,000,000	6
Other Infrastructure Needs	M			
PUBLIC SERVICE NEEDS (people)				
Senior Services	H			
Handicapped Services	H	100	100,000	
Youth Services	H			
Child Care Services	H	500	50000	
Transportation Services	H			
Substance Abuse Services	M			
Employment Training	M			
Health Services	H	1000	10,000	400
Lead Hazard Screening	M			
Crime Awareness	H	5000	250,000	
Other Public Service Needs	L			
ECONOMIC DEVELOPMENT				
ED Assistance to For-Profits(businesses)	L			
ED Technical Assistance(businesses)	L			
Micro-Enterprise Assistance(businesses)	L			
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	L			
C/I* Infrastructure Development (projects)	L			
Other C/I* Improvements(projects)	L			
PLANNING				
Planning	M			
TOTAL ESTIMATED DOLLARS NEEDED:			17,160,000	

* Commercial or Industrial Improvements by Grantee or Non-profit

Table 2C
 Summary of Specific Housing/Community Development Objectives
 (Table 2A/2B Continuation Sheet)

Obj #	Specific Objectives	Performance Measure	Expected Units
	Rental Housing Objectives		
1	Provide below market rate interest loans to property owners for affordable rental units	Apartments	10
	Owner Housing Objectives		
1	Provide housing rehabilitation loans to low and moderate income residents to maintain housing stock	Households	30
	Community Services Objectives		
1	Continue to support public service activities which improve the quality of life for low-moderate income residents	Individuals	1000
	Infrastructure Objectives		
1	Provide infrastructure improvements such as curbs and gutters in designated enhancement areas	Projects	3
	Public Facilities Objectives		
1	Improve public facilities in designated enhancement areas	Projects	5
	Economic Development Objectives		
1	Provide job placement assistance and job seeking skills through administration of Community Job Center	Individuals	2000 (not-CDBG funded)

PRIORITY: Public Service

Services for seniors, handicapped individuals, youth services, transportation services, and crime awareness ranked as high priority areas of need.

Objectives:

1. Provide CDBG Public Service grants for eligible activities.

Activities:

Request for Proposals from Service Providers - Conduct outreach to service providers for the community, encourage applications for CDBG funding.

Review and Evaluate Applications against Community Need.

PRIORITY - Economic Development

Huntington Beach has long held the highest standards for its businesses and residents. The Business Development Division was created in 1991 to help upkeep high standards and make new and resident businesses a top priority. Local businesses provide jobs and revenue such as sales tax. This revenue in turn provides many of the critical services for local residents, such as police and fire departments as well as libraries, parks and recreation.

The goals of the Business Development Division is to retain and expand the City's base of retail and industry. By coordinating effort with other City departments, Orange County and the state, college and non-profit agencies, it is able to provide a diverse slate of programs to help increase sales tax revenue and employment.

Objectives:

1. Provide staff support to Economic Development Committee and Economic Planning Committee.
2. Continue interdepartmental meetings for purposes of reducing red tape, improving working relationships between departments, and assisting new developments through the City's processes.
3. Market City and economic development at various shows.

Activities:

Regional Assistance Programs - Lack of capital to start, expand, or relocate a business is one of the biggest problems facing businesses today. In an effort to relieve this problem, the 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 of 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.

Industrial Interviews - A program to increase goodwill and understanding between the City and its industrial businesses. Staff members visit firms to thank them for being part of the Huntington Beach community, receive suggestions on important City services, offer assistance with any relevant City or regional

processes, and create awareness of special funding or other assistance programs that may prove beneficial.

Business Improvement District - The auto dealers have formed a Business Improvement District to further enhance business and advance the goals of the Huntington Beach Auto Dealers Association. Regular assessments and organized communication help maintain the auto row along Beach Boulevard with staff providing assistance as needed. Two additional Business Improvement Districts (BIDs) have been formed: The Hotel/Motel Bid and the Downtown Business Owners BID, both designed to enhance business and advance their goals.

Ombudsman Services - The Business Development division provides much needed troubleshooting services in its effort to assist new, expanding, and relocating businesses through the governmental process. Staff members are available at early stages to help walk businesses through the system, assisting the permit process and working to identify any potential problems.

Strategies to Overcome Barriers to Affordable Housing

As a municipality, Huntington Beach can marginally influence the cost of housing without subsidies. As mentioned in the Housing Market Analysis, not having sufficient funds is the major obstacle to promoting affordable housing.

Density bonuses pursuant to State Government Code will be provided to senior and low-income housing projects. Affordable housing projects will also receive fast tracking and priority processing status to reduce holding costs.

Affordable Housing Strategies

Through the implementation of the City's adopted Housing Element, a number of activities have occurred. The City appointed an Affordable Housing Committee to review policies and make recommendations on new ordinances. An Affordable Housing Ordinance is currently under consideration and the Affordable Housing Compliance Plan has been adopted by City Council.

The City of Huntington Beach needs to comply with the regulations of State Redevelopment Law. A number of residential units were removed to accommodate new redevelopment projects; those units need to be replaced. In addition the Redevelopment Agency assumed the affordable housing obligation of the new redevelopment projects.

The Affordable Housing Compliance Plan should balance the redevelopment housing obligations with housing needs identified in the housing survey in an attempt to achieve the goals of the Housing Element.

Recommendations (Not in order of priority)

1. Adopt ordinance, which encourages and accommodates the production of affordable housing units.
2. Approve affordable housing development agreements with major development companies.
3. Prepare affordable housing monitoring programs, including covenants.
4. Conclude City's housing condition survey for multifamily units.
5. Modify zoning regulations to allow for more affordable housing opportunities.
6. Coordinate and contract with private and public organizations to conduct the ministerial functions of the City's Housing Program.
7. Develop specific projects and programs for special needs residents.
8. Prioritize affordable housing projects, which target families of low and very low income.
9. Establish new source of affordable housing funds through the loan program income, projects profits, in-lieu development fees and program loan interest payments.
10. Exclude financial assistance for new development projects with inclusionary affordable housing requirements.
11. Prioritize the preservation of at-risk existing affordable units to assume long-term affordability.
12. Renegotiate the application of affordable housing covenants on projects previously subsidized.

13. Developers within the project areas are to provide affordable housing on site.

Mobile Home Park Programs

The City of Huntington Beach has 18 mobile home parks and over 2,800 mobile homes providing the community with a substantial amount of affordable housing. State law mandates that each of these homes and parks be inspected and brought into compliance with current codes. The inspection program is currently the responsibility of the state. These inspections and subsequent citations may provide the City with an opportunity to assist the homeowner and park owner with necessary repairs in exchange for affordable housing covenants. Individual mobile home residents would have to qualify for CDBG assistance. The park itself may qualify for assistance after it is determined that the residents are a “special needs” population or are predominately low to moderate income. An eligibility study would need to be conducted in order to qualify the park for assistance.

