

Study Session

March 2, 2020

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) OVERVIEW & UPCOMING MILESTONES

Study Session Agenda

- FY 2020-21 Annual Action Plan (AAP)
- 5-Year Consolidated Plan (Con Plan)
- Analysis of Impediments to Fair Housing (AI)
- Next Steps

SUPPLEMENTAL
COMMUNICATION

Meeting Date: 3/2/20

Agenda Item No.: (20-1453) SS#1

Annual Action Plan (AAP)

- Annual Allocations for FY 2020-21
- CPAB Recommendations



HUD ALLOCATIONS 2020-21

- **Community Development Block Grant (CDBG):** \$1,237,224
(previous est. \$1,090,213)
- **HOME Program:** \$619,677
(previous est. \$535,606)

HUD ALLOCATIONS PUBLIC SERVICES

- 15% of 2020 Entitlement = $\$1,237,224 \times 15\% = \$185,583$ (previous est. \$163,532)
- 15% of 2019 PI/RLF Receipts = $\$260,361.27$ (to date) $\times 15\% = \$39,054.19$
- **Total Public Service Budget for 2020= \$224,637**
(previous est. \$163,532)

CDBG ALLOCATION PROCESS

- Application period December 2019 to January 2020
- **Two** public hearings held regarding community needs:
 - November 7, 2019 (Oakview)
 - December 5, 2019 (City Hall)
- CPAB reviewed applications and heard presentations from applicants
 - January 30, 2020 (City Hall)
 - February 6, 2020 (City Hall)

2020/21 HOME PROJECTS

- ◉ Continue existing Tenant Based Rental Assistance (TBRA) program
 - Request for Proposals – Coming Soon
- ◉ Work with non-profit housing developers for affordable housing projects
- ◉ Look at all options for use of HOME funds

2020-21 CPAB RECOMMENDATIONS FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

Public Services: 15% Cap

Public Services	2019/20 Award	2020/21 Request	2020/21 Recommendation
CS Department – Oakview FRC Afterschool Rec.	\$40,000	\$65,000	\$60,637
CS Department – Senior Care Management	\$40,000	\$44,000	\$44,000
HBPD/OBD – Homeless Outreach	\$73,355	\$85,000	\$85,000
HB Public Library – Oakview Family Literacy	\$ 10,000	\$10,000	\$10,000
StandUp for Kids OC – Street Outreach Team	\$8,784	\$15,000	\$15,000

Public Services: 15% Cap (Cont.)

Public Services	2019/20 Award	2020/21 Request	2020/21 Recommendation
OCCHC SteppingUP—Academic counseling for undeserved youth	\$0	\$15,000	\$0
Community SeniorServ – Congregate Meals	\$0	\$20,000	\$0
Community SeniorServ – Home Delivered Meals	\$0	\$20,000	\$0
Robyne's Nest—Housing for Homeless Youth	\$0	\$10,000	\$10,000
AIDS Services Foundation—Nutrition Services	\$0	\$10,000	\$0
TOTAL:	\$172,139	\$294,000	\$224,637

Admin, Housing & Code Enforcement

	2020/21 Request	2020/21 Recommendation
CDBG Administration	\$218,042	\$257,445
Fair Housing Foundation (within Admin Budget)	\$30,000	\$30,000
Special Code Enforcement*	\$240,000	\$240,000
Housing Rehabilitation Loan Program Administration	\$65,000	\$65,000
Housing Rehab Grants (formerly funded with RLF)	\$100,000	\$100,000
Housing Rehab Loans (formerly funded with RLF)	\$90,000	\$90,000
TOTAL:	\$743,042	\$782,445

* Actual amount for personnel costs \$190,000

Public Improvements

Public Improvements	2019/20 Award	2020/21 Request	2020/21 Recommendation
HB Public Works Department ADA Curb Ramps (Zone 3)	N/A	\$400,000	\$400,000
HB Public Works Department Central Library Lower Level Restroom Renovations		\$286,000	\$286,000
TOTAL:		\$686,000	\$686,000

2019/20 HOME Program

HOME Program	2020/21 Recommendation	
Administration (10% max + 10% Program Income)	\$69,468	
Affordable Housing Projects	\$1,304,348	
Tenant Based Rental Assistance	\$550,000	
TOTAL HOME:	\$1,923,816	

Consolidated Plan

Western Economic Services, LLC
Tim Gottgetreu



Purpose of the Five-Year Consolidated Plan

- Help us identify housing and community development needs, priorities and strategies;
- Help us indicate how state and federal funds will be allocated to address these needs and activities over five years
- Annual action plan sets actions for 1st yr.



