CITY OF HUNTINGTON BEACH

CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)

JULY 1, 2019 – JUNE 30, 2020

PUBLIC REVIEW DRAFT
(October 1, 2020 – October 19, 2020)

CITY OF HUNTINGTON BEACH
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HUNTINGTON BEACH, CA 92648

CITY OF HUNTINGTON BEACH
2019/20 CAPER

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Introduction

The City of Huntington Beach's (City) FY 2019/20 Consolidated Annual Performance Evaluation Report (CAPER) is the fifth and final year-end performance evaluation under the 2015/16-2019/20 Consolidated Plan. The CAPER discusses affordable housing outcomes, homelessness and special needs activities, non-housing community development activities, and other actions in furtherance of the City's Annual Action Plan Programs and Projects for Fiscal Year (FY) 2019/20. This document will be formatted using HUD's CAPER template, which will be submitted online by way of the Integrated Disbursement and Information System (IDIS).

The City receives Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds each year from the federal government to support housing and community development activities that principally benefit low and moderate-income households. To receive these federal funds, the City must adopt a five-year strategic plan that identifies local needs, and how these needs will be prioritized and addressed using these federal funds. In August 2015, the Huntington Beach City Council adopted a five-year (FY 2015/16–2019/20) Consolidated Plan. Huntington Beach's Consolidated Plan builds upon several other related planning documents, including: the 2010/2011-2014/2015 Consolidated Plan; the City's 2014-2021 Housing Element; 2015 Analysis of Impediments to Fair Housing Choice; 2013 Orange County Homeless Count and Survey Report; and the 2014 Orange County Continuum of Care.

Strategic Plan Summary

The City's Consolidated Plan strategy includes general priorities to meet the needs of the community and the City's rationale for investment of federal funds. In order to address the needs, the City identified five priorities having the greatest need in the community. The five priority areas include:

1. Homeless Assistance
2. Decent Housing
3. Public Facilities and Infrastructure
4. Economic Development
5. Planning for Housing and Community Development

The five priorities were formed based on the national objectives and outcomes supported by HUD as described below.

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- Provide decent affordable housing. The activities that typically would be found under this objective are designed to cover a wide range of housing possibilities under HOME and CDBG.
- Creating a suitable living environment. In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- Creating economic opportunities. This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

National Objective Outcomes

The outcomes reflect what the grantee (the City) seeks to achieve by the funded activity. The City of Huntington Beach associates the national objectives to these outcomes:

- Availability/Accessibility;
- Affordability; and
- Sustainability.

The City's strategy to meet HUD's national objectives and outcomes are described in Table 1 below.

Huntington Beach 2015/16 – 2019/20 Consolidated Plan Programs By HUD Objectives and Outcomes			
OBJECTIVE/ OUTCOMES	**AVAILABILITY/ ACCESSIBILITY**	**AFFORDABILITY**	**SUSTAINABILITY**
DECENT HOUSING	*Implementing Programs:* • Housing Rehabilitation Loan Program • Housing Rehabilitation Administration • Fair Housing Program	*Implementing Programs:* • HOME Acquisition/Rehabilitation • HOME New Construction • HOME Tenant Based Rental Assistance	
SUITABLE LIVING ENVIRONMENT	*Implementing Programs:* • ADA Improvements • Homeless Services • Youth and Family Services • Senior Services • General Public Services		*Implementing Programs:* • Special Code Enforcement • Public Facility Improvements • Infrastructure Improvements
ECONOMIC OPPORTUNITY	*Implementing Programs:* • Section 108 Loan Repayment		

Table 1 - 2015/16 – 2019/20 Consolidated Plan Programs

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Summary

For fiscal year 2019/20, the City of Huntington Beach had a total of $3,179,267 in CDBG funds. This total amount was comprised of $1,147,593 in Fiscal 2019/20 CDBG entitlement funds, $199,910 in program income, $223,000 in a return to the local account, and $1,608,764 in prior year unallocated CDBG funds carried forward. CDBG funds were used for public services, public facility and infrastructure improvements, code enforcement, CDBG administration, residential rehabilitation loan administration, and fair housing services.

The City of Huntington Beach also had available $3,812,150 in HOME Program funds comprised of a FY 2019/20 allocation of $563,796, receipted program income of $2,342,573, and a carryover balance of $905,781. The City used HOME funds for administration of the HOME program, and three tenant based rental assistance programs.

Lastly, the City had $328,102 in Revolving Loan Funds (RLF) in FY 2019/20 that was used to implement the City's two owner-occupied single-family rehabilitation programs as well a public infrastructure project. However, during the fiscal year, by substantial amendment to the City's Annual Action Plan, the City cancelled the Revolving Loan Fund and reclassified the RLF balance as program income. In this way, the City of Huntington Beach has more flexibility in utilizing the funds on any priority need outlined in the Consolidated Plan.

Based on the limited amount of federal and non-federal resources available for housing and community development projects and programs, the City addressed the needs having a high priority level in FY 2019/20.

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)
This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Table 2 below illustrates the City's FY 2019/20 Annual Action Plan outcomes (based on defined units of measure) as it compares to the five-year Consolidated Plan aggregate (2015/16 – 2019/20).

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)
Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Planning for Housing and Community Development	Administration	CDBG: $229,518 HOME: $390,949	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Preserve Existing & Create New Affordable Housing	Affordable Housing	CDBG: $56,740 CDBG RLF: $100,000	Homeowner Housing Rehabilitated	Household Housing Unit	75 Housing Units *(Housing Rehab Loan Program & Housing Rehab Loan Admin: 75 housing units)*	41 Housing Units *(Housing Rehab Loan Program & Housing Rehab Loan Admin: 32 housing units; Owner-Occupied SF, Condo, and Mobile Home Grant Program: 9 housing units)*	54.67%	7 Housing Units *(Owner-Occupied SF, Condo, and Mobile Home Grant Program: 6 housing units; Owner-Occupied SF Rehab Loan Program: 1 housing unit)*	2 Housing Units *(Owner-Occupied SF, Condo, and Mobile Home Grant Program: 1 housing units; Owner-Occupied SF Rehab Loan Program: 1 housing unit)*	28.5%
Preserve Existing & Create New Affordable Housing	Affordable Housing	HOME: $0	Rental Housing Rehabilitated	Household Housing Unit	8 Housing Units *(Acquisition / Rehab: 8 housing units)*	13 Housing Units *(OCCHC Affordable Housing Project: 9 housing units; 7792 Barton Street Project; 4 housing units)*	162.50%	0 Housing Unit *(No affordable housing projects funded in FY 2019/20)*	0 Housing Units *(No affordable housing projects funded in FY 2019/20)*	00.00%