Low and Very Low Housing Funding Resources:

Currently, there are four main funding sources for affordable housing in Huntington Beach:

Community Development Block Grant (CDBG) - a yearly allocation funded by the federal government. These funds are more restrictive than redevelopment set aside. CDBG requires that 71% of all funds expended must benefit persons of 80% median income or less.

HOME Funds - is another federally funded program. These funds can only be used for affordable housing. This funding has the most restrictions. Program regulations require that 90% of all HOME funds be used to assist households below 60% of median income. The remaining 10% can be used to assist households with incomes of up to 80% of median income.

American Dream Down Payment Initiative (ADDI) – became law in 2003, and aims to increase the homeownership rate by assisting with purchase price of single family housing for first time homebuyers. Assistance may not exceed the greater of six percent of the purchase price or \$10,000.

Redevelopment Set Aside - 20% of tax increment from redevelopment project area is required to be used for affordable housing. This funding source is the least restrictive of the three sources. Income range is from 120% of median income and below.

Community Development Block Grant

CDBG funds may be used to provide affordable housing through acquisition and rehabilitation. The City may also negotiate to place affordable housing restrictions on the project. This source of funding from the federal government is central to the Consolidated Plan.

Regulations

1. All housing must be for low/moderate income persons.

2. Improvements permitted are to complete health, safety, structural and energy saving repairs and for enhancement items to improve neighborhoods.

Recommendations (Not in order of priority)

- a) Provide a variety of rehabilitation loan packages:
- b) Place covenants on existing housing for long-term affordability through acquisition and rehabilitation.

Strategy

For the City-Wide Single Family and Multi-Family Loan Program

- a) Target rehabilitation efforts in enhancement areas.
- b) Offer special services in areas adjacent to other assisted and affordable housing projects.
- c) Provide grants for handicap modifications up to \$2,500 per household to make necessary handicapped-oriented changes.

For the Mobile Home Program:

- a) Offer the same rehabilitation loan program that is offered to owners of single-family homes.

HOME Investment Partnership Program

The National Affordable Housing Act of 1990 (“NAHA”) established the HOME Program as a means of expanding and preserving affordable housing for low and very low-income households. Eligible categories of programs include: housing rehabilitation, acquisition, new construction, rental assistance and first-time home buyer assistance programs. Huntington Beach receives a formula allocation.

Regulations

1. A minimum of 15% of HOME funds must be awarded to special housing nonprofits known as Community Housing Development Organizations (“CHDOs”).
2. In order for a nonprofit to be recognized as a CHDO, it must conform to an extremely rigid set of guidelines governing bylaws and articles of incorporation, and make-up of the governing board (a third of who must be low income). The CHDO must have a history of serving the community.

The City has established a quality working relationship with two housing nonprofits in Orange County that qualify as CHDO's: *Orange County Community Housing Corporation (OCCHC)*, based in Santa Ana, and *Shelter for the Homeless*, which is based in Westminster.

A 25% matching fund is required for all HOME projects annually. The match must come from non-federal sources. Redevelopment housing funds that have been committed to certain other affordable housing projects will be used for the match requirement.

Recommendations (Not in order of priority)

1. Facilitate the acquisition of multi-family housing projects in need of rehabilitation.

2. Develop partnerships with CHDO's and other nonprofit housing developers. Secure partial financing commitments from conventional lenders.
3. Provide gap financing for nonprofit housing partners with secured partial financing commitments from conventional lenders.

Strategy (Not in order of priority)

1. Target the Oak View enhancement area.
2. Offer deferred payment loans for 30 years with repayment of the principal equal to CPI.

American Dream Downpayment Initiative (ADDI)

Signed into law in 2003, ADDI aims to increase the homeownership rate, especially among lower-income and minority households, and to revitalize and stabilize communities.

Regulations

1. Use for homeownership assistance for low-moderate income first time homebuyers.
2. Maximum amount of assistance may not exceed the greater or six percent of the purchase price of single family housing or \$10,000
3. Pre-and post-ownership counseling will be required.

Recommendation

Provide information on viability of possible program guidelines in the existing housing market.

Strategy

Proceed with project implementation based on City Council direction.

Redevelopment Set Aside Funds

Redevelopment law requires redevelopment agencies to reserve twenty percent of the tax increment collected annually for the purpose of affordable housing.

Redevelopment agencies must provide a plan through which these housing obligations can be achieved. This plan is updated every five years in conjunction with the jurisdiction's housing element, and has recently been completed.

Regulations

1. Thirty percent of all new housing or rehabilitation housing units developed by the redevelopment agency must be available at affordable housing costs to low and moderate income households, 50% of which must be available at affordable housing cost to very low income households.
2. Fifteen percent of all new or rehabilitation housing units developed within a project area by entities or persons other than the Agency, must be available

at affordable cost to low and moderate income households, 40% of which must be available at affordable housing cost to very low income households.

3. Units rehabilitated, developed or constructed in compliance with the Housing Requirements must remain affordable to each respective income level for the longest feasible time.
4. The agency is to adopt a housing compliance plan for each project area to ensure compliance with the implementation plan requirement every 5 years.
5. The housing compliance plan is to be submitted to the state of California Department of Housing and Community Development.

Recommendations (Not in order of priority)

1. Comply with state law by providing all necessary replacement housing units within the required four years of the units' removal and assuring 15% production units requirements every ten years.
2. Rehabilitate and covenant existing units citywide to maintain affordability and to receive the most affordable units for the monies expended.
3. Focus efforts and expenditure of funds on the provision of housing for low and very low-income households on a citywide basis or within project areas when economically feasible.

Strategies (Not in order of priority)

1. Provide replacement and production housing inside project area, or
2. Provide production units outside project area.

Lead-based Paint Hazards.

Actions to Evaluate and Reduce Hazards

The lead poison program is administered through the County of Orange Department of Health Services (DHS) - Epidemiology Division. DHS receives most of its referrals from the State Child Health Disability Program (CHDP) and from public health clinics for children. The CHDP Program requires that all physicians receiving funding from the program test all children less than five years of age for lead poisoning. This is accomplished by working with the Head Start, kindergarten, and state pre-schools. If lead poisoning is discovered, the case is turned over to DHS, who will follow up and determine proper treatment. For children with a blood lead level of 20 ungodly or higher, the DHS sends a specialist for a home visit to evaluate the premise, educate the parents how to eliminate the lead sources, provide information on nutrition and prevention of lead poisoning, and urge other children on the premise to be tested for lead poisoning.

Given the age of the city's housing stock, and the results of lead based paint testing through 2004, it is estimated about 10 percent of the existing city housing stock contains lead based paint hazards.

Childhood Lead Agencies and Resources

The following outline shows the agencies, services and programs available to address the lead poisoning issues at various levels. Altogether a referral system between agencies is in place to address the problem.