Consolidated Plan Planning Process

- Analysis of quantitative and qualitative data regarding need
- Public involvement and other agency input about need
- Development of strategies in response to identified needs



Funding Categories

➤ Community Development Block Grant (CDBG):

- Public Services (no more than 15%), Infrastructure, Public Facilities, Housing (certain restrictions), Economic Dev, etc.

➤ HOME Investment Partnerships Program

- Affordable Housing (new and rehabilitation), rental and ownership

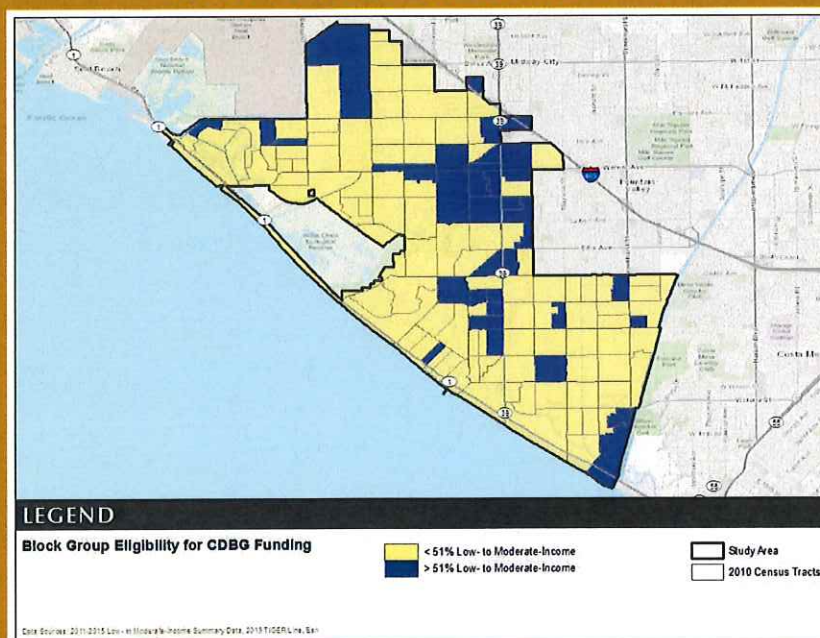
➤ Emergency Solutions Grant (ESG):

- Homelessness (Rapid Rehousing, Shelter, etc.)