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Preserve Existing & Create New Affordable Housing	Affordable Housing	HOME: $761,078	Tenant-Based Rental Assistance / Rapid Rehousing	Households Assisted	50 Households *(Interval House Tenant Based Rental Housing: 50 households)*	246 Households *(Interval House Tenant Based Rental Housing: 139 households; Families Forward Tenant Based Rental Housing: 28 households; Mercy House Tenant Based Rental Assistance Program: 79 households)*	492.00%	61 Households *(Interval House Tenant Based Rental Housing: 22 households; Families Forward Tenant Based Rental Housing: 15 households; Mercy House Tenant Based Rental Assistance Program: 24 households)*	96 Households *(Interval House Tenant Based Rental Housing: 58 households; Families Forward Tenant Based Rental Housing: 10 households; Mercy House Tenant Based Rental Assistance Program: 28 households)*	157.38%
Preserve Existing Public Facilities	Non-Housing Community Development	CDBG RLF: $0 CDBG: $0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400 Persons *(Oak View Family Resource Center Class and Counseling*	45,589 Persons *(Oak View Family Resource Center Class and Counseling Space: 328 persons; ADA*	11,397%	0 Persons *(No Projects Funded in FY 2019/20)*	14,681 Persons *(Central Library ADA Restrooms Renovation Project: 14,180 persons; RLF Youth*	+100%

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
					Space: 400 persons)	*Renovations Citywide: 5,931 persons; ADA Improve-ments Main St. Library: 424 persons; Police Dept. Limited ADA Improve-ments: 24,225 persons; Central Library ADA Restrooms Reno Project: 14,180 persons; RLF Youth Shelter roof, Structural, & ADA Improve-ments: 501 persons)*			*Shelter, Roof, Structural & ADA Improve-ments: 501 persons)*	

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Provide Economic Opportunity	Non-Housing Community Development	CDBG: $0 CDBG RLF: $0	Businesses Assisted	Businesses Assisted	25 Businesses (No Projects Identified)	0 Businesses *(No Economic Development Projects Funded to Date)*	00.00%	0 Businesses *(No Projects Funded in FY 2019/20)*	0 Businesses *(No Projects Funded in FY 2019/20)*	00.00%
Provide Economic Opportunity	Non-Housing Community Development	CDBG: $0	Other	Other	Not applicable. *(Section 108 Loan Repayment)*	Not applicable. *(Section 108 Loan Repayment)*	-	Not applicable. *(No Projects Funded in FY 2019/20)*	Not applicable. *(No Projects Funded in FY 2019/20)*	-
Provide Needed Community Services to LMI Persons	Non-Housing Community Development	CDBG: $75,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5,305 Persons *(Oak View Literacy Program: 805 persons; Children's Bureau: 2,000 persons; Fair Housing Foundation: 2,500)*	3,520 Persons *(Oak View Literacy Program: 935 persons; Children's Bureau: 1,493 persons; Fair Housing Foundation: 901 persons; OCCHC SteppingUP: 191 persons)*	66.35%	440 Persons *(Oak View Literacy Program: 190 persons; Children's Bureau: 250 persons)*	417 Persons *(Oak View Literacy Program: 153 persons; Children's Bureau: 264 persons)*	94.77%

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Provide Needed Infrastructure Improvements	Non-Housing Community Development	CDBG: $329,195 CDBG RLF: $228,102	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,224 Persons *(ADA Curb Cuts Maintenance Zone 12 : 1,224 Persons)*	33,557 Persons *(ADA Curb Cuts Maintenance Zone 12 : 1,224 persons ; ADA Curb Cuts Maintenance Zone 10 : 2,515 persons; ADA Curb Cuts in Maintenance Zone 1 : 1,825 Persons ; 2017 RLF Curb Cuts in Maintenance Zones Citywide : 24,225 persons ; ADA Curb Cuts in Maintenance Zone 9 :*	2,741.58%	3,768 Persons *(ADA Curb Cuts in Maintenance Zone 9 : 3,768 persons)*	3,768 Persons *(ADA Curb Cuts in Maintenance Zone 9 : 3,768 persons)*	100%

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
						3,768 persons)				
Support Agencies that Assist Homeless Populations	Homeless Non-Housing Community Development	CDBG: $90,289	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	950 Persons *(Homeless Outreach Program: 750 persons; Project Self Sufficiency: 200 persons)*	1,443Persons *(Homeless Outreach Program: 1,303 persons; Project Self Sufficiency: 66 persons; StandUP for Kids Street Outreach: 74 persons)*	151.89%	355 Persons *(Homeless Outreach Program: 250 persons; StandUP for Kids Street Outreach: 105 persons)*	408 Persons *(Homeless Outreach Program: 365 persons; StandUP for Kids Street Outreach: 43 persons)*	114.93%
Support Agencies that Assist Special Needs Persons	Non-Homeless Special Needs	CDBG: $55,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4,500 Persons *(Senior Services Care Management Program: 2,000 persons; Congregate Meals: 2,500 persons)*	2,789 Persons *(Senior Services Care Management Program: 2,002 persons; Congregate Meals: 787 persons)*	61.98%	375 Persons *(Senior Services Care Management Program: 375 persons)*	401 Persons *(Senior Services Care Management Program: 401 persons)*	106.93%

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Sustain and Strengthen Neighborhoods	Non-Housing Community Development	CDBG: $191,500	Housing Code Enforcement / Foreclosed Property Care	Household Housing Unit	3,000 Housing Units *(Special Code Enforcement: 3,000 housing units)*	4,867 Housing Units *(Special Code Enforcement: 4,867 housing units)*	162.23%	600 Housing Units *(Special Code Enforcement: 600 housing units)*	1,346 Housing Units *(Special Code Enforcement: 1,346 housing units)*	224.33%

Table 2 - Accomplishments – Program Year & Strategic Plan to Date

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Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Consistent with the City's Priority Needs outlined in the Consolidated Plan, the City allocates the largest share of its CDBG funding to non-housing community development activities (public facilities, infrastructure, and public services), preceded by the community's housing needs and program administration funded by both CDBG and HOME. The Consolidated Plan's five-year priorities for assistance with CDBG and HOME funds takes into consideration several factors such as: 1) those households most in need of housing and community development assistance, as determined through the Consolidated Plan needs assessment, consultation, and public participation process; 2) which activities will best meet the needs of those identified households; and 3) the extent of other non-federal resources that can be utilized to leverage/match CDBG and HOME funds to address these needs.