1. Local/County
 - a) County Dept. of Health Services
 - i) Child Health & Disability Prevention
 - a) Blood Lead Testing Program
 - ii) Childhood Lead Poisoning Prevention Program
 - a) Lead Coordinator
 - (1) Pub Report Intake/Referral and Response Condition
 - b) Public Health Nurse
 - (1) Lead Poisoning Education
 - (2) Lead Poisoning Follow-up
 - (3) Childhood Lead Case Mgt
 - (4) Medical Treatment
 - c) Environmental Health Specialist
 - (1) Environmental Case Mgt
 - (2) LBP Inspection/Abatement
 - iii) Toxics Epidemiology Program
 - iv) Coroner's Office
 - v) Occupational Health Surveillance and Evaluation Program (OHSEP)
2. Private:
 - a) Physicians, Hospitals, Emergency Rooms, Outpatient Clinics, H.M.O's., etc.
 - b) Approved Laboratories via Lead Reporting form (DHS 8378)
 - c) Industries
3. State/Federal
 - a) California Dept. of Health Services
 - i) Child Health and Disability Prevention Program
 - a) Director
 - (1) Local CHDP Coordination
 - (2) Policy Development
 - b) Childhood Lead Poisoning Prevention Branch
 - i) Information Coordinator
 - a) Reports status LpB Cases on a Countywide Basis
 - b) National Center for Lead-Safe Housing
 - (1) Director
 - (a) Information clearinghouse
 - (b) Comprehensive Plan Technical Assistance
 - (c) LBP inspection research

Anti-Poverty Strategy.

The 2000 Census indicates that only 6.6 percent of the City's population were classified as living below the poverty level, lower than the County's 10.3 percent in poverty. Typically, a higher proportion of female-headed households experience poverty than other segments of the population. In Huntington Beach, almost ten percent of the City's female-headed households lived below the poverty level in 2000.

Below is the Huntington Beach anti-Poverty Strategy goals and activities. These activities will assist the residents of the poorest neighborhoods as well as reduce or assist in reducing the number of poor families and persons in the community.

(1) Cooperation with State and County Programs

California statutes specifically make county governments the primary delivery source of public social, health, income, and related human services for indigent persons. A number of county programs targeted to poor households aim to improve the long-term financial and social stability of the households in order to bring them permanently out of poverty. The City will continue to cooperate the State and County in the delivery of long-term and short-term anti-poverty services to poor families and persons.

(2) Project Self-Sufficiency

The City's Community Services Department has a staff person serving as the PS-S Program Coordinator to provide case management services to participants, who are very low-income single parents with minor children under the age of 18. The Coordinator, 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 with which participating families and households have or may have contact. The goal of this program is to:

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

Participating families and households 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 coordinator evaluates the family's specific needs and determines barriers that are detrimental to self-sufficiency and a sequence of steps are identified to overcome 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 PP-S participants.

(3) Affordable Childcare

The shortage of affordable childcare is a major barrier preventing single parents from entering the labor force and thus, they become dependent on welfare. It is the intent of the City to investigate incentive programs to encourage commercial

and industrial development to provide children's centers to meet the needs of the community.

(4) Job Training, Business Creation, and Retention

The City will actively pursue opportunities to maintain and expand its economic base, working with employers, educational facilities, and the Department of Employment Development. See strategies for Economic Development.

(5) Preservation and Creation of Affordable Housing

1. Preserve the affordability of units at risk of conversion to market rents.
2. Provide replacement housing for units removed from the housing stock due to government action.
3. Provide for 30 year+ affordability covenants on units financially assisted by the City/Agency, regardless of the funding sources.
4. Provide low interest or no interest loans for housing rehabilitation to eligible multi-family, single family, and mobile home owners.
5. Provide a pro-active code enforcement program in low-income areas to preserve the quality of the affordable housing stock.

(6) Quality Neighborhoods and Facilities

The City will continue to invest CDBG and other resources to improve the quality of the neighborhoods in the enhancement areas through improved infrastructure and code enforcement. The City will provide for mechanisms to maintain the quality of life in the neighborhood fostering community pride:

1. Neighborhood Clean-Up Programs. Provides dumpsters, tools, and paint, and related materials for volunteer community clean-up activities.
2. Neighborhood Police Center. Provides a neighborhood-based storefront location for Police Department personnel to work with neighborhood residents and organizations to increase information and activities for neighborhood public safety and crime awareness.
3. Enforce the Mobile Vendor Ordinance. This will reduce the trash and debris in the neighborhoods and assure compliance with health standards.

Institutional Structure to Carry out the Housing and Community Development Plan

A. Public Institutions

The City's Economic Development Department is the primary City department responsible for the implementation of the Consolidated Plan. Staff implements the Consolidated Plan activities through the following departments:

1. Business Development Division, Department of Economic Development - Job Creation, Business Retention, Business Attraction.
2. Redevelopment Division, Department of Economic Development - oversees the administration of redevelopment activities in the Redevelopment Project Areas.
3. Housing Division, Department of Economic Development, recommends housing projects to City Council, conducts the Housing Rehabilitation Loan Program, acquisition, works with Community Development on Affordable Housing requirements for new construction.
4. Code Enforcement, Planning Department, provides special code enforcement in the Enhancement Areas and provides information to owners regarding the Housing Rehab Loan Program.
5. Planning Department, oversees the permitting process for all new construction, remodeling, and other required building codes and standards. This department is also responsible for land use planning, zoning, and other land use controls.
6. Community Services Department, recommends to City Council prioritization of local service needs, including the provision of social services, shelter, and homeless activities and appropriate service providers. Funds are provided on a competitive basis through the CDBG 15% allowable for public services. Project Self-Sufficiency is administered through this department.
7. Community Services Department, provides social services for children and recommends park & recreational facility improvements throughout the City and at the beach.
8. Public Works Department, recommends infrastructure improvements, contracts for work, and monitors the contracts and construction of such improvements.
9. Police Department, provides community liaisons, drug awareness programs, monitors gang activities, and enforces all applicable laws within the jurisdiction.

Community Housing Development Organizations:

As required by the HOME program, to further strengthen the City's housing service delivery system, the City will work closely with non-profit housing organizations. During the coming year, the City will evaluate the qualifications of other non-profit housing organizations for CHDO certification. A locally certified CHDO is eligible to apply for direct funding from HUD.

Other Governmental Organizations

The Orange County Housing Authority is responsible for the administration of the Housing Voucher and Certificate Programs (Section 8). The City will continue to contract for the provision of vouchers and certificates within its jurisdiction.

Department of Equal Employment and Fair Housing oversees fair housing and equal employment opportunities for persons in this jurisdiction.

Other agencies to mention are:

1. Community and Housing Rehabilitation Program
2. Orange County Small Business Development Center
3. Community Colleges - Golden West, Coastline, Orange Coast campuses
4. Huntington Beach Adult Education Program

Non-Profit Organizations

Orange County Fair Housing contracts annually with the City of Huntington Beach to provide tenant-landlord counseling, advocacy, and dispute resolution.

A variety of non-profit agencies deliver services to Huntington Beach and are previously mentioned within this Consolidated Plan. Economic Development Staff monitors the agencies that have contracted with the City for Public Service Grants. Additionally, other non-profit agencies not receiving grant funds are supported through a cooperative exchange of information and referral.