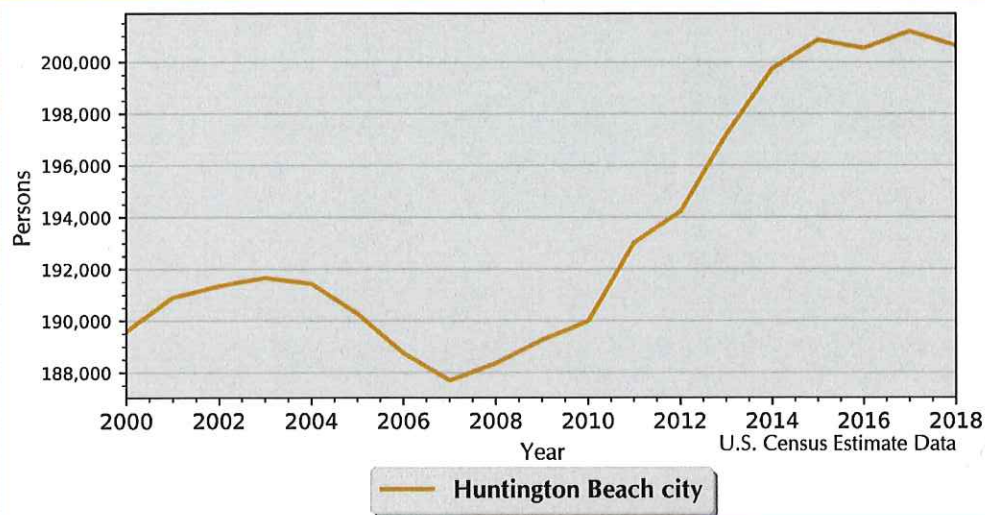


Demographics

Low to Moderate Income



Demographics



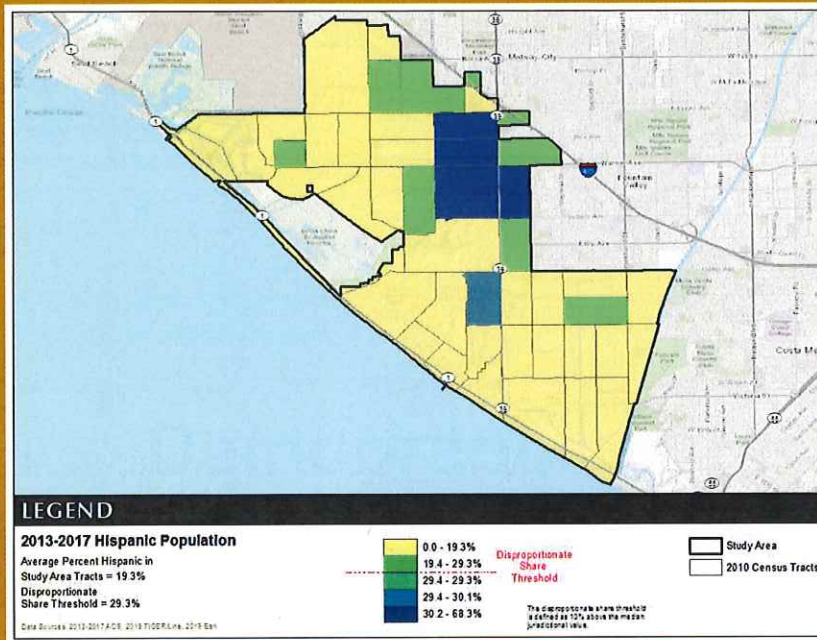
Demographics

Population by Race and Ethnicity				
City of Huntington Beach				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	145,661	76.7%	149,523	74.6%
Black	1,813	1.0%	2,734	1.4%
American Indian	992	0.5%	943	0.5%
Asian	21,070	11.1%	23,884	11.9%
Native Hawaiian/ Pacific Islander	635	0.3%	770	0.4%
Other	11,193	5.9%	12,810	6.4%
Two or More Races	8,628	4.5%	9,751	4.9%
Total	189,992	100.0%	200,415	100.0%
Non-Hispanic	157,581	82.9%	161,642	80.7%
Hispanic	32,411	17.1%	38,773	19.3%



Demographics

Hispanic Households



Demographics

Homelessness

Homeless Persons					
CA-602 Santa Ana, Anaheim/Orange County Continuum of Care					
Point-in-Time Counts					
Year	2014	2015	2016	2017	2018
Total Homeless Count	3,833	4,452	4,319	4,792	4,955



Housing Problems

Percent of Total Households with Housing Problems by Income and Race
Huntington Beach city
2012-2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$29,370	76.8%	87.0%	74.7%	100.0%	100.0%	86.8%	85.0%	78.8%
\$29,371 to \$48,950	74.2%	94.1%	72.0%	66.7%	100.0%	83.3%	83.6%	76.4%
\$48,951 to \$78,320	58.9%	67.9%	48.4%	0%	42.9%	51.8%	66.9%	58.9%
\$78,321 to \$97,900	35.9%	44.0%	39.7%	16.7%	66.7%	36.8%	30.7%	35.6%
Above \$97,900	15.0%	9.8%	16.8%	15.0%	53.7%	15.2%	10.4%	14.8%
Total	37.0%	45.7%	37.4%	27.0%	69.3%	35.7%	50.7%	39.1%
Without Housing Problems								
\$0 to \$29,370	13.7%	13.0%	18.7%	0%	0%	0%	10.3%	13.2%
\$29,371 to \$48,950	25.8%	5.9%	28.0%	33.3%	0%	16.7%	16.4%	23.6%
\$48,951 to \$78,320	41.1%	32.1%	51.6%	100.0%	57.1%	48.2%	33.1%	41.1%
\$78,321 to \$97,900	64.1%	56.0%	60.3%	83.3%	33.3%	63.2%	69.3%	64.4%
Above \$97,900	85.0%	90.2%	83.2%	85.0%	46.3%	84.8%	89.6%	85.2%
Total	62.0%	54.3%	61.6%	73.0%	30.7%	62.9%	48.4%	59.9%