Overall, the approved projects and programs in the FY 2019/20 Annual Action Plan assisted as many participants as possible with limited resources available. The City originally contributed the maximum allowable for CDBG Public Services (15 percent of the annual allocation); however the City was allowed to exceed the statutory 15 percent maximum as part of the CARES Act that was signed into law on March 27, 2020 as a means to help cities across the nation to respond to the Novel Coronavirus pandemic. By substantial amendment, the City provided additional public service funds to the Senior Services Care Management Program in the amount of $15,000 to help offset costs associated with increasing the number of senior meals provided to elderly residents of Huntington Beach. The City also provided an additional $25,000 to the Children's Bureau After School Program as the agency began providing all-day care for distant learners as schools closed down due to the COVID-19 pandemic. Finally, the City Council authorized a new public service, the Cameron Lane Navigation Center Operations, which will utilize both CDBG program income ($772,181) and CARES Act funds ($727,819) to cover the costs of operating an emergency homeless shelter during the COVID-19 pandemic. It is likely that this project will not get funded until FY 2020/21.

The City exceeded their public services goals by a cumulative 5% in the areas of youth services, homeless services, family services, and senior services. The City also exceeded its code enforcement goal of inspecting 600 housing units for local health and safety compliance by over 224%.

In the area of affordable housing – another major priority in the Huntington Beach Consolidated Plan – the City utilizes three programs to meet the affordable housing needs of Huntington Beach residents: homeowner rehabilitation, acquisition/rehabilitation/new construction projects, and tenant based rental housing. In FY 2019/20, the City underperformed in the

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homeowner rehabilitation programs. The City's goal was to fund and complete seven rehabilitation projects over the course of the year but was only able to complete two. Five additional projects are currently underway, completion being stalled due to the COVID-19 pandemic and stay at home order during the third and fourth quarters of the program year. These projects will be counted in the FY 2020/21 CAPER.

The City also had a goal to rehabilitate seven affordable rental housing units via a partnership with a local CHDO, American Family Housing, the County of Orange, and the City of Westminster; however, the project was cancelled by substantial amendment in June 2020. While no new units were produced this fiscal year, it is important to note that the City has already exceeded its 5-year Consolidated Plan goal to produce eight units of affordable rental housing. To date, the City has created 13 new affordable rental housing units in Huntington Beach. In FY 2016/17, it completed nine units at 313 11th Street and in FY 2017/18, it completed another four units at 7792 Barton Drive, both in partnership with the Orange County Community Housing Corporation, Inc.

The third program the City funds to meet the affordable housing needs of Huntington Beach residents is tenant based rental assistance programs. In FY 2019/20, the City funded three separate programs with a cumulative goal to provide rental assistance to 61 low and moderate-income households. The City exceeded its goal with 96 households assisted, many of which were assisted at the end of the program year as many of Huntington Beach's residents experienced a loss of income due to the Coronavirus.

In FY 2019/20, the City allocated approximately $558,000 in CDBG and Revolving Loan Funds to the ADA Curb Cuts in Maintenance Zone 9 project. The project was completed on schedule and provides 3,768 disabled persons with improved access to streets in the area encompassing Maintenance Zone 9. The City also completed two prior year public facility projects – the Central Library ADA Restroom Renovation Project, and the RLF Youth Shelter Roof, Structural, and ADA Improvement Project. Together, 14,681 persons benefit from improved access to these widely used facilities in Huntington Beach.

As a reminder, results will vary from year to year depending on when they are funded and when they are completed. Generally, affordable housing, public facility, and public infrastructure projects span multiple years. The accomplishments for projects and programs that have been funded in FY 2019/20 or sooner and are currently underway will be included in the CAPER once the national objective has been met at project completion.

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CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	TOTAL
White	15,766	79	15,845
Black or African American	250	8	258
Asian	2,198	8	2,206
American Indian or American Native	156	0	156
Native Hawaiian or Other Pacific Islander	88	0	88
American Indian or American Native and White	2	0	2
Asian and White	7	0	7
Black or African American and White	2	1	3
American Indian or American Native and Black	0	0	0
Other Multi Racial	1,208	0	1,208
TOTAL	**19,677**	**96**	**19,773**
Hispanic	3,058	35	3,093
Not Hispanic	16,619	61	16,680

Table 3 - Table of assistance to racial and ethnic populations by source of funds

Narrative

For program year 2019/20, the majority of the CDBG allocation was invested in Community Development and non-Community Development activities, such as infrastructure and public facilities, public services, code enforcement, administration, and affordable housing. HOME funds were invested in tenant-based rental assistance for homeless persons, victims of domestic violence, and for households affected by COVID-19. As a result, approximately 11 percent of Asians and just over 15 percent of Hispanics participating in CDBG funded activities or services received some type of assistance. In the HOME-funded tenant based rental assistance programs, eight percent assisted were black or African American, eight percent were Asian, and 36 percent were Hispanic. Also noteworthy is the City's commitment to benefit disabled persons in Huntington Beach as evident with its investment in ADA projects. Of the total persons assisted in FY 2019/20, approximately 18,500 were disabled per U.S. Census Data.

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CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	HUD	$3,179,267	$1,649,875
HOME	HUD	$3,812,150	$211,837
Other	CDBG Revolving Loan Fund	$328,102	$304,527

Table 4 - Resources Made Available

Narrative

During FY 2019/20, the City had over $7.3 million in Federal and Revolving Loan Funds to address the goals and objectives of the FY 2019/20 Annual Action Plan. Specifically, the CDBG entitlement amount for FY 2019/20 was $1,147,593. Prior year unspent funds were $1,608,764, program income receipted was $199,910, and the City has a return to the local account in the amount of $223,000 resulting in a total of $3,179,267 in CDBG. HOME funding for FY 2019/20 was $563,796 in entitlement funds, $2,342,573 in receipted program income, and $905,781 in unspent prior year funds. Lastly, the City had $328,102 in their CDBG Revolving Loan Fund that it used to fund two owner-occupied rehabilitation programs and one public infrastructure project. (Note, 'Resources Made Available' may differ from what is shown in the FY 2019/20 Annual Action Plan as the Action Plan is prepared prior to the end of the 2019/20 program year. Any unspent funds from 2018/19 were later made available in FY 2019/20 which may not have been included in the FY 2019/20 Action Plan.)