Private Institutions

Federal National Mortgage Association (FNMA)

1. The Federal National Mortgage Association (Fannie Mae), a quasi-public agency, was created in 1938 to:
 - i) Improve the distribution of home financing capital by providing assistance and support to a secondary mortgage market in order that mortgage instruments or loans have liquidity.
 - ii) Provide support of special assistance programs for the financing of: (a) homes that some segments of the population cannot finance through other financial programs, and (b) additional home mortgages during periods of recession in the economy to stimulate the business cycle, and a lesser number of mortgages during periods of inflation.
 - iii) Fannie Mae purchases mortgages from private lenders through its Community Home Buyer's Program. The local lender secures the loans, which are then purchased from the lender by Fannie Mae. Qualifications for the Community Home Buyer's Program are based on the borrower's income as follows:
 - a) If the borrower makes a down payment from his/her own resources equaling five percent or more, the borrower's family income cannot exceed 120 percent of the HUD area median income; or

- b) If the borrower makes a down payment of less than five percent, the borrower's income cannot exceed 100 percent of the HUD area median income.
- iv) The City met with local FNMA representatives and will conduct outreach to inform first-time homebuyers of available FNMA funding.

Assessing the Strengths and Gaps in the Delivery System, and Developing a Strategy

Assessing the strengths and gaps in the delivery system is an ongoing process. Community resources and needs will continue to fluctuate, but needs will most likely always outweigh the resources. Affordable housing and all of the barriers mentioned are the biggest gap in the delivery system to meet the housing needs of the low income and special needs populations. Staff members and citizens alike will work together to further identify the strengths and gaps of the system.

Coordination between Agencies

The City of Huntington Beach will continue to meet with public and other assisted housing providers and service agencies to use all available resources to the maximum levels of effectiveness to provide for needs of Huntington Beach residents. Communication between these parties will occur throughout the year in order to endorse applications for funding and to discuss cooperative ventures.

Huntington Beach allocates 15 % of all CDBG funds for social services each fiscal year.

Public Housing Resident Initiatives

As there is no public housing in Huntington Beach, there are no initiatives.

2005 ACTION PLAN

The Action Plan delineates the City's plans for one-year use of federal funds, FY 2005-2006 (October 1, 2005 to September 30, 2006) for the first year of the five year 2005-2010 Consolidated Plan. The plan describes the resources available for program implementation, the activities to be undertaken, monitoring, homelessness, an anti-poverty strategy, and coordination between agencies.

Resources

Federal

The expenditure categories below summarize the proposed projects for the FY 2005-2006 Grant Year.

CDBG REVENUE:	<u>AMOUNT</u>
CDBG 2004/2005 Entitlement Grant	\$1,591,169

CDBG ACTIVITIES:	
Administration	\$281,082
Fair Housing Council	37,152
City Gym & Pool Sec. 108 Loan Payment	257,057
Code Enforcement Program	173,831
ADA Ramp Construction	110,000
Street Construction	150,000
Beach Wheelchairs	14,130
Fire Station Facilities	125,760
Oak View Community Park Lighting	40,000
Housing Rehabilitation Loan Program– Administration	163,482
PUBLIC SERVICES (15%)	
Adult Day Services of Orange County	10,000
Community Care Health Centers	47,500
Community Service Programs	27,000
Oak View Community Center/Children's Bureau	53,004
Oak View Library Literacy	17,500
Project Self-Sufficiency	21,802
Seniors Outreach Program	<u>61,869</u>
TOTAL:	<u>\$1,591,169</u>

HOME REVENUE:	<u>AMOUNT</u>
HOME 2005/2006 Entitlement Grant	\$ 823,233

HOME PROPOSED ACTIVITIES:	
Administration	82,323
Acquisition	<u>740,910</u>
	<u>\$823,233</u>

American Dream Downpayment Initiative (ADDI)

ADDI is designed to assist eligible first-time homebuyers with downpayment and/or closing costs in purchasing single-family homes. All funds are proposed for direct assistance.

ADDI REVENUE:	<u>AMOUNT</u>
ADDI 2005/2006 Entitlement Grant	\$ 28,222

TABLE I - FUNDING SOURCES

Entitlement Grant		
	CDBG	\$1,591,169
	HOME	\$823,233
	ADDI	\$28,222
	Total	\$2,442,624
TOTAL FUNDING SOURCES		<u>\$2,442,624</u>

TABLE II
Support Applications
Support of Applications by Other Entities Report

Funding Source	Support Application by Other Entities?
<u>Formula/Entitlement Programs</u>	
Emergency Shelter Grant	Y
Public Housing Comprehensive Grant	N
<u>Competitive Programs</u>	
HOPE2	Y
HOPE 2	Y
HOPE 3	Y
ESG	Y
Supportive Housing	Y
Housing Opportunities for Persons With AIDS	Y
Safe Havens	N
Rural Homeless Housing	N
Sec. 202 Elderly	Y
Sec. 811 Handicapped	Y
Moderate Rehab SRO	Y
Rental Vouchers	Y
Rental Certificates	Y
Public Housing Development	Y
Public Housing MROP	Y
Public Housing CIAP	Y
LIHTC	Y

HOME Investment Partnership

In an effort to expand and preserve its existing affordable housing stock, Huntington Beach has worked with Community Housing Development Organizations (CHDOs) to acquire multifamily rental properties. These buildings are rehabilitated and then are made available to persons below 60% of Orange County median income for a minimum of 30 years. The CHDO must enter into an agreement with the City that outlines all of the affordability requirements, property maintenance standards, and long-term monitoring requirements that are required by HOME regulations.

The City of Huntington Beach is eligible to receive \$823,223 in HOME funds for the 2005 federal fiscal year. These funds will be used in the following manner:

HOME Funded Activities for FY 2005-2006

Activity	Amount	Match
Acquisition/Rehabilitation	\$740,910	\$185,227
Administration	\$82,322	0
Total Allocation	\$823,233	\$185,227

All match requirements for the 2005/2006-program year will conform to applicable HOME regulations. For its current match obligations, the City has relied on the use of "HOME-eligible" project expenditures from the Redevelopment Housing Set-Aside fund.

2005/2006 CHDO funds from the HOME entitlement are not targeted for specific activities at this time. Although 15% of the annual HOME allocation is required to be committed to a CHDO for affordable housing projects, historically the City has designated 100% of available HOME funds to CHDOs for the acquisition and/or rehabilitation of multifamily rental housing. By not specifically targeting these funds at this time, the City will be able to respond to a variety of opportunities that may be available during the fiscal year.

Redevelopment Set Aside Funds

The Agency will use Housing Set Aside funds in achieving its Affordable Housing Goals as described in its Ten Year Housing Compliance Plan (Attachment C). These funds represent the most flexible and primary tool available to the Agency to fulfill both the inclusionary and replacement housing obligations outlined in California Health & Safety Code Section 33413.