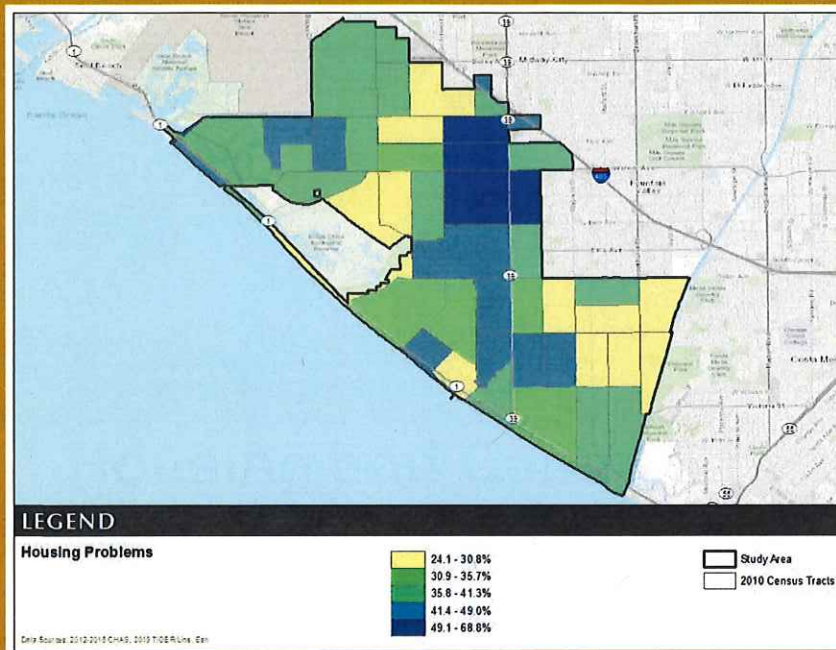
Housing Problems

Households with Cost Burden by Tenure and Race
Huntington Beach city
2012-2016 HUD CHAS Data

Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	22,970	5,980	4,110	285	33,345
Black	115	35	4	0	154
Asian	3,880	900	725	35	5,540
American Indian	115	20	0	0	135
Pacific Islander	35	4	0	0	39
Other Race	585	215	100	10	910
Hispanic	2,730	555	595	0	3,880
Total	30,430	7,709	5,534	330	44,003
Renter-Occupied					
White	10,730	4,380	4,920	260	20,290
Black	295	165	135	0	595
Asian	1,180	450	725	55	2,410
American Indian	90	15	45	0	150
Pacific Islander	20	95	25	0	140
Other Race	590	70	175	15	850
Hispanic	3,000	1,880	1,985	105	6,970
Total	15,905	7,055	8,010	435	31,405
Total					
White	33,700	10,360	9,030	545	53,635
Black	410	200	139	0	749
Asian	5,060	1,350	1,450	90	7,950
American Indian	205	35	45	0	285
Pacific Islander	55	99	25	0	179
Other Race	1,175	285	275	25	1,760
Hispanic	5,730	2,435	2,580	105	10,850
Total	46,335	14,764	13,544	765	75,408



Housing Problems



Housing and Community Development Survey Results

Providing Decent and Affordable Housing City of Huntington Beach Housing and Community Development Survey	
Question	Response
If you were in charge of distributing funds, how would you allocate resources among the areas below?	
Infrastructure	26%
Housing	21%
Human/Public Services	20%
Public Facilities	18%
Economic Development	16%