Expenditures during the 2019/20 program year totaled $1,861,712 from federal resources and $304,527 from the Revolving Loan Fund which addressed the needs of extremely, low, and moderate-income persons. CDBG expenditures included projects and programs approved in FY 2019/20 and from prior years. A total of $211,837 in HOME expenditures was expended on HOME Administration and tenant based rental assistance.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	96%	91%	Citywide
Code Enforcement Designated Areas	5%	9%	Code Enforcement Designated Areas
Low- and Moderate-Income Areas	0%	0%	Low- and Moderate-Income Areas

Table 5 – Identify the geographic distribution and location of investments

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Narrative

The City utilizes CDBG and HOME funds for projects and programs operated citywide. However, the majority of CDBG-funded infrastructure and facility projects are targeted to the most-needy neighborhoods: those census tracts where 47.83% or more of the residents are low- or moderate-income, or to special needs populations in the community.

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

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

These four areas of concentrated deteriorated housing have been designated as Special CDBG Code Enforcement areas and have become the focus of increased code enforcement and neighborhood preservation efforts to improve the quality of life and condition of housing.

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Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City is required to provide a 25 percent match for HOME funds drawn down on all HOME activities, sans those funded with program income or administrative funds. The City leverages resources among the formula grant programs. Historically, the City has met the HOME match by layering former redevelopment tax increment with HOME-assisted affordable housing acquisition and rehabilitation. As a result of past leveraging contributions toward affordable housing activities, the City has a surplus of match credits. The match carry-over surplus from prior years was $2,794,026.

The City's HOME match liability for FY 2019/20 was $52,138. The match requirement will be met by utilizing the excess match surplus of $2,794,026. The excess match carried over to the next fiscal year is $2,741,888.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	$2,794,026
2. Match contributed during current Federal fiscal year	$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	$2,794,026
4. Match liability for current Federal fiscal year	$52,138
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$2,741,888

Table 6 – Fiscal Year Summary - HOME Match Report

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
								$0

Table 7 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period $	Amount received during reporting period $	Total amount expended during reporting period $	Amount expended for TBRA $	Balance on hand at end of reporting period $
$33,831.44	$2,342,573	$367,174.04	$367,174.04	$2,009,230.40

Table 8 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
		Minority Business Enterprises				
	Total	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Contracts						
Number	0					
Dollar Amount	$0					
Sub-Contracts						
Number	0					
Dollar Amount	$0					
	Total	Women Business Enterprises	Male			
Contracts						
Number	**0**					
Dollar Amount	**$0**					
Sub-Contracts						
Number	**0**					
Dollar Amount	**$0**					

Table 9 – Minority Business and Women Business Enterprises

OMB Control No: 2506-0117 (exp. 07/31/2015)

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
		Minority Property Owners				
	Total	**Alaskan Native or American Indian**	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	**White Non-Hispanic**
Number	**0**					
Dollar Amount	**$0**					

Table 10 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
	Number	**Cost**
Parcels Acquired	**0**	**$0**
Businesses Displaced		
Nonprofit Organizations Displaced		
Households Temporarily Relocated, not Displaced		

		Minority Property Enterprises				
Households Displaced	**Total**	**Alaskan Native or American Indian**	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	**White Non-Hispanic**
Number	**0**					
Cost	**$0**					

Table 11 – Relocation and Real Property Acquisition

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CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	68	44
Number of non-homeless households to be provided affordable housing units	0	8
Number of special-needs households to be provided affordable housing units	0	0
Total	**68**	**52**

Table 12 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	61	44
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	7	8
Number of households supported through the acquisition of existing units	0	0
Total	**68**	**52**

Table 13 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City's one-year goals as outlined in the FY 2019/20 Annual Action Plan were based on plans to utilize the 2019/20 HOME allocation plus prior year uncommitted HOME funds. Affordable housing goals included assisting 61 households with rental assistance through three Tenant Based Rental Assistance Programs that focus on homeless persons and families including those with special needs (seniors, veterans, and victims of domestic violence). Interval House had a goal of assisting 22 households but surpassed its goal with assisting 58 households. Families Forward proposed to assist 15 households, but only accomplished 66% of that goal with 10 households. Finally, Mercy House proposed to assist 24 households but provided rental assistance to 28. Overall, the City met 158 percent of its tenant based rental assistance goal,

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due in large part to assistance provided to households affected by the COVID-19 pandemic during the last quarter of FY 2019/20.

Additionally, the City proposed to assist seven eligible households with home improvements through the City's Housing Rehab Loan and Grant Programs but was only able to complete two projects by June 30, 2020. Five additional projects were funded during the fiscal year, however with the onset of the COVID-19 pandemic, the projects were put on hold. Construction has resumed on all five projects with completion expected in FY 2020/21.

While the City did not propose any projects to develop affordable rental housing in FY 2019/20, it is worth noting that the City has already exceeded its 5-year Consolidated Plan goal to produce eight units of affordable rental housing. To date, the City has created 13 new affordable rental housing units in Huntington Beach. In FY 2016/17, it completed nine units at 313 11th Street and in FY 2017/18, it completed another four units at 7792 Barton Drive, both in partnership with the Orange County Community Housing Corporation, Inc.

Discuss how these outcomes will impact future annual action plans.

By the end of the fifth and final year of the 5-Year Consolidated Plan timeframe, the City has already exceeded both its development of affordable rental housing and tenant based rental assistance goals. However, these two programs continue to be a priority for City staff. In fact, in the new Consolidated Plan cycle that covers FY 2020/21 through FY 2024/25, the City has proposed to invest over $5.8 million to continue support for these programs.

CDBG and CDBG Revolving Loan Funds also support the City's affordable housing goals. During the past five years of this Consolidated Plan timeframe, the City has used CDBG Revolving Loan Funds to support two owner-occupied housing rehabilitation programs. The grant program offers a maximum of $10,000 to help homeowners pay for deferred maintenance and health and safety-related household repairs. Deferred maintenance can include paint, siding replacement, window and door replacement, roof repair, or removal of any condition of blight. Household repairs may include restoration or replacement of inoperable or severely deteriorated plumbing, heating, and electrical systems, structural and appliance replacement. The City's loan program, on the other hand, offers assistance of up to $75,000 for substantial rehabilitation. Together, the City's goal was to assist 75 homeowners with home repairs and improvements over the five-year Consolidated Plan period. By the end of the Consolidated Plan period, 41 grants/loans were completed, or 55% of its goal. Even so, the City still found these programs to be a priority need in the 2020-2024 Consolidated Plan and will therefore continue to fund the programs in the upcoming year.