Private Resources

HOME acquisition and rehabilitation projects have used a variety of non-federal, private resources to leverage funds for the development of affordable housing. Community Reinvestment Act (CRA), Affordable Housing Program (AHP) and contributions from CHDOs (either through operating costs, or from other sources) directly to projects, have all been embraced as a way to leverage HOME dollars.

Staff continues to dialogue with lenders, non-profit and for-profit developers, and other governmental entities about locating and coordinating resources. Forging public-private partnerships has always been a stated goal of the City Council and administration.

AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI)

ADDI was signed into law on December 16, 2003 under the American Dream Downpayment Act (Public Law 108-186) (ADDI). ADDI aims to increase the homeownership rate, especially among lower-income and minority households, and to revitalize and stabilize communities.

The amount of ADDI assistance provided to any family will not exceed the greatest of six percent (6%) of the purchase price of a single-family housing unit or \$10,000. ADDI assistance will be offered to low-income families who are first-time homebuyers. The City will provide participants with funds for downpayment and/or closing costs. The City received \$41,943 retroactively, in FY 2003-04 ADDI funds, \$49,493 in FY 2004-05 funds, and \$28,222 for FY 2005-06 funds.

Planned Use of ADDI Funds

The City intends to use ADDI funds for homeownership assistance. These funds may be used to assist low-income first-time homebuyers in purchasing units. Existing housing for resale may be candidates for ADDI funding. The specifics for ADDI funding continue to be under review, and upon City Council guidance and approval, details of the policies and procedures will be finalized and adopted.

Outreach

The City of Huntington Beach continues to outreach to the community with information on many programs and services. To conduct outreach and marketing for the City's homeownership programs (including ADDI and the HOME-funded Homeownership Assistance Program), the LHCA has held and will hold on an ongoing basis the following outreach activities:

1. Orange County Homeownership Fair. The City participated in this regional event in June 2005, and will continue to be an active participant. The Fair will be advertised in local newspapers, including Spanish newspapers of the local communities.
2. Homebuyer's seminars are offered regionally by both Affordable Housing Clearinghouse and by Consumer Credit Counseling Service. Both agencies offer seminars/ workshops generally monthly on many elements of investments and home ownership.

ONGOING SUPPORT FOR FAMILIES RECEIVING ADDI ASSISTANCE

Families who purchase a home through the City's ADDI homeownership program will probably be required to attend pre- and post-homeownership counseling. After a family is determined eligible to purchase a home through one of the City's homeownership programs, they will be asked to attend homeownership counseling that includes the following topics:

- Home maintenance (including care of the grounds);
- Budgeting and money management;
- Credit counseling;

- Working with a real estate agent
- How to obtain homeownership financing and loan pre-approvals, including a description of types of financing that may be available, and the pros and cons of different types of financing;
- How to find a home including information about homeownership opportunities, schools, and transportation in the City;
- How to negotiate the purchase price of a home;
- Information about RESPA, state and federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions;
- Closing and escrow terms and activities

After a family has purchased a home, they will be asked to attend post-housing counseling classes to ensure they are managing their budget, making their mortgage payments and paying their other obligations in a timely manner. Ongoing home maintenance will be also discussed. ADDI participants will be required to attend post homeownership counseling.

BREAKDOWN OF FUNDS

ADDI - 2003	\$ 41,943
ADDI - 2004	49,493
ADDI - 2005	<u>28,222</u>
Total ADDI funding	\$119,658

Homelessness

Homeless issues will continue to be evaluated and incorporated into each Annual Plans for the City of Huntington Beach. Several projects selected this year will assist the homeless or help prevent homelessness.

Anti-Poverty Strategy

The City will implement its anti-poverty strategy through continuing to support Project Self-Sufficiency and develop a stronger network of agencies conducting job-training programs for low-income persons.

Coordination

The City will coordinate and implement its strategies through following actions:

- Target acquisition/rehabilitation requests for proposals to those areas and populations exhibiting the greatest need as indicated in the Consolidated Plan
- Allocate CDBG public service dollars those agencies serving low income and special populations of Huntington Beach residents
- Encourage social service providers to work with developers and CHDOs that receive Redevelopment/City assistance to provide supportive services. Services could include health care referrals, financial counseling, and case management.
- Require non-profit organizations receiving CDBG housing funds to track “non-duplicated” assistance to Huntington Beach residents to assist the City in the formulation and evaluation future housing strategies.
- Work with Shelter for the Homeless, Habitat for Humanity, and the Orange County Housing Corporation in creating or maintaining affordable housing.
-

MONITORING

Evaluation of housing and public service delivery systems is the most effective tool in detecting gaps and making appropriate modifications. The City’s on-site monitoring program has been designed to provide the City with information to verify the data provided by the subrecipients in the quarterly performance reports submitted to the City, ensure that the subrecipients are carrying out their individual activities as described in their contracts and applications for CDBG assistance, and ensure that appropriate accounting and record keeping methods are being used by the subrecipients as related to the use of CDBG funds. Subrecipients either attend a “Subrecipient Training Meeting,” or meet with the Community Development Block Grant (CDBG) Administrator prior to the commencement of the CDBG program year. The purpose of the meeting is to: 1) provide an overview of the CDBG program – goals, objectives, Council action on funding, and subrecipient obligations; 2) review the content of the subrecipient agreements; and 3) review regulations related to the CDBG program which impact the subrecipients in the implementation of their programs.

The City conducts formal on-site visits with each subrecipient annually. Staff utilizes a standardized monitoring checklist during each on-site visit, which identifies specific items to be reviewed during the visit. Staff prepares a monitoring schedule in the first quarter of each program year, to ensure each subrecipient is contacted for an annual monitoring visit.

For the monitoring process, the following steps are observed: 1) Contact subrecipient to schedule and on-site monitoring visit; 2) initially meet with appropriate subrecipient officials to discuss subrecipient's program and the scope of the site visit; 3) review documents such as intake applications to ensure that income, household size, ethnicity data, etc. are retrieved, and tour the facility; 4) conduct an exit conference and obtain clarification on matters (if necessary) and discuss outstanding performance issues; 5) provide feedback to subrecipient (i.e. letter) and include deadline for responding to, or correcting, and deficiencies identified during the visit; 6) keep monitoring documentation in project files for each subrecipient.