Housing and Community Development Survey Results

Providing a Suitable Living Environment City of Huntington Beach Housing and Community Development Survey					
Question	No Need	Low Need	Medium Need	High Need	Don't Know
Please rate the need for the following INFRASTRUCTURE activities:					
Street and road improvements	5	32	131	204	8
Sidewalk improvements	6	52	151	155	16
Flood drainage improvements	13	63	115	130	55
Tree Planting	29	90	116	122	25
Bicycle and walking paths	30	99	117	121	15
Storm sewer system improvements	14	61	124	115	62
Water quality improvements	52	81	102	81	65
Sewer system improvements	21	85	105	78	89
Solid waste facility improvements	29	84	86	76	103
Water system capacity improvements	33	77	106	69	88
Bridge improvements	39	93	100	54	91
Other	18	3	6	28	49



Housing and Community Development Survey Results

Providing Decent and Affordable Housing City of Huntington Beach Housing and Community Development Survey					
Question	No Need	Low Need	Medium Need	High Need	Don't Know
Please rate the need for the following HOUSING activities in the City:					
Supportive housing for people who are homeless or disabled	70	62	78	191	11
First-time home-buyer assistance	68	57	84	174	29
Rental housing for very low-income households	99	85	51	167	9
Rental assistance	101	58	72	162	18
Construction of new affordable rental housing	118	64	55	152	12
Senior-friendly housing	46	53	141	135	25
Energy efficiency improvements	52	68	122	133	28
Preservation of federal subsidized housing	95	57	79	130	48
Construction of new affordable for-sale housing	114	82	74	122	16
Retrofitting existing housing to meet seniors' needs	52	77	115	121	43
Homeownership for racial and ethnic minority populations	139	71	57	99	39
Transit-oriented housing	132	70	47	97	57
Rental housing rehabilitation	86	75	97	93	55
ADA (Americans with Disabilities Act) improvements	41	86	125	86	73
Mixed income housing	127	70	78	78	52
Heating/cooling HVAC replacement or repairs	69	85	109	77	70
Homeowner housing rehabilitation	82	79	106	74	64
Mixed use housing	157	70	67	44	66
Housing demolition	136	111	43	15	102



Housing and Community Development Survey Results

Providing Decent and Affordable Housing City of Huntington Beach Housing and Community Development Survey	
Question	Response
Do any of the following act as barriers to the development or preservation of affordable housing in your community:	
Cost of land or lot	210
Lack of available land	188
Not In My Back Yard (NIMBY) mentality	157
Density or other zoning requirements	118
Permitting process	110
Permitting fees	104
Lack of affordable housing development policies	103
Cost of labor	95
Construction fees	87
Cost of materials	83
Lack of other infrastructure	81
Impact fees	65
Lot size	56
Building codes	47
Lack of water system	45
Lack of sewer system	43
ADA codes	37
Lack of qualified contractors or builders	18



Housing and Community Development Survey Results

Providing a Suitable Living Environment City of Huntington Beach Housing and Community Development Survey					
Question	No Need	Low Need	Medium Need	High Need	Don't Know
Please rate the need for the following HUMAN And PUBLIC SERVICES in the City.					
Homelessness services	42	45	63	220	10
Mental health services	26	26	91	219	16
Substance abuse services	38	44	101	177	18
Youth services	26	50	127	150	24
Services for victims of domestic violence	22	54	124	140	36
Senior services	33	66	131	124	16
Food banks	46	75	113	118	24
Fair housing activities	84	69	68	109	45
Transportation services	38	79	130	102	25
Crime awareness education	34	77	127	102	33
Employment services	63	70	110	98	29
Healthcare services	47	84	112	95	30
Childcare services	44	85	110	81	53
Tenant/Landlord counseling	84	76	78	78	63
Home-buyer education	85	68	100	73	46
Mitigation of asbestos hazards	75	85	70	63	78
Mitigation of radon hazards	83	94	54	49	93
Mitigation of lead-based paint hazards	83	102	57	48	81
Other	18	4	1	19	48



Housing and Community Development Survey Results

Providing a Suitable Living Environment					
City of Huntington Beach					
Housing and Community Development Survey					
Question	No Need	Low Need	Medium Need	High Need	Don't Know
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the City:					
Homeless shelters	85	49	61	175	12
Facilities for abused/neglected children	29	58	103	126	58
Parks and recreational centers	19	69	148	124	16
Youth centers	27	55	151	123	25
Childcare facilities	39	78	112	100	50
Community centers	29	86	144	99	20
Healthcare facilities	54	82	116	94	24
Senior centers	67	91	119	87	13
Fire Stations/equipment	43	73	101	68	92
Residential treatment centers	127	73	68	59	49
Public buildings with improved accessibility	72	113	86	39	62
Facilities for persons living with AIDS	115	80	47	28	106