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Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	86
Low-income	1	8
Moderate-income	1	2
Total	**2**	**96**

Table 14 – Number of Persons Served

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Beginning in 2015, the City assigned a full-time officer dedicated to homeless issues and has continued to allocate resources as the number of homeless continues to grow. The City's efforts have grown to include a Homeless Task Force (with two full-time officers, 1 program coordinator and up to 4 case managers) and a plan to create a Navigation Center to provide shelter for eligible homeless individuals with ties to Huntington Beach. This multi-pronged approach is accomplished in a variety of ways such as weekly outreach to engage homeless individuals and determine their needs, reuniting individuals with family members, working within the County's Coordinated Entry System to match individuals and families with housing opportunities, assisting in eviction prevention, maintaining walk-in office hours at the South Police Substation, as well as working cooperatively with local schools to assist children who are homeless or housing insecure. Since 2015, officers and case managers have helped hundreds of individuals transition off the streets (with many being reunified with family).

The Office of Business Development and the Police Department were granted $81,505 in CDBG public service funds in FY 2019/20 to fund a part-time Homeless Coordinator position and three part-time Homeless Case Manager to serve as the City's point persons for homeless issues. The Homeless Coordinator acts as liaison with non-profit organizations and for-profit groups such as mental health centers, hospitals, churches, shelters, addiction centers and rehabilitation programs. The Coordinator and Case Manager also assisted the Police Department in locating shelter beds for the homeless and rehabilitation (detox) beds for those in need of assistance. In addition, these positions help coordinate City services regarding homeless encampments, public information, and most recently the preparation, prevention, and response to COVID-19. As a result, 365 unduplicated homeless individuals were assisted in FY 2019/20.

Also funded FY 2019/20 was a street outreach program aimed specifically to reach out and assess homeless youth residing on the streets of Huntington Beach. The StandUP for Kids Street Outreach Program is a county-wide program where volunteer staff scout Orange County streets searching for youth who are currently unsheltered or unstably housed. StandUp for Kids serves teens and youth (ages 12 - 24) who are homeless, at-risk, aging-out of foster care, or runaways to equip them with the tools they need to transition from life on the street to a life of stability and opportunity. The Street Outreach program provided basic services (food, clothing, hygiene items, and survival kits) as well as medical assistance and compassionate mentoring. Each city

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program is supported by a Program Director who is responsible for making connections with key contacts in the city, supervising all weekly city visits, organizing and training all volunteers, and maintaining records of clients served. In FY 2019/20, 43 youth were assisted through this program.

Finally, the City provided $761,078 in HOME funds to three subrecipients, Interval House, Mercy House, and Families Forward to implement tenant based rental assistance programs in FY 2019/20. The programs are aimed at homeless, seniors, and veteran populations. The needs of the participants were assessed, and resources were provided to meet their needs, particularly as it relates to housing. In the program year, 96 households were assisted, most of which were homeless or would be homeless if it were not for the tenant based rental assistance programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City has and will continue to address the emergency shelter and transitional housing needs of homeless and homeless families through support of homeless programs such as the Huntington Beach Youth Emergency Shelter; Interval House; Mercy House; Beach Cities Interfaith Services; and Collette's Children's Home transitional housing for battered/homeless mothers with children; American Family Housing transitional housing and supportive housing rental assistance; and Project Self-Sufficiency transitional housing for single parent families. Through the City's participation in the Huntington Beach Homeless Collaborative, the City will also support the provision of emergency housing and services by the local faith-based community.

In FY 2019/20, the City partnered with Interval House, Mercy House, and Families Forward to provide tenant based rental assistance to the homeless and those at risk of homelessness. The City had a goal of providing TBRA to 61 homeless, senior, and veteran households, and ultimately provided support to 96 households, a success rate of 158 percent.

By substantial amendment to the FY 2019/20 Annual Action Plan in June 2020, the City allotted a total of $1.5 million in CDBG and CDBG-CV (CARES Act) funds to the Cameron Lane Navigation Center Operations Program. The Navigation Center, to be located at 17631 Cameron Lane, is currently in the development stages, and once built, will be available to house homeless persons throughout the COVID-19 pandemic. Federal funds will offset the cost of operations such as staffing, utilities, maintenance, and wrap around homeless services that will be necessary to help the City prevent, prepare for, and respond to the continued threat of the Coronavirus to the City's vulnerable homeless population.

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Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

To help prevent homelessness and protect at-risk populations, Huntington Beach continued to participate in the Orange County Continuum of Care System to provide assistance to persons at risk of becoming homeless. In addition, the City continues to pursue opportunities to expand its affordable housing inventory to benefit primarily low-income renters. For example, in FY 2016/17, the City entered into an affordable housing agreement with a local CHDO, Orange County Community Housing Corporation (OCCHC), to acquire and rehabilitate a rental four-plex located at 7792 Barton Drive. The project was granted $781,220 in HOME funds and was completed in April 2018.

Additionally, the City provided tenant based rental assistance to 96 households that were homeless or at risk of homelessness FY 2019/20. Many of the households specifically assisted in the fourth quarter of the program year were homeless prevention clients who suffered a sudden loss of income due to the Coronavirus.

As discussed above, the City also funded both the City's Homeless Outreach Program and the StandUp for Kids Street Outreach Program in FY 2019/20. The StandUp for Kids program specifically helps homeless youth ages 12 through 24 in their transition out of foster care. Services provided range from attending to their basic needs for food, clothing, hygiene, and medical care to assessing and mentoring these individuals to exit homelessness. In FY 2019/20, this program assisted 43 youth, while the City's Homeless Outreach Program assisted 365 persons.

The City does not receive Emergency Shelter Grants (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) funding and therefore is not required to develop a discharge coordination policy. However, the City will continue to address a discharge coordination policy with the Orange County Housing Authority and the Continuum of Care Homeless Issues Task Force.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

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individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In an ongoing effort to continue to address the needs of the homeless and those at risk of homelessness, the City focused on the development of sustainable and effective programming, including: applying for short and long-term available funding; partnering with experienced service providers capable of leveraging other funding; creating or securing affordable housing; performing homeless case management; and engaging the homeless through a street outreach component in order to better connect them to available services.

Additionally, the Huntington Beach City Council approved funding of $1.5 million in CDBG to operate an emergency homeless shelter with wrap around services to help homeless individuals transition to more stable housing upon exiting the shelter. While the shelter is still in the development stages, it should be operational in FY 2020/21.

Thirdly, the City continued to provide tenant based rental assistance to qualified households in FY 2019/20. The need for rental subsidies continues to be a priority for the City, and in May 2020, the City released a NOFA/RFP to qualified agencies with experience administering HOME-funded TBRA programs, and a selection was made in June 2020 for TBRA implementation in FY 2020/21.