TABLE III
2005/2006 Action Plan Activity Summary

CDBG Activities:

	CDBG ALLOCATION	PERFORMANCE MEASURES	CONSOLIDATED PLAN PRIORITY
Administration			
➤ CDBG Program Administration	\$281,082	Administer Program Under Budgeted	High
➤ Fair Housing Council	\$37,152	750 Persons	High
Public Facility Improvements			
➤ ADA Ramps	110,000	90 Units	High
➤ Street Construction	\$150,000	Construct 2 sites	High
➤ Beach Wheelchairs	\$14,130	2 Facilities	High
➤ Fire Station Facilities	\$125,760	1 Facility	High
➤ Oak View Community Park Lighting	\$40,000	1 Facility	High
Code Enforcement			
➤ Code Enforcement Program	\$173,831	600 households	High
Rehabilitation			
➤ Housing Rehabilitation –	\$163,482	Administer Program	High
➤ Housing Rehabilitation	\$500,000	20 Loans to homeowners	High
City Gym & Pool Section 108 Loan	\$257,057	Annual Loan Repayment	High

	CDBG ALLOCATION	PERFORMANCE MEASURES	CONSOLIDATED PLAN PRIORITY
Public Services			
➤ Adult Day Services	\$10,000	85 Persons	High
➤ Community Care Health Centers	\$47,500	8,840 Persons	High
➤ Community Service Program	\$27,000	430 Youth	High
➤ Oak View Community Center/Childrens Bureau	\$53,004	1,000 Persons	High
➤ Oak View Library Literacy Program	\$17,500	145 Persons	High
➤ Project Self-Sufficiency	\$21,802	91 Households	High
➤ Senior Outreach Program	\$61,869	1,015 Elderly	High

HOME Activities:

	HOME ALLOCATION	PERFORMANCE MEASURES	CONSOLIDATED PLAN PRIORITY
➤ HOME Administration	\$82,323	Administer Program	High
➤ HOME Acquisition and Rehabilitation	\$740,910	8-10 Units	High

ADDI Activities:

	ADDI ALLOCATION	PERFORMANCE MEASURES	CONSOLIDATED PLAN PRIORITY
➤ Homebuyer Assistance	28,222	2 Units	Medium

Other Non-Federally Funded Activities:

	Non-Federal Allocation	Performance Measures	Consolidated Plan Priority
➤ Mortgage Credit Certificate (State Allocation administered by County)	Not Available (Pool of Funds Available on First Come First Served Basis)	3 Households	High
➤ Redevelopment Housing Set-Aside (Acquisition, Development and/or Rehabilitation)	\$1,000,000 (est.)	10 - 15 Units	High

**Activities to Provide Decent Housing
Fostering and Maintaining Affordable Housing**

Huntington Beach continues to carry out numerous activities that are aimed at fostering and maintaining the community’s stock of affordable housing. Activities to be carried out during the 2005/2006 Program Year include the following:

1. Housing rehabilitation loans and grants
2. HOME funded acquisition and rehabilitation
3. ADDI homebuyer assistance
4. Redevelopment funded acquisition and rehabilitation
5. Fair Housing counseling
6. Building code enforcement
7. Lead paint hazard identification and removal

Remove Barriers to Affordable Housing

In the effort to provide the City’s fair share of affordable housing, ten percent of the newly constructed units in the City must be made available at affordable prices. The project must be of three or more units to be subject to the affordable housing policy of the City. Fifteen percent of the housing projects constructed within the Redevelopment Project areas must be made affordable according to California Redevelopment Law. Through the administration of the CDBG and HOME programs, every effort is made to remove barriers to affordable housing through agreements with for-profit and non-profit affordable housing developers. These efforts also include working with neighborhood residents to ensure affordable housing projects are acceptable.

The following activities slated for 2005/2006 funding will be implemented to assist with the elimination of barriers to affordable housing.

ACTIVITY	CDBG FUNDING	DESCRIPTION
Housing Rehab Program Administration	\$163,482	Administration of the loan and rehabilitation process for eligible participants.
Housing Rehabilitation	Revolving Loan Fund	Used to fund housing rehabilitation loans and grants.
Fair Housing Council	\$37,152	Program to provide tenant/landlord counseling services

ACTIVITY	HOME FUNDING	DESCRIPTION
HOME Administration	82,323	Costs for program oversight and monitoring of affordable housing projects.
HOME Acquisition	740,910	Working in partnership with a CHDO, the funds will be used for acquisition and/or rehabilitation of multifamily rental units. The rents will be restricted to affordable rates required by the HOME program.

ACTIVITY	ADDI FUNDING	DESCRIPTION
ADDI	28,222	To provide assistance to eligible first-time homebuyers

The ADDI funds will be used to assist eligible first-time homebuyers purchase residences within the City of Huntington Beach. The HUD Coordinator of the Economic Development Staff will administer the funds in accordance with Federal Guidelines as found in the Federal Register, 24 CFR, Parts 91 and 92. Outreach efforts will include public notices and brochures. Homebuyer seminars will be available to aid in eligibility determination and public awareness of the program.

Evaluate and Reduce Lead-based Hazards

Staff has been trained in the most current HUD requirements for Lead Based Paint standards. The elimination of lead-based paint hazards also is an important element to the City's strategy to provide decent housing. To this end, the City will utilize existing programs to identify lead-based paint hazards and eliminate these hazards. During the 2005/2006 program year, the following programs will be utilized to eliminate lead paint hazards.

ACTIVITY	CDBG FUNDING	DESCRIPTION
Code Enforcement Program	173,831	In addition to the enforcement of housing codes in Enhancement Areas. Code Enforcement Officers also provide community outreach for neighborhood improvement. Through Community Outreach efforts, education is provided regarding the dangers of lead poisoning.
Housing Rehabilitation	Revolving Loan Fund	Rehabilitation may include the encapsulation or removal of lead paint hazards. Through Community Outreach efforts, education is provided regarding the dangers of lead poisoning.

Public Housing Improvement and Residential Initiatives

There is no public housing located in the City of Huntington Beach. The City works in cooperation with the Orange County Housing Authority (OCHA) which administers the Section 8-assisted housing program within the City's jurisdiction.

Over 700 households holding Section 8 Certificates or Vouchers live in Huntington Beach. The City supports OCHA's initiatives that assist program participants to achieve self-sufficiency.

Activities to Provide a Suitable Living Environment

A variety of activities can be identified as providing for a suitable living environment, mainly to assure the quality of housing, the quality of neighborhoods, and social-economic programs providing for recreation, economic development and overall community conditions.

The following public facility improvement projects are being proposed in the 2005/2006 Program Year:

ACTIVITY	CDBG FUNDING	DESCRIPTION
Street Construction	150,000	Construct tree-damaged streets.
ADA Ramps	110,000	Install ADA-compliant sidewalk ramps
Oak View Community Park Lighting	40,000	Correct outdoor lighting in park adjacent to Oak View Community Center

The public services programs outlined below broadly fit into the category of providing a suitable living environment and enhance the quality of life for Huntington Beach's lower income residents.

ACTIVITY	CDBG FUNDING	DESCRIPTION
Adult Day Services	10,000	Day care services for Alzheimer's and dementia patients.
Comm Care Health Ctr	47,500	Wide range of health care services for the underserved.
Community Service Program, Inc. (Gang Prevention)	27,000	Gang prevention program focusing on youth in the Oak View area. The program offers alternative choices to at-risk-youth. To prevent the increase in gang activities, the program offers family education and counseling services.
Oak View Community Center	53,004	Neighborhood community center serving the Oak View area. Program provides recreation and social programs for neighborhood residents of all ages.
Senior Outreach	61,869	The program assists the frail elderly remain independent in their own homes. The program enables seniors to become involved with other seniors to secure social contact thus avoiding solitary existence.