Housing and Community Development Survey Results

Needs of Special Populations					
City of Huntington Beach					
Housing and Community Development Survey					
Question	No Need	Low Need	Medium Need	High Need	Don't Know
Please rate the need for the following HOUSING types for special needs populations in the City:					
Rental assistance for homeless households	59	66	63	161	16
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	50	55	81	146	33
Emergency shelters	41	75	84	135	26
Shelters for youth	34	57	106	129	34
Transitional housing	71	70	83	114	30
Senior housing, such as nursing homes or assisted living facilities	32	65	118	105	38
Housing designed for persons with disabilities	32	82	116	87	45



Housing and Community Development Survey Results

Needs of Special Populations City of Huntington Beach Housing and Community Development Survey					
Question	No Need	Low Need	Medium Need	High Need	Don't Know
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the City.					
Veterans	14	29	90	194	37
Homeless persons	50	63	52	190	9
Persons with severe mental illness	29	42	79	185	29
Persons with substance abuse addictions	58	59	75	147	28
Seniors (65+)	29	64	102	142	26
Victims of domestic violence	22	57	109	129	48
Persons with developmental disabilities	24	66	108	112	50
Persons with physical disabilities	23	64	128	104	44
Persons recently released from jail/prison	87	67	65	66	55
Persons with HIV/AIDS	71	83	74	39	91



Housing and Community Development Survey Results

Enhancing Economic Opportunities City of Huntington Beach Housing and Community Development Survey					
Question	No Need	Low Need	Medium Need	High Need	Don't Know
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the City:					
Retention of existing businesses	11	26	92	206	21
Foster businesses with higher paying jobs	24	30	101	172	30
Attraction of new businesses	35	57	113	124	26
Provision of job training	39	74	96	113	35
Provision of job re-training, such as after plant closure, etc.	44	75	82	106	49
Expansion of existing businesses	25	65	109	104	47
Enhancement of businesses infrastructure	26	50	107	99	73
Provision of working capital for businesses	47	75	80	66	83
Provision of technical assistance for businesses	42	76	89	63	80
Development of business incubators	52	64	66	55	108
Development of business parks	65	91	63	54	78



Goals and Findings

Goal	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Sustain and Strengthen Neighborhoods	2020	2024	Affordable Housing	Citywide	Households with housing problems	CDBG: \$2,275,000	Homeowner Housing Rehabilitated: 120 Household Housing Unit Other: 3,000
2	Preserve Existing and Create New Affordable Housing	2020	2024	Affordable Housing	Citywide	Households with housing problems	HOME: \$3,764,369	Rental Housing Added: 25 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted
3	Support Efforts to Address Homelessness	2020	2024	Homeless	Citywide	Homelessness	CDBG: \$367,655	Public service activities other than Low/Mod Income Housing Benefit: 2,605 Persons Assisted
4	Support Agencies that Assist Special Needs Populations	2020	2024	Non-Homeless Special Needs	Citywide	Priority Special Needs Populations	CDBG: \$250,000	Public service activities other than Low/Mod Income Housing Benefit: 1,775 Persons Assisted
5	Increase Access to Community Services to LMI Persons	2020	2024	Non-Homeless Special Needs	Citywide	Priority Community Services	CDBG: \$200,000	Public service activities other than Low/Mod Income Housing Benefit: 2,000 Persons Assisted
6	Preserve Existing and Create New Community and Public Facilities	2004	2024	Homeless Non-Housing Community Development	LMI Areas	Priority Community and Public Facilities	CDBG: \$1,268,195	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 14,180 Persons Assisted
7	Provide Needed Infrastructure Improvements in LMI Neighborhoods	2020	2024	Non-Housing Community Development	Citywide	Priority Infrastructure Improvements	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 1,939 Persons Assisted
8	Planning for Housing and Community Development	2020	2024	Homeless Non-Housing Community	Citywide	Other Housing and Community	CDBG: \$940,210 HOME:	Other: 5



Goals and Findings

1	Goal Name	Sustain and Strengthen Neighborhoods
	Goal Description	Using CDBG funds, the City will sustain and strengthen neighborhoods by eliminating unsafe conditions and blight while improving the quality of life for residents within the community.
2	Goal Name	Preserve Existing and Create New Affordable Housing
	Goal Description	To the extent possible, based upon the availability of funds and a project's viability, HOME funds will be used to assist affordable housing developers in the acquisition, construction and/or rehabilitation of low-income rental and/or owner housing units, and in the provision of tenant-based rental assistance (TBRA). The City will also use CDBG revolving loan funds for residential rehabilitation programs for low and moderate-income homeowners.
3	Goal Name	Support Efforts to Address Homelessness
	Goal Description	Using CDBG public service funds, the City will provide assistance to homeless service providers.
4	Goal Name	Support Agencies that Assist Special Needs Populations
	Goal Description	Using CDBG public service funds, the City will provide assistance to various social service agencies that provide community and public services to special needs households in the City.



Goals and Findings

5	Goal Name	Provide Needed Community Services to LMI Persons
	Goal Description	Using CDBG public service funds, the City will provide assistance to various social service agencies for programs for youth, fair housing, anti-crime, and general public services.
6	Goal Name	Preserve Existing and Create New Community and Public Facilities
	Goal Description	Using CDBG funds, the City will provide financial assistance to improve public facilities and parks.
7	Goal Name	Provide Needed Infrastructure Improvements in LMI Neighborhoods
	Goal Description	Using CDBG funds, the City will provide financial assistance to improve public infrastructure.
8	Goal Name	Support Community Development Programs
	Goal Description	The City will conduct the following administration/planning activities: (1) General Administration of CDBG and HOME Program, including preparation of budget, applications, certifications and agreements, (2) Coordination of CDBG-funded capital improvement projects, (3) Coordination of Public Service Subrecipients, (4) Coordination of HOME-funded housing projects, (5) Monitoring of CDBG and HOME projects/programs to ensure compliance with federal regulations, (6) Preparation of Annual Action Plan, and (7) Preparation of the CAPER. Up to 20% of the annual CDBG entitlement and up to 10% of the HOME entitlement is allowed for administration activities.



QUESTIONS???

Thank you for your time.



ORANGE COUNTY REGIONAL ANALYSIS OF IMPEDIMENT TO FAIR HOUSING CHOICE

Diane Glauber, Director of Fair Housing and Community
Development Lawyers' Committee for Civil Rights Under Law



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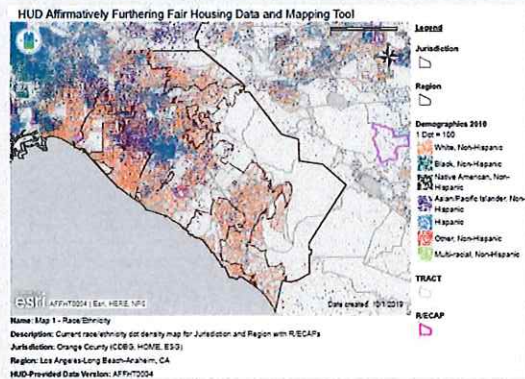
THE FAIR HOUSING ACT

- The Fair Housing Act (42 U.S.C. 3604 & 3608) prohibits discrimination in the sale, rental, and financing of dwellings, and in other real estate-related transactions because of the following personal characteristics:
 - Race, Color, Religion, Sex, Familial status, National origin, or Disability.
- The California Fair Employment and Housing Act protects against discrimination based on additional characteristics:
 - Age, Gender, Gender Identity and Expression, Sexual Orientation, Marital Status, Ancestry, Source of Income, and Genetic Information.
- The Fair housing Act also requires that HUD administer programs and activities relating to housing and urban development in a manner that affirmatively furthers the policies of the Act.
- HUD must do more than simply not discriminate itself; HUD is required to use its grant programs to assist in ending discrimination and segregation.

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OVERVIEW OF THE AI PROCESS

- Data Collection
 - ACS and Other Data
 - GIS Maps
 - Local Data
 - Local Policy Analysis



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OVERVIEW OF THE AI PROCESS

- Stakeholder Meetings/Focus Groups
 - Social Service Providers
 - Housing and Homelessness
 - Residents and Community Organizations
 - Civil Rights and Legal Advocacy Organizations
 - Housing Authorities
 - Government Agencies
 - Developers and Landlords
- Community Meetings
- Public Hearings

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OVERVIEW OF THE AI DOCUMENT

KEY SECTIONS

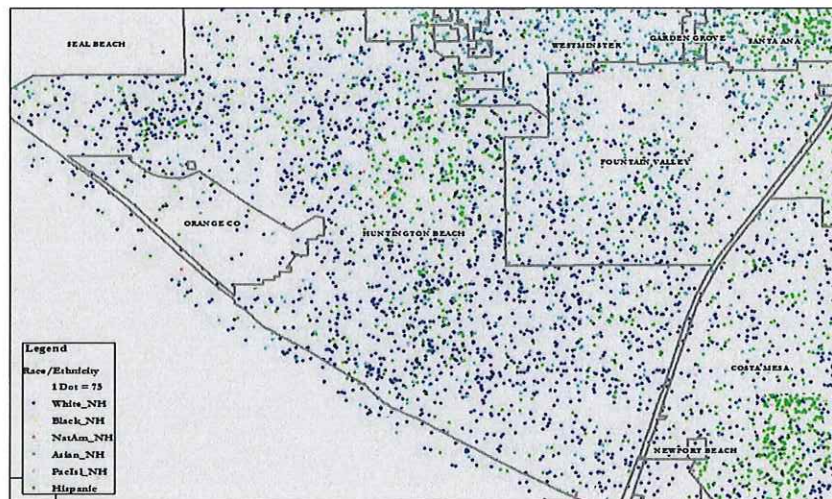
- Demographic Summary
- Segregation/Integration
- R/ECAPS
- Publicly Supported Housing
- Disproportionate Housing Needs
- Disparities in Access to Opportunity
- Disability and Access
- Fair Housing Enforcement
- Goals and Strategies

EVALUATION OF CONTRIBUTING FACTORS

- "A factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues."
- Examples:
 - Displacement of residents due to economic pressures
 - Land use and zoning laws
 - Transportation
 - Community opposition
 - Location of proficient schools and school assignment policies
 - Lending discrimination

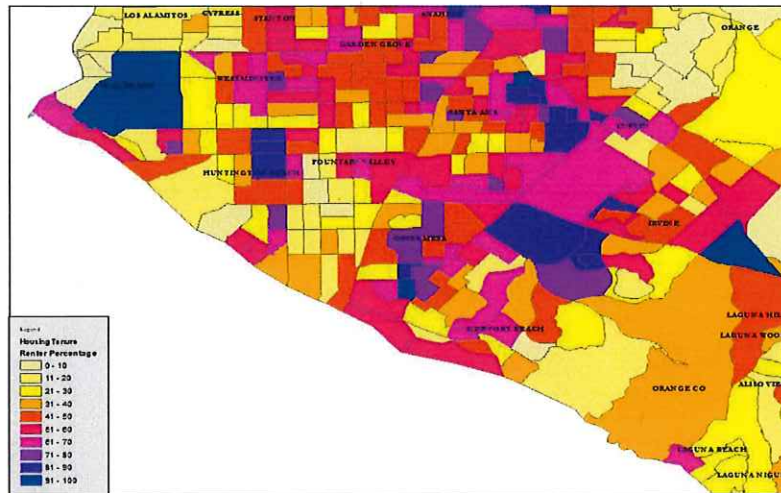
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RACE AND ETHNICITY IN HUNTINGTON BEACH



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HOUSING TENURE IN HUNTINGTON BEACH



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QUESTIONS?

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Next Steps

- ◉ April 3 – May 4, 2020: 30-day Public Review of Action Plan
- ◉ April 6 CC Meeting – Introduction of Draft Documents and opportunity for public comment
- ◉ May 4 CC Meeting: Public Hearing and Consideration of:
 - FY 2020-21 AAP
 - 5-Year Con Plan (FY 2020-21 through 2024-25)
 - Citizen Participation Plan
 - Analysis of Impediments to Fair Housing Choice (AI)
- ◉ May 14, 2020: HUD Submission

QUESTIONS?