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CR-30 - Public Housing 91.220(h); 91.320(j)

The City of Huntington Beach does not have any public housing developments. However, Huntington Beach is one of a number of cities that benefits from the services of the Orange County Housing Authority (OCHA), which is currently manages Housing Choice Vouchers for residential units within Huntington Beach. The OCHA waiting list is currently closed.

Actions taken to address the needs of public housing

Not applicable.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

Actions taken to provide assistance to troubled PHAs

Not applicable.

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

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. Ongoing monitoring of both "for sale" and rental affordable units is conducted by department staff by assuring that the affordable housing covenants are recorded on title when the unit is sold. To address the decline in sources of housing funds, the City will continue to advocate for and pursue federal, state, local and private funding sources for affordable housing.

Additionally, as part of the City's Housing Element update, the City must assess and to the extent feasible, mitigate, its governmental constraints to housing for lower and moderate-income households and persons with disabilities. The Housing Element addressed the City's provisions for affordable housing, emergency shelters, transitional housing, and supportive housing. The City's 2013-2021 Housing Element specifically addresses the variety of regulatory and financial tools used by the City to remove barriers and facilitate the provision of affordable housing, including the following:

Program 2. Multi-family Acquisition/Rehabilitation through Non-Profit Developers *Objective: Acquire, rehabilitate, and establish affordability covenants on 80 rental units.*

Program 7. Residential and Mixed-Use Sites Inventory
Objective: Maintain current inventory of vacant and underutilized development sites and provide to developers along with information on incentives.

Program 8. Beach and Edinger Corridors Specific Plan
Objective: Facilitate development through flexible, form-based standards, and streamlined processing. Encourage affordable housing by requiring inclusionary units to be provided on-site, or within the Specific Plan, and providing additional incentives for increased percentages of affordable units.

Program 10. Inclusionary Program and Housing Trust Fund
Objective: Continue implementation and re-evaluate Ordinance to provide consistency with case law and market conditions. Establish in-lieu fee amount for projects between 10-30 units.

Program 11. Affordable Housing Development Assistance

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Objective: Provide financial and regulatory assistance in support of affordable housing. Provide information on incentives to development community.

Program 13. Affordable Housing Density Bonus
Objective: Continue to offer density bonus incentives as a means of enhancing the economic feasibility of affordable housing development.

Program 14. Development Fee Assistance
Objective: *Continue to offer fee reductions to incentivize affordable housing. Specify the waiver of 100% of application processing fees in the Code for projects with 10% extremely low-income units.*

Program 15. Residential Processing Procedures
Objective: Provide non-discretionary development review within the Beach and Edinger Corridors Specific Plan. Adopt streamlined review procedures for multi-family development on a Citywide basis.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Huntington Beach has identified long-range strategies, activities and funding sources to implement the goals in the areas of housing and community development services for the benefit of the residents.

- The City continued to seek other resources and funding sources to address the biggest obstacle to meeting the community's underserved needs, which is the lack of, and/or, inadequate funding.
- The City looked for innovative and creative ways to make its delivery systems more comprehensive and continued existing partnerships with both for-profit and not-for-profit organizations.
- The City used HOME and CDBG funds to concentrate on both affordable rental housing, tenant-based rental housing, and homeowner rehabilitation programs.
- The City addressed certain housing needs with federal funds such as availability, condition, and fair housing practices to prevent homelessness.
- The City also addressed community development needs with federal funds such as infrastructure, improving public facilities and code enforcement.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

As a means of better protecting children and families against lead poisoning, in 1999 HUD instituted revised lead-based paint regulations focused around the following five activities:

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- Notification
- Lead Hazard Evaluation
- Lead Hazard Reduction
- Ongoing Maintenance
- Response to Children with Environmental Intervention Blood Lead Level

The City has implemented HUD Lead Based Paint Regulations (Title X), which requires federally funded rehabilitation projects to address lead hazards. Lead-based paint abatement is part of the City's Housing Rehabilitation Program and the Acquisition/Rehabilitation of Affordable Rental Housing Program. Units within rental housing projects selected for rehabilitation are tested if not statutorily exempt. Elimination or encapsulation remedies are implemented if lead is detected and is paid for by either the developer of the project, or with CDBG or HOME funds, as appropriate.

To reduce lead-based paint hazards in existing housing, all housing rehabilitation projects supported with federal funds are tested for lead and asbestos. When a lead-based paint hazard is present, the City or the City's sub-grantee contracts with a lead consultant for abatement or implementation of interim controls, based on the findings of the report. Tenants are notified of the results of the test and the clearance report. In Section 8 programs, staff annually inspects units on the existing program and new units as they become available. In all cases, defective paint surfaces must be repaired. In situations where a unit is occupied by a household with children under the age of six, corrective actions will include testing and abatement if necessary, or abatement without testing.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City's major objectives in reducing poverty within Huntington Beach are to:

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

The City's anti-poverty strategy seeks to enhance the employability of residents through the promotion and support of programs which provide employment training and supportive services, while expanding employment opportunities through the implementation of two Business Improvement Districts, and its Economic Development Strategy.

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In terms of employment training and supportive services, the City continued to support the Project Self-Sufficiency program with non-CDBG funds. This program aims to assist low income single parents with children to achieve economic independence from public assistance through personal development, education, and job training. Participants were encouraged to attend a monthly support meeting focusing on providing skills, abilities, and resources to promote self-sufficiency.

Additionally, the City supported literacy programs for families (Oakview Family Literacy Program) with a combination of General Funds and CDBG that helped to enhance the employability of 153 low-income persons with deficient English speaking, reading, and writing skills. The City also funded an afterschool program with CDBG which allow parents to work while their children are cared for during work hours. The Children's Bureau assisted 264 children in FY 2019/20.

As funding permits, the City will continue to support the following Public Services to increase family stability for lower income households:

- Counseling
- Domestic Violence Prevention Services
- Provision of food
- Substance Abuse Services
- Job Training

Also, the City of Huntington Beach supported a variety of economic development activities that helped to create and retain jobs for low- and moderate-income households. Activities supported include access to Surf City Locator, a free property listing and demographics website that is available 24/7 and is fed directly through the largest and most up-to-date commercial and industrial listing service in Southern California. Each listing is connected to a world of helpful community demographic data, retail potential, heat maps, zoning information, labor market & talent pool details, and more. The City also implemented the BusinessLink Program, which brings City Councilmembers and staff into the Huntington Beach community to speak directly with firm owners and operators at their place of business. The goal of the program is to further the relationship between the City and the business community by asking what can be done to assist them and sharing information and resources of which the business owner may be unaware.

Lastly, on June 15, City Council approved the COVID-19 Small Business Relief Program to deliver grants of up to $10,000 to Huntington Beach businesses with 30 or fewer employees. The City will fast track the Program to provide immediate relief to local businesses that have experienced hardship due to COVID-19. The City has partnered with the Orange County Small Business

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Development Center (OC SBDC) to administer this Program, which is entirely funded with $4.75 million of one-time federal CARES Act funds distributed to the City by the Orange County Board of Supervisors.

The City fully complied with Section 3 of the Housing and Community Development Act, which helps foster local economic development and individual self-sufficiency. This set of regulations require that to the greatest extent feasible, the City will provide job training, employment, and contracting opportunities for low or very low-income residents in connection with housing and public construction projects.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

As the recipient of CDBG and HOME funds, the City delegated the Office of Business Development to be the lead department responsible for the overall administration of HUD grants. In that regard, the Division prepared the Consolidated Plan and the Regional Analysis of Impediments to Fair Housing Choice, drafted the Annual Action Plan and CAPER, as well as all other reports required by federal rules and regulations.

The City has worked with non-profit agencies, for-profit developers, advocacy groups, clubs, organizations, neighborhood leadership groups, City departments, the private sector, and other government entities to implement the City's five-year strategy to address the priority needs outlined in the Consolidated Plan for Fiscal Years 2015/2016 – 2019/2020. Engaging the community and stakeholders in the delivery of services and programs for the benefit of low to moderate residents has been vital in overcoming gaps in service delivery. The City also utilized public notices, Community Workshops and Meetings (as appropriate), the City's website, and other forms of media to deliver information on carrying out the Consolidated Plan strategies.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In an ongoing effort to bridge the gap of various programs and activities, the City developed partnerships and collaborations with local service providers and City departments that have been instrumental in meeting the needs and demands of the homeless, low income individuals and families, and other special needs. The array of partners includes but is not limited to: the Huntington Beach Police Department, Library Services, Community Services, and Public Works Departments, American Family Housing, Habitat for Humanity, Interval House, Mercy House, Families Forward, Collete's Children's Home, AMCAL, Community SeniorServ, Project Self Sufficiency, the Fair Housing Foundation, the Orange County Housing Authority, and 2-1-1

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Orange County and OC Community Services (Orange County Continuum of Care).

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)

In FY 2015/16, the City, in collaboration with 15 other Orange County cities, completed a Regional Analysis of Impediments to Fair Housing Choice. The report provides for a variety of activities to promote fair housing choice awareness and knowledge of state and federal fair housing laws. The activities are identified in Attachment 1 – City of Huntington Beach Fair Housing Plan 2015/16 – 2019/20.

The actions taken below are primarily implemented by the Fair Housing Foundation (FHF), with coordination and oversight by the City's Office of Business Development.

Education and Outreach Activities

In partnership with the FHF, the City conducted multi-faceted fair housing outreach to Huntington Beach tenants, landlords, property owners, realtors, and property management companies. Methods of outreach included workshops, informational booths at community events, presentations to civic leaders and community groups, staff trainings, and distribution of multi-lingual fair housing literature. In FY 2019/20, the FHF provided 211 unduplicated households with these direct client services. Majority of direct client services (80%) were given to in-place tenants that requested information covered by fair housing laws.

The FHF also provided a comprehensive, extensive, and viable education and outreach program. The purpose of this program was to educate managers, tenants, landlords, owners, realtors, and property management companies on fair housing laws, to promote media and consumer interest, and to secure grass roots involvement within communities. FHF specifically aimed their outreach to persons and protected classes that were most likely to encounter housing discrimination. FHF conducted regularly scheduled "All Area Activities" that directly benefited residents of Huntington Beach. In FY 2019/20, 294 individuals were assisted within city limits, two fair housing workshops were offered, and 14 individuals were trained in fair housing laws and practices.

Third, the FHF participated in many community relations events including making contact with nine agencies to discuss fair housing; attended eight agency and community meetings; made ten agency and community presentations; and distributed 7,066 pieces of literature including in Huntington Beach.

Finally, the City worked to enhance access to services and housing for residents with limited

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English proficiency. For the federal CDBG program, the City offered to make public notices available in English, Spanish and Vietnamese, and ensured translators were available at public meetings, if requested.

Landlord/Tenant Counseling Services

Another service provided by the Fair Housing Foundation are landlord and tenant counseling services. FHF counsels managers, owners, realtors, landlords and tenants on their rights and responsibilities. FHF Housing Counselors counsel each client initially to determine if any fair housing violations have occurred. A total of 246 persons received these counseling services in FY 2019/20. Of the issues counseled on, majority had to do with noticing at 54%, habitability at 16%, general issues at 12%, and lease terms, rent increases, and security deposits at 8% each.

Additionally, FHF continued to provide investigation and response to allegations of illegal housing discrimination. Of the 21 allegations of discrimination, 19 were resolved and two resulted in further investigation including a review of documents and a site survey. These two cases of illegal discrimination are based on national origin and familial status. These cases are currently still under investigation. For cases that cannot be conciliated, FHF refers them to the Department of Fair Housing and Employment (DFEH), U.S. Department of Housing and Urban Development (HUD), small claims court, or to a private attorney, as warranted.

Investigative Testing and Auditing Local Real Estate Markets

Audits were used to address a lack of bonafide cases during the fiscal year. Through counseling and case management, FHF identified that the most common complaints being alleged were based on disability. Specifically, for the City of Huntington Beach, of the 21 allegations of discrimination received, 16, or 76%, were regarding disability. In response to this, the FHF provided training to housing providers and has develop an “Accommodations & Modification 101 Workshop” to help address the concerns and responsibilities housing providers have toward persons with disabilities. The workshop is currently being offered virtually due to the COVID-19 pandemic.

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CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City follows monitoring procedures for subrecipients, which includes in-house review of quarterly progress reports and expenditures, and an annual desk or on-site visit to ensure compliance with federal regulations. The monitoring system encourages uniform reporting to achieve consistent information on beneficiaries. Technical assistance is provided throughout the program year on an as-needed basis. Formal monitoring of FY 2019/20 subrecipients will be performed by desk review only because of the COVID-19 pandemic. It is scheduled for FY 2020/21.

The City also performs project monitoring of all rent restricted affordable units assisted with HOME, CDBG, and the former Redevelopment Agency Housing Set-Aside Funds, and in accordance with 24 CFR 92.504 (d):

- Annual audits for compliance with regulatory agreement affordability covenants; and
- On site visits, which include property inspections of randomly selected units assisted with HOME, CDBG, and former Redevelopment Agency Housing Set- Aside Funds.

In addition, the City encouraged minority business outreach in all of its federally assisted (CDBG and HOME) construction work in excess of $2,000. As part of the Notice Inviting Bid procedures, the City requires subrecipients undertaking improvements, reconstruction, or rehabilitation of community and private facilities, infrastructure projects, and affordable housing development to make a good faith effort to hire women or minority-based businesses and to require equal employment opportunity for all individuals and business concerns.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Pursuant to 24 CFR Part 91, the City solicited public review and comment on the draft 2019/20 Consolidated Annual Performance and Evaluation Report (CAPER). The public review period was from October 1, 2020 through October 19, 2020. The 2019/20 CAPER was available in hard copy at Huntington Beach City Hall and for public review on the City's website at: http://www.huntingtonbeachca.gov/business/economic-development/cdbg/. Copies were also available to be emailed or delivered via U.S. mail to interested persons. A public hearing to

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approve the plan was held on October 19, 2020.

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CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Huntington Beach submitted one administrative (minor) and two substantial amendments to its 2019/20 Annual Action Plan.

First, on November 25, 2019, the City processed a minor amendment to redistribute CDBG and CDBG-Revolving Loan Funds from the Owner Occupied Single-Family, Condo, and Mobile Home Rehab Program, Owner-Occupied Single-Family Rehab Loan Program, and the Housing Rehabilitation Administration activities to the ADA Curb Cuts in Maintenance Zone 9 public facility project. With the redistribution of these funds, the City was able to meet its CDBG timeliness test on May 2, 2020.

Next, on June 15, 2020, following the National Emergency concerning the Novel Coronavirus and the subsequent law enacting the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), the Huntington Beach City Council authorized the following changes to the FY 2019/20 Annual Action Plan:

- Cancellation of the 2018 Huntington Beach Navigation Center Project (Emergency Homeless Shelter) at 15311 Pipeline Lane.
- Cancellation of the 2019 Section 108 Loan Repayment activity, originally funded with $220,536 in CDBG funds.
- The addition of a new public service called the Cameron Lane Navigation Center Operations Program. The City allocated $772,181 in CDBG program income and $727,819 in CARES Act (CDBG-CV) funding, for a total of $1.5 million, to cover costs associated with the operations of an emergency homeless facility located at 17631 Cameron Lane, Huntington Beach. Costs such as staffing, utilities, maintenance, and wrap around homeless services will be necessary to help the City prevent, prepare for, and respond to the continued threat of the Coronavirus to the City's vulnerable homeless population.
- An increase of CDBG funding by $25,000 to the City's Children's Bureau public service. The program, which normally offered after school care to students of low-to-moderate income families, extended its hours to full day care, hired additional staff for smaller staff/children ratios, and incurred additional equipment and supply costs because of COVID-19.
- An increase of CDBG funding by $15,000 to the City's Senior Services Care Management program to cover additional staff costs due to the increase in demand for senior meals brought on by the COVID-19 pandemic.
- Close out of the City of Huntington Beach Revolving Loan Fund Program. In 2004, the City of Huntington Beach established a CDBG revolving loan fund for the purpose of carrying out

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specific housing rehabilitation activities which, in turn, generated payments to the fund for use in carrying out the same activities. Revolving loan funds collected from rehabilitation loans are considered program income. The City will continue to use collected program income revenues on housing rehabilitation activities but will have added flexibility in using the program income on other CDBG-eligible uses as well.

- Cancellation of the 15161 Jackson Street Navigation Center Project that was previously awarded $667,808 in HOME funds. The project was cancelled by the developer, American Family Housing.
- An increase in the HOME Administration budget in the amount of $234,569 for a total HOME allocation of $290,949.

Finally, on August 3, 2020, the City approved Amendment No. Three (substantial) to the Annual Action Plan which included the following actions:

- In increase in CDBG funding of $1,500 to the City's Special Code Enforcement Program, for a total allocation of $191,500.
- An increase of CDBG funding of $8,150 to the City's Homeless Outreach Program, for a total allocation of $81,505. The Homeless Outreach Program experienced an increased level of service calls connected to housing homeless persons during the National Emergency concerning the Novel Coronavirus. Additional funds are being allocated to pay for costs associated with preparing, preventing, and responding to COVID-19.
- An increase in the HOME Administration budget in the amount of $100,000 for a total HOME allocation of $390,949. Additional administrative funds were needed to offset costs associated with the administration of the City's Tenant Based Rental Assistance Programs that will be implemented as part of the City's strategy to prepare, prevent, and respond to COVID-19, additional strategic planning needed to utilize CARES Act funding, and other affordable housing related costs.

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CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Huntington Beach contracts with a consultant to perform monitoring of the City's 15 HOME-assisted projects (52 units in total). While all 15 projects received an annual desk monitoring on income, rent levels, and occupancy limits, onsite inspections could not take place as planned due to the Shelter in Place ordinance that was in place because of the Coronavirus pandemic. All projects are in compliance with rent, income, and occupancy limits and inspections will be rescheduled when on site inspections are allowed.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

For new construction and rehabilitation of rental project activities, the City requires the owner/developer to have in place an Affirmative Fair Housing Marketing Plan prior to any lease-up activities occurring. The City has started conducting a review of Affirmative Marketing Plans of all affordable rental housing developments.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Huntington Beach receipted $2,342,573 in HOME program income in FY 2019/20, most of which is attributed to loan payoffs associated with two past affordable housing projects: Huntington Pointe and Hermosa Vista. Between July 1, 2019 and June 30, 2020, the City drew down $79,332.44 for tenant based rental assistance programs (IDIS Activity #634, 635, and 636) which provide rental assistance to homeless, senior, and veteran households. Consistent with HUD regulations, the City drew down program income before requesting funds from the HOME letter of credit.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

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In FY 2015/16, the City entered negotiations with the Orange County Community Housing Corporation (OCCHC) to develop a site located at 7792 Barton Drive. In early FY 2016/17 (October 2016), the project was ultimately awarded $781,220 in Federal HOME funds for the acquisition and rehabilitation of the four-plex. The project was completed in FY 2017/18 and has since been rented to three very-low income, and one low-income households.

Additionally, the City negotiated the terms of three tenant based rental assistance agreements with Interval House, Mercy House, and Families Forward to provide a tenant based rental assistance programs for homeless, veterans, seniors, and victims of domestic violence households. The three administrators of TBRA assisted 96 households in FY 2019/20. Contracts with each of these providers have been renewed for FY 2020/21.

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