Activities to Expand Economic Opportunities

Throughout the community there is an extensive effort to expand economic opportunities through the business community, educational institutions, and governmental agencies. The City continues to seek partnerships to assist its residents with economic opportunity at all socio-economic levels. The City's Business Development Division of the Economic Development Department primarily works in attracting new businesses, expanding existing businesses, and retaining existing businesses. Business expansion and retention activities are ongoing throughout the year and have developed a strong relationship with real estate brokers and businesses.

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% 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% of the more than 400 jobs created by this project have gone to low-moderate income applicants.

The 2005/2006 recommended activities listed below, although not directly seen as economic development activities, broadly support economic opportunities for low-moderate income families.

ACTIVITY	CDBG FUNDING	DESCRIPTION
Project Self-Sufficiency	21,802	Assistance to low-income single parents to become self-sufficient from governmental assistance. This program requires program participants to have an Individual Action Plan, i.e., a strategy to obtain full-time employment.
Oak View Library Literacy	17,500	Adult literacy programs increase job skills and employment eligibility.

Geographic Areas

In 2003, the City of Huntington Beach adopted eight “Enhancement Areas,” based upon Census 2000, and identifying areas within the City where at least 40.3% of the population meets low-moderate income guidelines, as established by HUD.

While housing rehabilitation programs are available on a Citywide basis, an effort will be made to concentrate resources in these enhancement areas. Public facility improvement projects will be limited to enhancement areas with the exception of activities that eliminate disabled accessibility barriers.

Obstacles to Address

Obstacles to Meeting Underserved Needs

Many of the obstacles to increasing the number of affordable housing units in Huntington Beach are discussed in the “Barriers to Affordable Housing” portion of the 2005-2010 Consolidated Plan, and in the Housing Element. These obstacles include land-use and zoning regulations, development fees, and state and federal legislation. The most significant obstacle to meeting underserved housing needs is the lack of sufficient funds and lack of available vacant land. This is true for any governmental agency or non-profit developer trying to assist low-income families. Moreover, as the disparity between wages and affordability becomes increasingly greater, the number of persons unable to maintain their own housing costs increase.

Institutional Structure to Carry out the Housing and Community Development Plan

A. Public Institutions

The City’s Economic Development Department is the primary City department responsible for the implementation of the Consolidated Plan. Staff implements the Consolidated Plan activities through the following departments:

1. Business Development Division, Department of Economic Development - Job Creation, Business Retention, Business Attraction.
2. Redevelopment Division, Department of Economic Development - oversees the administration of redevelopment activities in the Redevelopment Project Areas.
3. Housing Division, Department of Economic Development, recommends housing projects to City Council, conducts the Housing Rehabilitation Loan Program, acquisition, works with the City's Planning Department on Affordable Housing requirements for new construction.
4. Code Enforcement, Planning Department, provides special code enforcement in the Enhancement Areas and provides information to owners regarding the Housing Rehabilitation Loan Program.
5. Building Department, oversees the permitting process for all new construction, remodeling, and other required building codes and

standards. This department is also responsible for land use planning, zoning, and other land use controls.

6. Community Services Department, recommends to City Council prioritization of local service needs, including the provision of social services, shelter, and homeless activities and appropriate service providers. Funds are provided on a competitive basis through the CDBG 15% allowable for public services.

APPENDIX

Proposed Projects

Citizen Participation Plan

City of Huntington Beach Housing Element

Redevelopment Agency Ten Year Housing Compliance Plan 2005-2014

Public Notice

Certifications

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0001	Adult Day Services of Orange County	05A Senior Services	CDBG	\$ 10,000
	Senior Programs	570.201(e)	ESG	\$ 0
		100 Elderly	HOME	\$ 0
	Provides daytime supervision, activities, and health related services for frail older adults, most of whom have Alzheimer's disease or a related dementia		HOPWA	\$ 0
			TOTAL	\$ 10,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

9451 Indianapolis Ave, Huntington Beach, CA 92646

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0009	Code Enforcement	15 Code Enforcement	CDBG	\$ 173,831
	Other	570.202(c)	ESG	\$ 0
		600 Households (General)	HOME	\$ 0
		Provide two code enforcement officers for services and activities in target areas. Grant pays for salaries, benefits, operating expenses only.	HOPWA	\$ 0
			TOTAL	\$ 173,831
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 099402	BG: 4	County: 06059	CT: 099212	BG: 1	County: 06059	CT: 099214	BG: 4	County: 06059
CT: 099402	BG: 3	County: 06059	CT: 099212	BG: 3	County: 06059	CT: 099215	BG: 1	County: 06059
CT: 099402	BG: 2	County: 06059	CT: 099212	BG: 4	County: 06059	CT: 099220	BG: 1	County: 06059
CT: 099220	BG:5	County: 06059	CT: 099235	BG: 3	County: 06059	CT: 099241	BG: 2	County: 06059
CT: 099244	BG:2	County: 06059	CT: 099305	BG: 1	County: 06059	CT: 099305	BG: 2	County: 06059
CT: 099305	BG:3	County: 06059	CT: 099305	BG: 4	County: 06059	CT: 099306	BG: 2	County: 06059
CT: 099306	BG:3	County: 06059	CT: 099307	BG: 1	County: 06059	CT: 099307	BG: 2	County: 06059
CT: 099405	BG:3	County: 06059	CT: 099408	BG: 1	County: 06059	CT: 099410	BG: 3	County: 06059
CT: 099411	BG:2	County: 06059	CT: 099411	BG: 4	County: 06059	CT: 099413	BG: 4	County: 06059

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0019	Community Care Health Centers	05M Health Services	CDBG	\$ 47,500
	Public Services	570.201(e)	ESG	\$ 0
		10000 People (General)	HOME	\$ 0
	Provides quality and affordable medical, mental, dental health care to the underserved of the community		HOPWA	\$ 0
			TOTAL	\$ 47,500
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

8041 Newman Ave, Huntington Beach, CA 92647

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0003	Community Services Program	05D Youth Services	CDBG	\$ 27,000
	Anti-Crime Programs	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	1000 Youth Provides youth development and gang prevention and intervention services targeting at risk youth and their families.		TOTAL	\$ 27,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

17241 Oak Lane, Huntington Beach, CA 92647

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0005	Fair Housing Council of Orange County Planning & Administration	21D Fair Housing Activities (subject to 20% Admin cap)	CDBG ESG HOME HOPWA	\$ 37,152 \$ 0 \$ 0 \$ 0
	570.206 Education, counseling and enforcement activities to promote the availability of discrimination-free housing choice within the city.	845 People (General)	TOTAL	\$ 37,152
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility: 570.208(a)(3) - Low / Mod Housing
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0002	HOME Administration Planning & Administration	21H HOME Admin/Planning Costs of PJ (subject to 10% cap)	CDBG ESG HOME HOPWA	\$ 0 \$ 0 \$82,323 \$ 0
	570.206 Provide administration, monitoring, and management of HOME activities	0 N/A	TOTAL	\$ 82,323
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0004	HOME Projects - Acquisition/Rehab Housing	14G Acquisition - for Rehabilitation 570.202	CDBG ESG HOME HOPWA	\$ 0 \$ 0 \$ 740,910 \$ 0
	Acquisition and/or rehabilitation of affordable housing under the HOME Program	8 Households (General)	TOTAL	\$ 740,910
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0010	Housing Rehabilitation Loan Program Administration	14H Rehabilitation Administration	CDBG ESG HOME HOPWA	\$ 163,482 \$ 0 \$ 0 \$ 0
	Housing	570.202		
		30 Households (General)	TOTAL	\$ 163,482
	Program provides loan to low and moderate income homeowners and owners of multi family properties for low income renters. Grant provides salaries, benefits and operating costs only.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility:
 Subrecipient: Subrecipient Public 570.500(c)
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0014	Oak View Branch Library Literacy Program	05 Public Services (General)	CDBG	\$ 17,500
PS-16	Public Services	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
		145 People (General)	TOTAL	\$ 17,500
	Program trains volunteers to teach English reading skills to the residents of the Oak View enhancement area		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s):
 CT:099402 BG: 2 County: 06059
 17251 Oak Lane, Huntington Beach, CA 92647

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0013	Oak View Community Center (General)	05 Public Services	CDBG	\$ 53,004
PS-15	Public Services	570.201(e)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Offers a variety of cultural, recreational, educational and human services at low or no cost to the families of the Oak View enhancement area	5000 People (General)	TOTAL	\$ 53,004
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s):
 CT:099402 BG: 2 County: 06059
 17261 Oak Lane, Huntington Beach, CA 92647

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0020	ADA Ramps Public Facilities	03F Parks, Recreational Facilities 570.201(c)	CDBG ESG HOME HOPWA	\$ 110,000 \$ 0 \$ 0 \$ 0
	Install ADA compliant playground equipment in parks within enhancement areas	3 Public Facilities	TOTAL	\$ 110,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 099402 BG: 3 County: 06059

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0017	Program Administration Administration Planning & Administration 570.206	21A General Program	CDBG ESG HOME HOPWA	\$ 281,081 \$ 0 \$ 0 \$ 0
	Provide administration, monitoring, and management of subgrantees for CDBG program	0 N/A	TOTAL	\$ 281,081
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

2000 Main Street, Huntington Beach, CA 92648

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0015	Project Self Sufficiency	05 Public Services	CDBG	\$ 21,802
	(General)		ESG	\$ 0
PS-17	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	Provides support and services to single parent families, with a welfare to work program.	75 Households (General)	TOTAL	\$ 21,802
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0018	Section 108 Loan Repayment	19F Repayments of	CDBG	\$ 257,057
	Other	Section 108 Loan Principal	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	570.705(c)			
	Repayment of Section 108 Loan. Loan	used for renovation of historic City 0 N/A	TOTAL	\$ 257,057
	Gym & Pool facility		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

1600 Palm Avenue, Huntington Beach, CA 92648

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0016	Seniors Outreach	05A Senior Services	CDBG	\$ 61,869
	Senior Programs	570.201(e)	ESG	\$ 0
		700 Elderly	HOME	\$ 0
	Provides services to low moderate frail elderly to enable them to remain living independently		HOPWA	\$ 0
			TOTAL	\$ 61,869
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
 Subrecipient: Local Government
 Location(s): Addresses

1718 Orange Avenue, Huntington Beach, CA 92648

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0012	Curb and Gutter Construction Improvements Infrastructure	03K Street 570.201(c)	CDBG ESG HOME HOPWA	\$ 150,000 \$ 0 \$ 0 \$ 0
	Construct curbs and gutters and remove trees to eliminate hazardous street conditions within enhancement areas	8 Public Facilities	TOTAL	\$ 150,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 099410 BG: 3 County: 06059
 CT: 099402 BG: 3 County: 06059
 CT: 099402 BG: 2 County: 06059

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0008	Unprogrammed Funds	22 Unprogrammed Funds	CDBG	\$ 0
	Other		ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	0 N/A		TOTAL	\$
	Unprogrammed CDBG funding available for projects- funds available from prior year projects		Total Other Funding (Unprogrammed Funds)	\$ 300,000

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0021	Beach Wheelchairs Public Facilities	03F Parks, Recreational Facilities 570.201(c)	CDBG ESG HOME HOPWA	\$ 14,130 \$ 0 \$ 0 \$ 0
	Provide ADA wheelchairs at city beach concessionaires available to disabled for beach availability and access	3 Public Facilities	TOTAL	\$ 14,130
			Total Other Funding	\$ 0
Help the Homeless? No		Start Date: 10/01/05		
Help those with HIV or AIDS? No		Completion Date: 09/30/06		
Eligibility:	570.208(a)(1) - Low / Mod Area			
Subrecipient:	Local Government			
Location(s):	CT & BG's			
CT: 099402 BG: 3 County: 06059				

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0022	Oak View Community Park Lighting Public Facilities	03F Parks, Recreational Facilities 570.201(c)	CDBG ESG HOME HOPWA	\$ 40,000 \$ 0 \$ 0 \$ 0
	Install proper lighting at Oak View Community Center for night time visibility and security	3 Public Facilities	TOTAL	\$ 40,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s):
 CT:099402 BG: 2 County: 06059
 17261 Oak Lane, Huntington Beach, CA 92647

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0020	Fire Station Facilities	03K Street Improvements	CDBG	\$ 125,760
	Public Facilities	570.201(c)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Construct improvements to two fire stations to meet regulations and safety standards	3 Public Facilities	TOTAL	\$ 125,760
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 099402 BG: 3 County: 06059 (Gothard Station)
 CT: 099410 BG: 3 County: 06059 (Murdy Station)

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0023	Housing Rehabilitation	14A Rehab; Single-Unit Residential	CDBG	\$ 0
		570.202	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Provide deferred payment or Below market rate interest loans To low and moderate income Homeowners	20 Households	TOTAL	\$ 0
			Total Other Funding	\$500,000
			(Revolving Loan Fund)	
	Help the Homeless? No	Start Date: 10/01/05	TOTAL	\$500,000
	Help those with HIV or AIDS? No	Completion Date: 09/30/06		
Eligibility:	570.208(a)(2) - Low / Mod Limited Clientele			
Subrecipient:	Local Government			
Location(s):	Community Wide			

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects 2005-2006**

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects 2005-2006**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
002	ADDI	Downpayment Assistance	CDBG	\$ 0
			ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
			ADDI	\$28,222
			TOTAL	\$28,222
			Total Other Funding	\$ 0
	Downpayment assistance For first time homebuyers	2 Households (General)		

Help the Homeless? No Start Date: 10/01/05
 Help those with HIV or AIDS? No Completion Date: 09/30/06

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide