



# City of Huntington Beach Annual Action Plan 2021-2022



### **Background on Cover Photos**

CDBG subrecipients for FY 2020-21. Clockwise from top left: Homeless Outreach Services (administered by HBPD), Special Code Enforcement (administered by Community Development), Homeless Outreach Services (administered by HBPD), Senior Care Services (administered by Community & Library Services), Robyne's Nest Housing for High School Students (administered by Robyne's Nest), StandUp for Kids Outreach Program (administered by StandUp for Kids OC), Oak View Children's Bureau (administered by Community and Library Services).

**CITY OF HUNTINGTON BEACH**  
**2021/22 ANNUAL ACTION PLAN**

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## EXECUTIVE SUMMARY

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Huntington Beach's 2020/21-2024/25 Consolidated Plan constitutes the City's strategy for addressing its housing and community development needs utilizing federal entitlement funds. The goals are to assist low and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's strategy are proposed in the Annual Action Plans.

The 2021/22 Annual Action Plan includes application for funds under two different HUD entitlement programs - Community Development Block Grant (CDBG) and the Home Investment Partnership Program (HOME). Current year entitlements combined with reallocations and repayments from prior year activities (program income) bring the total estimated funding for program year 2021/22 to over \$1.8 million (\$1,238,214 in CDBG funds and \$618,233 in HOME funds). The following Annual Action Plan describes resources, programs, activities and actions Huntington Beach will undertake in FY 2021/22 to implement its strategic plan and ultimately achieve its Consolidated Plan goals and objectives, summarized in the table on the following page.

Consolidated Plan 5-Year Priority	Implementing Programs	2021/22 Goal	Outcome/ Objective
Households with Housing Problems	<ul style="list-style-type: none"> <li>Special Code Enforcement (\$231,557)</li> <li>Owner-Occupied SF, Condo, and Mobile Home Grant Program (\$80,000)</li> <li>Owner-Occupied Single-Family Rehabilitation Loan Program (\$120,000)</li> <li>Housing Rehabilitation Loan Administration (\$65,000)</li> <li>Huntington Beach Tenant Based Rental Assistance (\$556,410)</li> <li>Housing Services for TBRA (\$105,000)</li> </ul>	600 Housing Units  6 Housing Units  2 Housing Units  8 Housing Units  57 Households  57 Housing Units	SL-3  DH-1  DH-1  DH-1  DH-2  DH-2
Homelessness	<ul style="list-style-type: none"> <li>Homeless Outreach Program (\$50,000)</li> <li>StandUp for Kids OC – Street Outreach Program (\$12,177)</li> </ul>	400 Persons  30 Persons	SL-1  SL-1
Special Needs Populations	<ul style="list-style-type: none"> <li>Senior Services, Care Management (\$34,555)</li> </ul>	165 Persons	SL-1
Priority Community Services	Youth Services <ul style="list-style-type: none"> <li>Children's Bureau (\$80,000)</li> </ul> General Public Services <ul style="list-style-type: none"> <li>Oakview Family Literacy (\$9,000)</li> </ul>	250 Persons  145 Persons	SL-1  SL-1
Priority Community and Public Facilities	<ul style="list-style-type: none"> <li>No projects in FY 2021/22</li> </ul>		
Priority Infrastructure Improvements	<ul style="list-style-type: none"> <li>ADA Curb Cuts in Maintenance Zone 5 (\$203,283)</li> </ul>	2,118 Persons	SL-3
Other Housing and Community Development Needs	<ul style="list-style-type: none"> <li>HOME Administration (\$61,823)</li> <li>CDBG Administration (\$217,642)</li> <li>Fair Housing Services (\$30,000)</li> </ul>	Not Applicable Not Applicable Not Applicable	Not Applicable

2020-2024 Consolidated Plan Priorities, Implementing Programs, and FY 2021/22 Goals

### Summarize the objectives and outcomes identified in the Plan

The U.S. Department of Housing and Urban Development (HUD) has established three predetermined objectives and outcomes designed to capture the range of community impacts that occur as a result of CDBG and HOME-funded programs. Each activity or program funded with CDBG or HOME must fall under one of three objectives and one

of three outcomes. The framework of selecting these objectives and outcomes is known as HUD's CPD Outcome Performance Measurement System. Here are the objectives and outcomes to choose from:

#### Objectives

- **Creating Suitable Living Environments** relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment, from physical problems with their environment to social issues.
- **Providing Decent Housing** covers the wide range of housing activities where the purpose is to meet individual family or community housing needs.
- **Creating Economic Opportunities** applies to activities related to economic development, commercial revitalization, or job creation.

#### Outcomes

- **Availability/Accessibility** applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities.
- **Affordability** applies to activities that provide affordability in a variety of ways to low- and moderate-income people and is appropriate to use whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household.
- **Sustainability** applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Huntington Beach's Consolidated Plan Needs Assessment was developed by reviewing Census statistical data and building upon already adopted planning documents, coupled with consultation with housing, homeless and service providers, City Departments, and the public via community meetings, public hearings, and a Community Needs Assessment Survey. The result was the formation of seven areas of priority need, including:

1. **Households with Housing Problems** - The need for affordable housing options in the City continue to be high, based on the proportion of households in the City experiencing cost burdens.
2. **Homelessness** - Homelessness continues to be growing and pressing issue in Huntington Beach and regionally. The City will continue to fund and support efforts that address homelessness and serve persons experiencing homelessness.

3. **Special Needs Populations** - There are a number of special needs populations in the City that need continued services and support. These include but are not limited to persons with severe mental illness, veterans, persons with substance abuse addictions, and seniors.
4. **Priority Community Services** - There are a number of vital community services in the City that need continued services and support. These community services serve low to moderate income households and include activities such as youth and senior services.
5. **Priority Community and Public Facilities** - The City recognizes the high need for public improvement activities throughout the City in order to provide for and maintain a safe and decent environment for its citizens. Identified priority needs include, but are not limited to, homeless shelters, parks and recreational centers, youth centers, and healthcare facilities.
6. **Priority Infrastructure Improvements** - The City recognizes the high need for public improvement activities throughout the City in order to provide for and maintain a safe and decent environment for its citizens. Identified priority needs include, but are not limited to, street and road improvements, sidewalk improvements, flood drainage improvements, and tree planting.
7. **Other Housing and Community Development Needs** - The City has identified the need to provide support for the HOME and CDBG programs in the City, as well as to affirmatively further fair housing. These activities are vital to the continuation of the City's efforts to administer these programs.

In FY 2021/22, the City of Huntington Beach is proposing to fund several programs to meet the priority needs of Huntington Beach residents as listed above.

### **Evaluation of past performance**

The first year of the FY 2020/21 – 2024/25 Consolidated Plan is still in process and performance accomplishments will be fully captured in the year-end FY 2020/21 Consolidated Annual Performance and Evaluation Report (CAPER). However, below is a summary of performance to date.

### **Decent Housing**

- In FY 2020/21, the City provided \$2.8 million in HOME funding for a 43-unit affordable senior housing project at 18431 Beach Boulevard. The project is being built in partnership with the city's local Community Housing Development Organization (CHDO), Jamboree Housing Corporation. Seventeen units will be HOME-income and rent restricted. Upon completion of this project that is currently underway, the City will have accomplished 85% of its 20-unit development goal for the 2020/21-2024/25

Consolidated Plan timeframe.

- Also in the area of providing decent housing, the City allocated \$642,000 in HOME funds to assist 55 households with tenant based rental assistance in FY 2020/21. The 24-month program is currently being administered by three operators: Mercy House, Interval House, and Families Forward. The program was integral to the city's response to the COVID-19 pandemic.
- The Residential Rehabilitation Program consists of a grant and loan program. First, the Owner-Occupied Single-Family, Condo, and Mobile Home Grant Program Home Improvement Program offers a one-time grant not to exceed \$10,000 to low-income homeowners for deferred maintenance and health and safety-related household repairs. The City's Owner-Occupied Single-Family Rehabilitation Loan Program, in comparison, offers low-income homeowners up to \$75,000 in deferred payment loans. Both programs are intended to assist low-income homeowners to make much needed repairs to keep their property safe and livable. CDBG funds in the amount of \$255,000 was awarded to homeowner residential rehabilitation in FY 2020/21.

### **Suitable Living Environment**

- The City's Special Code Enforcement program continues to accomplish their goal of assisting 600 housing units each year in CDBG-eligible areas.
- The City has assisted various public service agencies. While the number of public service programs assisted with CDBG funds has been reduced due to decreased CDBG entitlement funds, the City continues to work towards its goals in providing quality and effective services to youth, homeless, seniors, the disabled, and illiterate adults, as well as fair housing services funded through Administrative costs, to the Huntington Beach community.
- The City has a goal to assist 5,000 persons with improved or new public facilities during the 2020/21-2024/25 Consolidated Plan period. To date, the City has not awarded any funds to public facility projects.
- The City used CDBG funding in FY 2020/21 for the ADA Curb Cuts in Maintenance Zone 3 Project with an anticipated performance goal of assisting nearly 2,000 persons. In FY 2021/22, the City will continue making sidewalk improvements in Maintenance Zone 5.

At the end of FY 2019/20 and again during FY 2020/21, the City was awarded a special



allocation of \$2,159,775 in CARES Act CDBG funding to help Huntington Beach prepare, prevent, and respond to the Coronavirus pandemic. Of these funds, the City awarded over \$2 million, plus an additional \$1.3 million in CDBG entitlement funds and program income to the operations of a new emergency homeless shelter at 17631 Cameron Lane. The shelter provides 147 beds for homeless residents who receive wrap around services including health, employment, and other services to gradually move them towards more stable housing. The shelter is operated by Mercy House.

### **Economic Opportunity**

- During 2015/16, City staff worked closely with two grassroots groups established in the Oak View community, one of the most impacted areas of the City, and one in which many resources have been concentrated in recent years. These efforts included increased outreach to property owners and residents of the area and expansion of the number of materials provided in Spanish. These efforts resulted in a bilingual Code Enforcement officer being specifically hired to serve the Oak View community. Staff has continued to connect the Fair Housing Foundation to the Oak View community, and they are now non-voting partners of the Oak View Collaborative, which will give them increased access to the clientele in need being served out of the Oak View Family Resource Center.
- The City continues to utilize CDBG funding for a literacy program at the Oak View Library which enhances the skills of the Huntington Beach workforce.
- While not funded with federal CDBG funds, the City in 2017, prepared a comprehensive Economic Development Strategy. The purpose of the Strategy was to identify the highest priority economic development objectives in Huntington Beach, and to set goals, policies and recommended actions for short term (0-2 years), mid-term (3-5 years), and long-term economic decisions.

### **Summary of citizen participation process and consultation process**

The City developed its 2021/22 Annual Action Plan through extensive consultation and coordination with housing, social service providers; public agencies; and the local public housing agency as presented below. As a means of gaining input from the public, the City conducted public hearings and invited comments on the draft Action Plan.

The City followed its Citizen Participation Plan and HUD's guidelines for citizen and community involvement in preparation of the Action Plan to encourage citizen participation in the preparation of the documents.

A draft of the 2021/22 Annual Action Plan will be made available for public comment for the minimum 30-day period (March 18 – April 19, 2021). A City Council public hearing will be held on April 19, 2021, providing residents and interested parties a final opportunity to comment on the Consolidated Plan prior to adoption and submittal to HUD.

### **Summary of public comments**

See Huntington Beach Citizen Participation Comments in Appendix.

### **Summary of comments or views not accepted and the reasons for not accepting them**

The City of Huntington Beach responded to all relevant comments.

### **Summary**

The Consolidated Plan identifies the top funding priorities over the next five years. These priorities were established through a need's assessment, housing market analysis, feedback from public meetings, community surveys, and consultation with local stakeholders. Funding these priorities supports HUD's principal goals and objectives. These goals are meant to provide availability, sustainability, and affordability for Huntington Beach citizens. Huntington Beach's top seven priorities and implementing goals for CDBG and HOME funded projects include:

#### **Households with housing problems**

- Sustain and Strengthen Neighborhoods
- Preserve Existing and Create New Affordable Housing

#### **Homelessness**

- Support efforts to address homelessness

#### **Special Needs Populations**

- Support agencies that assist special needs populations

#### **Priority Community Services**

- Increase access to community services to low and moderate income persons

#### **Priority Community and Public Facilities**

- Preserve existing and create new community and public facilities

#### **Priority Infrastructure Improvements**

- Provide needed infrastructure improvements

#### **Other Housing and Community Development Needs**

- Planning or housing and community development needs

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## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	HUNTINGTON BEACH	Office of Business Development
CDBG Administrator	Ursula Luna-Reynosa, Community Development Director	Community Development Department / Office of Business Development
HOME Administrator	Ursula Luna-Reynosa, Community Development Director	Community Development Department / Office of Business Development

Table 1 – Responsible Agencies

### Narrative

The Lead Agency for the 2021/22 Annual Action Plan is the City of Huntington Beach, Office of Business Development.

### Annual Action Plan Public Contact Information

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City developed its five-year (2020/21 – 2024/25) Consolidated Plan through consultation with the Orange County Housing Authority; City departments; health and social service providers; and adjacent local governments. As a means of gaining input from housing, homeless and social service providers active in Huntington Beach, the City provided agencies a brief survey requesting input on services provided, priority needs and gaps in services.

The City funds a Homeless Task Force made up of staff from the City's Police Department, and it consists of a homeless outreach coordinator, case managers, and Huntington Beach Police Department Homeless Liaison Officers who coordinate services provided to the homeless. The Coordinator oversees a collaborative comprised of local homeless service providers and faith-based organizations who conduct monthly meetings with the purpose of synchronizing efforts and sharing information to most effectively address the issue of homelessness in Huntington Beach. It is the goal of the City to provide the homeless population with skilled individuals who are able to navigate the County's Coordinated Entry System. Additionally, these individuals must have knowledge of broader housing opportunities, mental health and addiction resources, medical resources, and job resources. In 2021/22, this team will include one Homeless Outreach Coordinator and three (3) part-time Homeless Case Managers, all of whom work with the Homeless Liaison Police Officers, to further increase the level of service to the homeless population.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City of Huntington Beach, through its Homeless Outreach Case Manager, participates in the Orange County Continuum of Care, led and coordinated by 2-1-1 Orange County and the OC Community Services. This public-nonprofit partnership helps ensure comprehensive and regional coordination of efforts and resources to reduce the number of homeless and persons at risk of homelessness throughout Orange County. This group serves as the regional convener of the year-round CoC planning process and as a catalyst for the involvement of the public and private agencies that make-up the regional homeless system of care.

The Orange County Continuum of Care system consists of six basic components:

1. **Advocacy** on behalf of those who are homeless or at-risk of becoming homeless.
2. A system of **outreach, assessment, and prevention** for determining the needs and conditions of an individual or family who is homeless.
3. **Emergency shelters** with appropriate supportive services to help ensure that homeless individuals and families receive adequate emergency shelter and referrals.
4. **Transitional housing** to help homeless individuals and families who are not prepared to make the transition to permanent housing and independent living.
5. **Permanent housing**, or permanent supportive housing, to help meet the long-term needs of homeless individuals and families.
6. **Reducing chronic homelessness** in Orange County and addressing the needs of homeless families and individuals using motels to meet their housing needs.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Huntington Beach does not receive ESG funds, so this is not applicable.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
City of Huntington Beach	Other government - Local	Housing Need Assessment Homeless Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Non-Housing Community Development Strategy Anti-Poverty Strategy Lead-based Paint Strategy	Citizen Participation Advisory Board (CPAB) and Homeless Collaborative meetings. City will continue maintaining its strong relationships with service providers and local jurisdictions to implement the 5-year strategy.
Huntington Beach City Council	Civic Leaders	Housing Need Assessment Non-Homeless Special Needs Market Analysis	Public hearings. City Council members reflect the needs of their constituents in the

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
		Economic Development Non-Housing Community Development Strategy Anti-Poverty Strategy	community, which have been reflected in the needs and priorities identified in the Plan.
Orange County Housing Authority	PHA Housing Other government – City	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy	Invitation to participate in the survey, public input meeting, and comment on the draft plan
AIDS Services Foundation of Orange County	Services - Health	Non-Homeless Special Needs	Invitation to participate in the survey, public input meeting, and comment on the draft plan
Alzheimer's Family Services Center	Services - Health	Housing Needs Assessment Public Housing Needs Homelessness Strategy Anti-Poverty Strategy	Invitation to participate in the survey, public input meeting, and comment on the draft plan
Beach Cities Interfaith Services (BCIS)	Services - Homeless	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy	Invitation to participate in the survey, public input meeting, and comment on the draft plan
Build Futures	Services - Homeless	Housing Need Assessment Non-Homeless Special Needs	Invitation to participate in the survey, public input meeting, and comment on the draft plan
Children's Bureau	Services – Children	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development	Invitation to participate in the survey, public input meeting, and comment on the draft plan
Collette's Children's Home	Services - Homeless	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development	Invitation to participate in the survey, public input meeting, and comment on the draft plan
Community SeniorServ	Services - Elderly Persons	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs	Invitation to participate in the survey, public input meeting, and comment on the draft plan

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
		Market Analysis Economic Development	
CrossPoint Church	Services - Homeless	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development	Invitation to participate in the survey, public input meeting, and comment on the draft plan
CSP, Huntington Beach Youth Shelter	Services - Homeless	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development	Invitation to participate in the survey, public input meeting, and comment on the draft plan
Dayle McIntosh Center	Services - Persons with Disabilities	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development	Invitation to participate in the survey, public input meeting, and comment on the draft plan
Family Literacy Program	Services - Literacy	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development	Invitation to participate in the survey, public input meeting, and comment on the draft plan
Huntington Beach Hospital	Services - Health	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development	Invitation to participate in the survey, public input meeting, and comment on the draft plan
Huntington Beach Police Department	Services - Homeless	Homeless Needs Homelessness Strategy	Homeless Collaborative Meeting. CPAB meeting.
Huntington Beach Senior Services/Senior Outreach	Services - Elderly Persons	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development	Invitation to participate in the survey, public input meeting, and comment on the draft plan
Project Self-Sufficiency	Services - Homeless	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy	Invitation to participate in the survey, public input meeting, and comment on the draft plan
Regional Center of Orange County	Services - Health	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development	Invitation to participate in the survey, public input meeting, and comment on the draft plan
Society of St. Vincent de Paul	Services - Homeless	Homeless Needs Homelessness Strategy	Invitation to participate in the survey, public input meeting, and comment on the draft plan



Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
St. Vincent DePaul Society, St. Mary's by the Sea	Services - Homeless	Homeless Needs Homelessness Strategy	Invitation to participate in the survey, public input meeting, and comment on the draft plan
U.S. Department of Housing and Urban Development	Government – Federal	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Non-Housing Community Development Strategy Anti-Poverty Strategy	The U.S. Department of Housing and Urban Development has been consulted regarding the COVID-19 outbreak.

**Table 2 – Agencies, groups, organizations who participated**

### **Identify any Agency Types not consulted and provide rationale for not consulting**

The City of Huntington Beach developed its Consolidated Plan through consultation with housing, social and health service providers; local agencies/governments; and the Orange County Housing Authority. The City is unaware of any Agency types relevant to the Consolidated Plan that were not consulted.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	OC Partnership, 2-1-1 Orange County and the OC Community Services.	For the past several years, leadership and coordination of Orange County's Continuum of Care planning process has been the shared responsibility of OC Partnership, 2-1-1 Orange County and the OC Community Services. These organizations use housing and demographic data obtained through HMIS and Homeless Counts to determine needs and to pinpoint gaps in housing and services. This in turn helps to pool and coordinate resources with the County and cities to develop coordinated homeless access and assessment centers. Huntington Beach participates in building the regional continuum of care to address the homeless and persons at risk of homelessness.
Huntington Beach 2013-2021 Housing Element	City of Huntington Beach Planning Division	The City recently updated its Housing Element for the 2013-2021 period. Key housing policies and programs from the Housing Element have been reflected within the Consolidated Plan.

**Table 3 – Other local / regional / federal planning efforts**

## **AP-12 Participation - 91.105, 91.200(c)**

### **Summary of citizen participation process/Efforts made to broaden citizen participation**

The City of Huntington Beach has a Citizen Participation Plan to guide the City's citizen participation process as it relates to its federal HOME and CDBG programs. All citizens are encouraged to participate in the planning, development, and implementation of the Consolidated Plan and Annual Action Plan. The City holds advertised public hearings each year to gather input on community needs as part of the development of the Plans and to advise on the progress of existing subrecipients. In all cases, a Notice of Public Hearing is published at least 15 days prior to the hearing to provide residents with adequate notice.

### **Housing and Community Development Needs Survey**

In order to evaluate public opinion of specific housing and community development needs for the 2020/21 – 2024/25 Consolidated Plan, the City utilized a Housing and Community Development Needs Survey (in English and Spanish) in which the respondent was asked to rank the level of need for a particular service, capital improvement, and public benefit. A total of 417 responses were received and helped shape the outcome of the Plan's Five-Year Goals and Objectives.

### **Community Meetings**

For development of the Consolidated Plan, the Citizen Participation Advisory Board (CPAB) conducted a series of public hearings on community needs on October 3, 2019, November 7, 2019, December 5, 2019, and February 20, 2020 at Huntington Beach City Hall and at the Oak View Branch Library. The comments received are summarized in the Consolidated Plan Appendix.

### **Public Comment and Final Adoption**

A draft FY 2020/21 – 2024/25 Consolidated Plan and draft FY 2020/21 Annual Action Plan was made available for public comment for a 30-day period beginning on June 5, 2020 and concluding on July 6, 2020. A public hearing was held on July 6, 2020 providing residents and interested parties a final opportunity to comment on the Plans prior to adoption and submittal to HUD.

### **FY 2021/22 Annual Action Plan Citizen Participation**

The City of Huntington Beach has a citizen participation plan to guide the City's CDBG citizen participation process. All of Huntington Beach's citizens are encouraged to participate in the planning, development, and implementation of the Annual Action Plan. Organizations

receiving direct CDBG funding are in regular contact with City staff. Other organizations are consulted as needed or have been present at various public hearings held by the City. Three public hearings are held each year by the City to discuss issues related to the Consolidated Plan as well as the Annual Action Plan. The first two hearings focus on the needs of the community and development of the Annual Action Plan and provide citizens with an opportunity to comment on the draft Annual Action Plan. The third public hearing focuses on performance as they relate to housing, homelessness, hazards associated with lead-based paint, accessibility, and community development needs, such as infrastructure and public services. In all cases, a Notice of Public Hearing is published at least 15 days prior to the hearing to provide residents with adequate notice.

A draft 2021/22 Annual Action Plan was available for public comment for a minimum 30-day period (March 18 – April 19, 2021). City Council public hearings were held on January 21 and April 19, 2021, providing residents and interested parties a final opportunity to comment on the Annual Action Plan prior to adoption and submittal to HUD.

<b>Citizen Participation Outreach Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/ attendance</b>	<b>Summary of Comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
Newspaper Ad	Non-targeted/ broad community	A newspaper advertisement was published on January 21, 2021 inviting citizens to attend the Needs and Priorities public hearings on February 11 and February 25, 2021.	No comments were received as a response to the public notice published on January 21, 2021.	No comments received.	N/A
Public Hearings	Minorities Non-English Speaking - Spanish Persons with disabilities Residents of Public and Assisted Housing Non-targeted/ broad community Other - Service providers and faith-based organizations representing seniors, youth, homeless, fair housing, code enforcement, infrastructure improvements, and housing.	The Citizen Participation Advisory Board (CPAB), a group of appointed Huntington Beach citizens, held public hearings on 2/11/21 and 2/25/21 to solicit input on housing and community development needs. Agencies requesting CDBG funding also were invited to give presentations and answered questions from the Citizen Participation Advisory Board (CPAB).	Huntington Beach Citizen Participation Comments in Appendix.	All comments received were accepted.	N/A

<b>Citizen Participation Outreach Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/ attendance</b>	<b>Summary of Comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
Public Meeting	Non-targeted/ broad community	A joint CPAB and City Council study session was held on 3/15/21 to go over CPAB funding recommendations.	See Huntington Beach Citizen Participation Comments in Appendix.	All comments received were accepted.	N/A
Newspaper Ad	Non-targeted/ broad community	A newspaper advertisement was made soliciting public comment on the draft FY 2021/22 Annual Action Plan and to notify the public of a public hearing to adopt the Plans on 4/19/21. The public notice was published on 3/18/21.	See Huntington Beach Citizen Participation Comments in Appendix.	All comments received were accepted.	N/A
Public Hearing	Non-targeted/ broad community	The City Council held a public hearing to adopt the FY 2021/22 Annual Action Plan on 4/19/21.	See Huntington Beach Citizen Participation Comments in Appendix.	All comments received were accepted.	N/A

**Table 4 - Citizen Participation Outreach**

## EXPECTED RESOURCES

### AP-15 Expected Resources – 91.220(c) (1,2)

For fiscal year 2021/22, the City of Huntington Beach will receive a total of \$1,238,214 in CDBG entitlement funds. The City does not anticipate any prior year CDBG funds carried forward or program income. The City does not have any income from float-funded activities or surplus from urban renewal settlements, sale of real property, prior period adjustments, loans outstanding or written off, CDBG acquired property available for sale, or lump sum drawdown payments. Nor is the City funding any “urgent need activities.” CDBG funds will be used for public services, public infrastructure improvements, housing services in support of eligible HOME activities, a single-family rehabilitation program, code enforcement, CDBG administration, and fair housing services.

The City will also receive a HOME entitlement allocation of \$618,233. The City does not anticipate any unallocated HOME carryover or program income in FY 2021/22. The City will use HOME funds for administration of the HOME program, tenant-based rental assistance, and an affordable housing project.

In January 2019, SB-2 was implemented, which levies an additional tax on the sale of property. These revenues are collected by the state and distributed to local jurisdictions to fund affordable housing projects. With the adoption by the Huntington Beach City Council and certification by the California Department of Housing and Community Development (HCD), the City is now eligible to receive revenues from this funding source. The City of Huntington Beach is slated to receive approximately \$550,000 per year from this source which can be used to leverage CDBG and HOME funds in the areas of affordable housing and homelessness.

The Huntington Beach Housing Authority also contributes approximately \$220,000 annually from the Supplemental Educational Revenue Augmentation Fund for a Homeless Police Liaison Officer (SERAF) as part of the City’s Homeless Taskforce effort.

The City may also receive special allocations to CDBG and/or HOME as part of the \$1.9 trillion coronavirus relief legislation, the American Rescue Plan Act of 2021, which is slated to provide funding for emergency rental relief, development of affordable rental housing for homeless or those at risk of homelessness, and homeowner foreclosure prevention. Details on grants specifically to Huntington Beach are still unknown at this time.

The City will pursue competitive public and private grants for the development and

preservation of programs, housing, and services and work to support legislation that promotes funding for future affordable housing during the Consolidated Plan period.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition, Planning, Economic Development, Housing, Public Improvements, Public Services	\$1,238,214	\$0	\$0	\$1,238,214	\$3,702,642	Entitlement funds allocation plus estimated program income plus prior-year resources.
HOME	Public-Federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	\$618,233	\$0	\$0	\$618,233	\$1,854,699	Entitlement allocation plus estimated program income and prior-year resources.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds play a crucial role in implementing the Consolidated Plan. Local, private and non-federal funds are usually insufficient to meet the heavy demand for housing and services in our community. Agencies receiving CDBG and HOME funds use those funds as a commitment to receiving other funding sources.

Likewise, the City also leverages other resources among the formula grant programs. For example, the HOME program is matched by a variety of sources, including private and public investment including the use of low-income housing tax credits. Other future sources of matching funds include inclusionary housing in-lieu fees; residual receipts from loans of the former Redevelopment Agency; and a State SERAF loan repayment of former Redevelopment Low/Mod Housing Funds.

The City has also leveraged CDBG and CDBG-CV funds with local monies to fund the operations of the Cameron Lane Navigation Center, a new emergency homeless shelter that was constructed to provide a safe place for homeless persons to live during the COVID-19 pandemic.

HUD requires a 25% match on HOME funds drawn down for affordable housing. Historically, the City has met the match requirement with the use of former Huntington Beach redevelopment tax increment funds that were layered with HOME funds in developing affordable housing. While redevelopment tax increment funds are no longer available for future match requirements, the City has been utilizing a match surplus derived from prior contributions by the former Huntington Beach Redevelopment Agency in developing affordable housing developments. The City was required to utilize 20% of these funds to develop low- and moderate- income housing. The City's match surplus is approximately \$2,741,888 as of September 30, 2019.

Due to the National Emergency concerning the Novel Coronavirus (COVID-19) pandemic, HUD has waived the City's HOME Match requirement for all expenditures beginning October 1, 2019 and will continue to do so through September 30, 2021. The City received this waiver on April 24, 2020.

**If appropriate, describe publicly owned land or property located within the jurisdiction that**

**may be used to address the needs identified in the plan**

The City Council recently authorized acquisition of property located at 17631 Cameron Lane that was recently developed as an emergency homeless shelter to help meet the needs of the ever-growing homeless population, a priority need as described in the 2020/21-2024/25 Consolidated Plan.

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## ANNUAL GOALS AND OBJECTIVES

### AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Sustain and Strengthen Neighborhoods	2021	2022	Affordable Housing	Citywide	Households with Housing Problems	\$80,000 (CDBG)	Homeowner Units Rehabilitated – <b>6 Household Housing Units</b> (Owner-Occupied SF, Condo, and Mobile Home Grant Program)
							\$120,000 (CDBG)	Homeowner Units Rehabilitated – <b>2 Household Housing Units</b> (Owner-Occupied Single-Family Rehabilitation Loan Program)
							\$65,000 (CDBG)	Homeowner Units Rehabilitated – <b>8 Household Housing Units</b> (Housing Rehabilitation Loan Administration)
							\$231,557 (CDBG)	Housing Code Enforcement/ Foreclosed Property Care – <b>600 Housing Units</b> (Special Code Enforcement)

2	Preserve Existing and Create New Affordable Housing	2021	2022	Affordable Housing	Citywide	Households with Housing Problems	\$556,410 (HOME)	Tenant-Based Rental Assistance <b>57 Households</b> (TBRA Program)
							\$105,000 (CDBG)	Other <b>57 Housing Units</b> (Housing Services for TBRA)
3	Support Efforts to Address Homelessness	2021	2022	Homeless	Citywide	Homelessness	\$50,000 (CDBG)	Public service activities other than Low/Mod Income Housing Benefit – <b>400 Persons Assisted</b> (Homeless Outreach Program)
							\$12,177 (CDBG)	Public service activities other than Low/Mod Income Housing Benefit – <b>30 Persons Assisted</b> (StandUp for Kids Street Outreach Program)

4	Support Agencies that Assist Special Needs Populations	2021	2022	Non-Homeless Special Needs	Citywide	Priority Special Needs Populations	\$34,555 (CDBG)	Public service activities other than Low/Mod Income Housing Benefit – <b>165 Persons Assisted</b> (Senior Services Care Management)
							\$9,000 (CDBG)	Public service activities other than Low/Mod Income Housing Benefit – <b>145 Persons Assisted</b> (Oakview Literacy)
5	Increase Access to Community Services to LMI Persons	2021	2022	Non-Housing Community Development	Citywide	Priority Community Services	\$80,000 (CDBG)	Public service activities other than Low/Mod Income Housing Benefit – <b>250 Persons Assisted</b> (Children's Bureau)
6	Provide Needed Infrastructure Improvements	2021	2022	Non-Housing Community Development	Low- and Moderate-Income Areas	Priority Infrastructure Improvements	\$203,283 (CDBG)	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – <b>2,118 Persons Assisted</b> (ADA Curb Cuts in Maintenance Zone 5)
7	Planning for Housing and Community Development	2021	2022	Other: Administration	Not Applicable	Other Housing and Community Development Needs	\$61,823 (HOME) \$247,642 (CDBG)	Other – Not Applicable (HOME Administration; CDBG Administration; Fair Housing Foundation)

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	<b>Sustain and Strengthen Neighborhoods</b>
	<b>Goal Description</b>	Using CDBG funds, the City will sustain and strengthen neighborhoods by eliminating unsafe conditions and blight while improving the quality of life of residents within the community. (Project: Owner-Occupied SF, Condo, and Mobile Home Grant Program; Owner-Occupied Single-Family Rehabilitation Loan Program; Housing Rehab Loan Administration; Special Code Enforcement)
2	<b>Goal Name</b>	<b>Preserve Existing and Create New Affordable Housing</b>
	<b>Goal Description</b>	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. HOME funds will also be used to fund tenant based rental assistance efforts. (Projects: Tenant Based Rental Assistance; Housing Services for Tenant Based Rental Assistance Program)
3	<b>Goal Name</b>	<b>Support Efforts to Address Homelessness</b>
	<b>Goal Description</b>	Using CDBG funds, the City will provide assistance to homeless service providers. (Projects: Homeless Outreach Program; StandUp for Kids Street Outreach Program)
4	<b>Goal Name</b>	<b>Support Agencies that Assist Special Needs Populations</b>
	<b>Goal Description</b>	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. (Projects: Senior Care Management; Oak View Family Literacy Program)
5	<b>Goal Name</b>	<b>Increase Access to Community Services to LMI Persons</b>
	<b>Goal Description</b>	Using CDBG public service funds, the City will provide assistance to various social service agencies for programs for youth, anti-crime, and general public services. (Projects: Children's Bureau)
6	<b>Goal Name</b>	<b>Provide Needed Infrastructure Improvements</b>
	<b>Goal Description</b>	Using CDBG funds, the City will provide financial assistance to improve public infrastructure in low- and moderate-income neighborhoods or for low- and moderate-income persons. (ADA Curb Cuts in Maintenance Zone 5 Project)

7	<b>Goal Name</b>	<b>Planning for Housing and Community Development</b>
	<b>Goal Description</b>	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, (7) Preparation of the CAPER; and (8) Fair Housing Foundation counseling, education and enforcement (CDBG funded). Up to 20% of the annual CDBG entitlement and up to 10% of the HOME entitlement is allowed for administration activities. (Projects: HOME Administration, CDBG Administration, Fair Housing Foundation)

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

As described in the Needs Assessment of the City's Consolidated Plan, over 20% of all Huntington Beach households experience a cost burden, which is defined as spending 30% or more of household income on housing related costs. Therefore, in FY 2021/22, the City is proposing to provide tenant based rental assistance to 57 homeless, senior, Veteran, and/or family households. Of these households, 49 will be of extremely low and eight will be of very-low income.

Further, in FY 2020/21, the City allocated \$2,830,698 in HOME funds to the Huntington Beach Senior Housing Project located at 18431 Beach Boulevard. The project will be developed with the City's local CHDO, Jamboree Housing Corporation, and will include a total of 43 one bedroom/one bath units, and 1 two-bedroom/one bath (manager's unit). With an investment of \$2.8 million in HOME, the City estimates that 17 units will be HOME-restricted. At project completion, the City will meet 85% of its five-year goal to provide 20 new units to the City's affordable housing inventory.



## PROJECTS

### AP-35 Projects – 91.220(d)

The City plans to undertake the following CDBG and HOME funded activities during Fiscal Year 2021/22 to address its priority housing and community development needs. All proposed activities are eligible and meet program service targets. Additionally, the City of Huntington Beach has not exceeded any of its maximum allocations for CDBG public services, CDBG administration, or HOME administration. With a CDBG allocation of \$1,238,214, the City of Huntington Beach allocated \$185,732 for public services, representing just under 15% of the CDBG entitlement. This Annual Action Plan proposes to allocate the following to 2021/22 public services: Homeless Outreach Program (\$50,000); Senior Services Care Management (\$34,555); Children's Bureau (\$80,000); StandUp for Kids Street Outreach (\$12,177); and Oakview Family Literacy Program (\$9,000). CDBG regulations also permit a maximum allocation of 20% of the annual entitlement, or \$247,642, for CDBG administration activities. The City has allocated \$217,642 for CDBG Administration and \$30,000 to the Fair Housing Foundation, for a total of \$247,642, the maximum allowed. Lastly, a maximum of 10% of the annual HOME entitlement, \$61,823, was allocated to HOME Program Administration in FY 2021/22.

Consistent with the City's Citizen Participation Plan for 2020/21-2024/25, the Annual Action Plan may contain a list of "back-up" projects to be activated during the given program year due to one or more of the following circumstances:

- Additional funding becomes available during the program year from the close out of current projects that were completed under budget.
- More program income becomes available than originally estimated and budgeted in the Annual Action Plan.
- If, during the development of the Annual Action Plan, the City of Huntington Beach has not definitively decided which public facility or infrastructure improvement project to fund, the City may opt to categorize each option as a "back-up" project until further project and budget planning is performed. Initiation and funding of one or more of the "back-up" projects would not constitute a substantial amendment as defined in the Citizen Participation Plan. Preferential consideration will be given to those projects that demonstrate the ability to spend CDBG funds in a timely manner, consistent with the City's goal to meet CDBG timeliness rules, as well as those projects

that meet the needs of the community as defined in the Consolidated Plan.

## Projects

#	Project Name
1	Owner-Occupied SF, Condo, and Mobile Home Grant Program
2	Owner-Occupied Single-Family Rehabilitation Loan Program
3	Housing Rehabilitation Program Administration
4	Special Code Enforcement
5	Tenant Based Rental Assistance Program
6	Housing Services for Tenant Based Rental Assistance Program
7	Homeless Outreach Program
8	StandUp for Kids Street Outreach Program
9	Senior Services – Care Management
10	Oak View Family Literacy Program
11	Oak View Community Center – Children’s Bureau
12	ADA Curb Cuts in Maintenance Zone 5
13	HOME Administration
14	CDBG Administration
15	Fair Housing Foundation

Table 8 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Housing and Homeless Needs Assessment of the Consolidated Plan discusses housing need by income category. Income levels identified are 1) extremely low-income; 2) very low-income, and; 3) low- and moderate-income households. Based on HUD recommendations, general relative priorities for funding will be as follows:

**HIGH PRIORITY:** Activities to address this need will be funded during the five-year period.

**MEDIUM PRIORITY:** If funds are available, activities to address this need may be funded by the City during the five-year period. The City may also use other sources of funds and take actions to locate other sources of funds.

**LOW PRIORITY:** It is not likely the City will fund activities to address this need during the five-year period.

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that in this high cost real estate market, they are at greater risk of

displacement, homelessness or other serious housing situations due to limited financial resources and other limitations they may face.

The Consolidated Plan identifies several obstacles in meeting underserved needs, including the high and sustained demand for public services, as well as the shortage of funding to address the community's needs.

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## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	<b>Owner-Occupied SF, Condo, and Mobile Home Grant Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Sustain and Strengthen Neighborhoods
	<b>Needs Addressed</b>	Households with Housing Problems
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 570.202 - Housing/Rehab: Single Unit Residential</p> <p>National Objective Citation: 24 CFR 570.208(a)(3) - Low Mod Housing Benefit</p> <p>The City offers a one-time grant not to exceed \$10,000 to low-income homeowners 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 proposes to fund 6 grants in FY 2021/22.</p>
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 housing units
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Same as description.

2	<b>Project Name</b>	<b>Owner-Occupied Single-Family Rehabilitation Loan Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Sustain and Strengthen Neighborhoods
	<b>Needs Addressed</b>	Households with Housing Problems
	<b>Funding</b>	CDBG: \$120,000
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 570.202 - Housing/Rehab: Single Unit Residential</p> <p>National Objective Citation: 24 CFR 570.208(a)(3) - Low Mod Housing Benefit</p> <p>Funded with CDBG Revolving Loan Funds, the Single-Family Rehabilitation Loan Program offers low-income homeowners up to \$75,000 in deferred payment loans. Individual loans may be increased by up to \$10,000 if deemed necessary to meet HUD HQS requirements and rehabilitation standards and would require the approval by the Director of Economic Development. Payment of the principal and accrued interest is deferred until the property is sold, transferred, or refinanced. In FY 2021/22, the City proposes to fund two loans.</p>
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 housing units
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Same as description.

3	<b>Project Name</b>	<b>Housing Rehab Program Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Sustain and Strengthen Neighborhoods
	<b>Needs Addressed</b>	Households with Housing Problems
	<b>Funding</b>	CDBG: \$65,000
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 570.202 (b)(9) – Rehab Administration  National Objective Citation: 24 CFR 570.208 (a)(3) – Housing Activities</p> <p>The City of Huntington Beach Housing Rehabilitation Grant and Loan Programs provide emergency grants and low interest loans to low and very low-income families who need repairs to their homes. The City is requesting a grant in the amount of \$65,000 to pay for operational costs associated with the City's two Rehabilitation Programs, which has been administered by the Office of Business Development since the early 1970's.</p>
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 housing units
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Same as description.

4	<b>Project Name</b>	<b>Special Code Enforcement</b>
	<b>Target Area</b>	Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Sustain and Strengthen Neighborhoods
	<b>Needs Addressed</b>	Households with Housing Problems
	<b>Funding</b>	CDBG: \$231,557
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 570.202 (c) - Code Enforcement</p> <p>National Objective Citation: 24 CFR 570.208 (a)(1) - Low Mod Area Benefit</p> <p>Funding will be used to support two (2) full-time Code Enforcement Officers (CEO) for all the CDBG districts and the replacement of one (1) aging Code Enforcement vehicle used for CDBG Officers in the fleet. As the City ages, certain areas within the City of Huntington Beach need ongoing, proactive property maintenance inspections by code enforcement to maintain a safe, habitable living environment. Thus, with continued code enforcement efforts and education, the quality of life and housing standards are maintained. The Code Enforcement Program benefits the community overall by working to upgrade the housing stock within deteriorating/ deteriorated areas.</p>
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600 housing units
	<b>Location Description</b>	Low- and Moderate-Income Areas
	<b>Planned Activities</b>	Same as description.

5	<b>Project Name</b>	<b>Tenant Based Rental Assistance (TBRA) Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Preserve Existing and Create New Affordable Housing
	<b>Needs Addressed</b>	Households with Housing Problems
	<b>Funding</b>	HOME: \$556,410
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 92.205(a)(1) – Tenant Based Rental Assistance</p> <p>National Objective Citation: 24 CFR 570.208(a)(3) - Low Mod Housing Benefit</p> <p>The City will continue administering a Tenant Based Rental Assistance Program with a goal of assisting 57 households with short and medium-term rental assistance as well as housing relocation and stabilization services.</p>
	<b>Target Date</b>	06/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	57 households
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Same as description.



6	<b>Project Name</b>	<b>Housing Services for Tenant Based Rental Assistance (TBRA) Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Preserve Existing and Create New Affordable Housing
	<b>Needs Addressed</b>	Households with Housing Problems
	<b>Funding</b>	CDBG: 105,000
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 570.201 (k) – Housing Services</p> <p>National Objective Citation: 24 CFR 570.208(a)(3) - Low Mod Housing Benefit</p> <p>The City will allocate \$105,000 in CDBG funds to be used to pay costs in support of activities eligible for funding under the HOME program. This activity will fund services such as housing counseling in connection with tenant-based rental assistance, inspections, tenant selection, and management of the Huntington Beach Tenant Based Rental Assistance Program.</p>
	<b>Target Date</b>	06/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	57 households
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Same as description.

7	<b>Project Name</b>	<b>Homeless Outreach Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Efforts to Address Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 570.201 (c) - Operating Costs of Homeless/AIDS Patients Programs  National Objective Citation: 24 CFR 570.208 (a)(2) - Low/Mod Limited Clientele Benefit</p> <p>The homeless experience a broad range of issues, often involving mental illness, addiction, evictions, poor credit, unemployment, under-education, and lack of skills. The goal of the City is to provide its homeless with skilled individuals who are able to navigate the County's Coordinated Entry System. In addition, these individuals must have knowledge of broader housing opportunities, mental health and addiction resources, medical resources, and job resources. The project will continue to include the part-time Homeless Outreach Coordinator who oversees these efforts, as well as 3 part-time Case Managers, all of whom work in conjunction with 2 full-time Police Officers. These 6 individuals are strictly dedicated to homeless outreach and enforcement issues and comprise the City's Homeless Task Force. This is the only group within the City of Huntington Beach that represents all demographics at Orange County's Coordinated Entry meetings.</p>
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 persons (homeless)
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Same as description.

8	<b>Project Name</b>	<b>StandUp for Kids Street Outreach Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Efforts to Address Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$12,177
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 570.201 (c) - Operating Costs of Homeless/AIDS Patients Programs  National Objective Citation: 24 CFR 570.208 (a)(2) - Low/Mod Limited Clientele Benefit</p> <p>StandUp for Kids Street Outreach provides wrap-around support aimed at moving youth facing homelessness into safe and stable housing. Due to the pandemic, StandUp for Kids has pivoted to mostly virtual support and has used word-of-mouth, partner referrals and social media to connect with youth in need. Youth are assessed for their immediate needs and provided with food, clothing, hygiene products, and transitional housing as needed. Youth are then linked with a volunteer mentor who assists the youth to create a pathway to self-sufficiency and to obtain safe and stable housing. This pathway can include assistance, job search and resume strategies, household and budget management, and home-finding assistance. Mentoring normally continues for 6 months, and sometimes much longer. Huntington Beach citizens will benefit through creating new self-supporting, contributing members of their communities.</p>
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 persons (homeless)
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Same as description.

9	<b>Project Name</b>	<b>Senior Services Care Management</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Agencies that Assist Special Needs Populations
	<b>Needs Addressed</b>	Priority Special Needs Populations
	<b>Funding</b>	CDBG: \$34,555
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 570.201(e) - Public Services/Senior Services  National Objective Citation: 24 CFR 570.208(a)(2) - Low Mod Limited Clientele Benefit</p> <p>Senior Center Care Management (CM) assists 400+ at-risk older adults in HB through calls, office &amp; home visits yearly. CM consults with families &amp; caregivers in addition to working with services providers to help address unmet needs of older HB adults. CM promotes safe aging in place while helping maintain or improve quality of life. Services focus on nutrition, home safety, mobility, social support &amp; emotional wellbeing. Direct services include assessment, care planning, education, advocacy, benefits review, home delivered meals assessment &amp; coordination, minor home repairs, emergency &amp; supplemental nutrition, friendly visitors &amp; callers, information &amp; referrals on aging issues. CDBG historically funds two half-time positions which account for services to approximately 165 unduplicated older adult residents.</p>
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	165 persons (seniors)
	<b>Location Description</b>	The Senior Services Care Management Program is located at 18041 Goldenwest Street, Huntington Beach; however, the service is available to elderly persons citywide.
	<b>Planned Activities</b>	Same as description.

10	<b>Project Name</b>	<b>Oakview Family Literacy Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Agencies that Assist Special Needs Populations
	<b>Needs Addressed</b>	Priority Special Needs Populations
	<b>Funding</b>	CDBG: \$9,000
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 570.201(e) - Public Services/Other Public Services</p> <p>National Objective: 24 CFR 570.208(a)(2) - Low Mod Limited Clientele Benefit</p> <p>CDBG funds will be used to operate the Family Literacy Program which provides one-to-one and small group tutoring so that low-income adults in Huntington Beach can improve their ability to understand, speak, read, and write in English. Increased English literacy skills give adults improved ability to function on the job and in the community and help their children succeed in school. Basic computer workshops increase computer literacy necessary for adults to function in the 21st century. Having a literate citizenry makes a safer and more successful community for all.</p>
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	145 persons
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Same as description.

11	<b>Project Name</b>	<b>Children's Bureau</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase Access to Community Services for LMI Persons
	<b>Needs Addressed</b>	Priority Community Services
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 570.201(e) - Public Services/Youth Services  National Objective Citation: 24 CFR 570.208(a)(2) - Low Mod Limited Clientele Benefit</p> <p>This request for funds is for the Oak View Family Resource Center (FRC), located in the Oak View enhancement area. In this area, many of the families are linguistically isolated which creates a need for specialized services. This is the only area in Huntington Beach that is identified as a Minority High Concentration area. Specifically, these Community Development Block Grant funds will be used to provide the after school drop-in recreation program at the FRC. Per a non-exclusive license agreement with the City of HB, the Children's Bureau is responsible to provide after school recreation in a safe environment, promoting healthy activity, social interaction, and FUN as an alternative to unsupervised, unstructured, high-risk activity. If funding is awarded to the FRC, it will be used to pay for staffing for the after-school recreation program, as well as for related costs for supplies, equipment and services.</p>
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 persons (youth)
	<b>Location Description</b>	Oakview Enhancement Area
	<b>Planned Activities</b>	See description.

12	<b>Project Name</b>	<b>ADA Curb Cuts in Maintenance Zone 5</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Needed Infrastructure Improvements
	<b>Needs Addressed</b>	Priority Infrastructure Improvements
	<b>Funding</b>	CDBG: \$203,283
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 570.201(c) - Public Facilities and Infrastructure Improvements/Other National Objective Citation: 24 CFR 570.208(a)(2) - Low Mod Limited Clientele Benefit</p> <p>Residents and visitors with disabilities utilize ADA ramps to access street intersections when traveling on city sidewalks. CDBG funds will be used to construct approximately 25 new curb ramps and modify approximately 325 existing outdated ramps, at various locations in the City within Maintenance Zone 5, which has been evaluated for specific pavement and concrete improvements.</p>
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,118 persons
	<b>Location Description</b>	Maintenance Zone 5 is located in the following census tracts: 993.05, 993.06, 993.07, 993.08, 993.09, 993.10, and 993.11.
	<b>Planned Activities</b>	Same as description.

13	<b>Project Name</b>	<b>HOME Program Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning for Housing and Community Development
	<b>Needs Addressed</b>	Other Housing and Community Development Needs
	<b>Funding</b>	HOME: \$61,823
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 92.207(a) - General Management, Oversight and Coordination National Objective Citation: Not Applicable</p> <p>The City of Huntington Beach Office of Business Development is responsible for administering the HOME program. Up to 10 percent of the HOME allocation will be used to provide for staffing and other program administration costs associated with the HOME program, including planning, reporting, monitoring, and IDIS setup and maintenance.</p>
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Same as description.



14	<b>Project Name</b>	<b>CDBG Program Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning for Housing and Community Development
	<b>Needs Addressed</b>	Other Housing and Community Development Needs
	<b>Funding</b>	CDBG: \$217,642
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 570.206(a) - Administration and Planning/General Program Administration</p> <p>National Objective Citation: Not Applicable</p> <p>The City will conduct the following administration/planning activities: (1) General Administration of CDBG 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 projects/programs to ensure compliance with federal regulations; (6) Preparation of the Annual Action Plan; (7) Preparation of the CAPER; and (8) Fair Housing Foundation counseling, education and enforcement. Up to 20% of the annual CDBG entitlement is allowed for administration activities.</p>
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Same as description.

15	<b>Project Name</b>	<b>Fair Housing Foundation</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning for Housing and Community Development
	<b>Needs Addressed</b>	Other Housing and Community Development Needs
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	<p>Eligibility Citation: 24 CFR 570.206(c) - Administration and Planning/Fair Housing Activities</p> <p>National Objective Citation: Not Applicable</p> <p>The Fair Housing Foundation (FHF) offers a comprehensive Fair Housing Program that meets the HUD CDBG requirement to affirmatively further fair housing and includes the following services: 1) discrimination complaint counseling, intake, investigations, and resolutions; 2) education and outreach services; 3) general housing (tenant/landlord) counseling, mediations, assistance, resolution, and referrals; and 4) affirmatively further fair housing activities to address the Analysis of Impediments to Fair Housing Choice.</p>
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Same as description.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

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

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 51% or more of the residents are low- or moderate-income.

Specifically, for Code Enforcement, after establishing the general definition for purposes of code enforcement, the City conducted a visual (windshield) survey of CDBG eligible areas for properties, businesses, parkways, alleys, and structures that met the definition. Based on the visual (windshield) survey, the City determined that low- and moderate-income areas within the area bound by Bolsa Chica Street to the west, Bolsa Avenue to the north, Brookhurst Street to the east, and Atlanta Avenue to the south contained the most properties with deterioration. In some cases, some structures had multiple violations per parcel. This target area is known as the "Special Code Enforcement Target Area." Inclusive of the following census tracts, the Special Code Enforcement Target Area is comprised of 46,650 persons, 32,395, or 69.44%, of which are of low-moderate income.

**SPECIAL CODE ENFORCEMENT TARGET AREA**  
**TOTAL POPULATION V. LOW AND MODERATE-INCOME POPULATION**  
**2011-2015 HUD LOW MOD INCOME SUMMARY DATA**  
**Effective April 1, 2019**

<b>Census Tract</b>	<b>Total Persons</b>	<b>Total LMI Persons</b>	<b>Percentage</b>
0992121	1,255	810	64.54%
0992123	1,495	1,030	68.90%
0992124	1,180	655	55.51%
0992144	765	425	55.56%
0992352	715	515	72.03%
0992353	2,190	1,245	56.85%
0992422	1,930	1,185	61.40%
0992442	1,645	1,145	69.60%
0992463	815	490	60.12%
0993051	1,710	1,450	84.80%
0993053	2,020	1,330	65.84%
0993055	1,080	935	86.57%
0993056	1,025	560	54.63%
0993061	1,485	760	51.18%
0993093	1,775	915	51.55%
0993103	1,170	690	58.97%
0994021	2,755	2,300	83.48%
0994022	2,720	2,235	82.17%
0994023	575	330	57.39%
0994024	3,375	3,150	93.33%
0994053	1,755	1,070	60.97%
0994103	2,605	1,935	74.28%
0994112	2,180	1,890	86.70%
0994113	1,300	855	65.77%
0994114	880	655	74.43%
0994121	1,810	980	54.14%
0994134	1,360	1,240	91.18%
0996031	3,080	1,615	52.44%
<b>TOTAL</b>	<b>46,650</b>	<b>32,395</b>	<b>69.44%</b>

## Geographic Distribution

Target Area	Percentage of Funds
Low/Mod Income Areas	0%
Special Code Enforcement Target Areas	13%
Citywide	87%

Table 10 - Geographic Distribution

## Rationale for the priorities for allocating investments geographically

All public service programs, ADA improvement projects, and housing activities funded with CDBG or HOME will be available citywide to eligible persons. The City will also allocate CDBG funds for special code enforcement and preservation activities in the Special Code Enforcement Target Area that has been identified as deteriorated based on the observance of violations of the Uniform Housing Code. This area is bound by Bolsa Chica Street to the west, Bolsa Avenue to the north, Brookhurst Street to the east, and Atlanta Avenue to the south. Public facility and public infrastructure projects will be targeted to neighborhoods where 51% or more of residents are low and moderate income, unless they serve a specific limited clientele in which case they may be located anywhere in the city.

## AFFORDABLE HOUSING

### AP-55 Affordable Housing – 91.220(g)

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
<b>Total</b>	<b>0</b>

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
<b>Total</b>	<b>0</b>

Table 12 - One Year Goals for Affordable Housing by Support Type

The City is not proposing to fund any new housing development projects that meet the definition of “affordable housing” at 24 CF 92.252 and 92.254 in FY 2021/22; however, in FY 2020/21, the City invested approximately \$2.8 million in HOME funds to provide gap financing in the development of a senior housing project. The City, in partnership with its local CHDO, Jamboree Housing Corporation, is underway to develop a 43-unit senior housing development at 18431 Beach Boulevard, Huntington Beach. Each of the 43 units will have one bedroom and one bath. With an investment of \$2.8 million, 17 units will be HOME restricted.

## **AP-6o Public Housing – 91.220(h)**

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 planned during the next year to address the needs to public housing**

Not applicable.

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

Not applicable.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

Throughout the country and the Los Angeles and Orange County region, homelessness has become an increasing challenge. Factors contributing to the rise in homelessness include a lack of housing affordable to low- and moderate-income persons, increases in people living below poverty levels, reductions in subsidies to the poor, drug/alcohol abuse, and de-institutionalization of the mentally ill. In March 2015, the City Council authorized formation of a Homeless Task Force Subcommittee to coordinate homeless and housing efforts and provide City support and guidance regarding services. The Task Force is keeping the City Council apprised of issues and services and makes recommendations as needed. In addition, the Office of Business Development and the Huntington Beach Police Department utilize CDBG public service funds for several part-time Homeless Case Managers to serve as the City's point persons for homeless issues. Funding will continue in 2021/22.

At the county level, Orange County undertakes an effort to enumerate all of the sheltered and unsheltered homeless people within the county in a given twenty-four-hour period. This effort, known as the Homeless Point-in-Time (PIT) Count, is congressionally mandated for all communities that receive U.S. Department of Housing and Urban Development (HUD) funding for homeless programs and takes place once every two years. The most recent PIT in Orange County was held on a single night in January 2019 with the assistance of many homeless service providers. The January 2021 PIT was postponed due to safety concerns during the COVID-19 pandemic.

The Orange County January 2019 PIT count enumerated 6,860 homeless individuals in Orange County, reflecting an over 40% increase from the 2017 tally of 4,792 homeless people. However, Orange County officials said it would be misleading to make a direct comparison to prior years due to the change in methodology and more thorough accounting of homeless. Among the 6,860 homeless counted, 2,899 (42%) were in some kind of emergency or transitional shelter. This reflects an increase of 691 sheltered homeless from 2017, or 31%.

In Huntington Beach specifically, there were 349 total persons counted, with 289 unsheltered, and 60 that were sheltered.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**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 the construction of the Cameron Lane Navigation Center to provide shelter for 174 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).

Also, in FY 2021/22, City will provide funding to the StandUp for Kids Street Outreach Program where volunteer staff scout streets of Huntington Beach 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 provides basic services (food, clothing, hygiene items, and survival kits) as well as medical assistance and compassionate mentoring.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

In FY 2019/20, the City Council approved purchase of property located at 17631 Cameron Lane using non-federal funds. Via two substantial amendments to the FY 2019/20 Annual Action Plan, and one substantial amendment to the FY 2020/21 Annual Action Plan, the City Council allocated a total of \$3,167,604 in federal CDBG and CARES Act funds to help offset costs associated operating the homeless facility. The need for such a facility has increased in recent months due to the COVID-19 pandemic. The Navigation Center is operated by Mercy House, a non-profit organization that provides wrap around services on-site to help persons experiencing homelessness “navigate” eligible social services, medical services and benefits to stabilize them with the ultimate goal of transitioning them to more permanent housing.

**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 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 will focus on the development of sustainable and effective programming, including: applying for short and long-term available funding; partnerships with experienced service providers capable of leveraging other funding; the ability to create or secure affordable housing; perform homeless case management; and engage the homeless through a street outreach component in order to better connect them to available services. The City's goal is to expand on current homeless programs and activities to assist with their successful transition toward self-sufficiency.

In FY 2021/22, the City will continue its dedication to assisting families in Huntington Beach with much needed rental assistance to prevent homelessness. Over \$550,000 in HOME funds will be allocated to the Huntington Beach Tenant Based Rental Assistance Program to help house 57 extremely low and very-low income homeless, senior, Veteran, and family households.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, 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 will continue 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.

The City does not receive Emergency Solutions 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.

## **AP-75 Barriers to affordable housing – 91.220(j)**

Huntington Beach has a strong history of supporting affordable housing. The City has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing. In addition, the City and its former Redevelopment Agency have provided direct financial assistance to support affordable and mixed income housing projects. The loss of Redevelopment Housing Funds, which previously generated approximately \$3 million per year for housing activities, will dampen the level of future affordable housing production in the City.

In addition to funding constraints, the primary barrier to the provision of affordable housing in Huntington Beach is the lack of vacant land suitable for residential development. Separate owners of smaller parcels hold much of the underdeveloped and residentially zoned land in the City. This calls for alternative policy tools such as lot consolidation and/or demolition of existing older structures to accommodate higher density infill development. Through adoption of the Amended Downtown and Beach and Edinger Corridors Specific Plans, and the City's Amended Housing Element, the City has provided opportunities for high density mixed use and residential infill.

**Actions it planned 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**

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 “for sale” 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 February 2020 Amended 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 addresses the City's provisions for affordable housing, emergency shelters, transitional housing, and supportive housing. The following programs in the City's February 2020

Amended Housing Element specifically address the variety of regulatory and financial tools used by the City to remove barriers and facilitate the provision of affordable housing:

**Program 2. Multi-family Acquisition/Rehabilitation through Non-Profit Developers**

*Objective: While the acquisition/rehabilitation program will continue to be a part of the City's affordable housing program, the City intends to direct the majority of its housing funds towards new construction of affordable housing (refer to Program #11). The City's goal will be to assist in the acquisition/rehabilitation of 20-40 units over the planning period.*

**Program 7. Residential and Mixed-Use Sites Inventory**

*Objective: Maintain a current inventory of vacant and underutilized residential and mixed-use sites and provide to interested developers in conjunction with information on available development incentives. To the extent that there are high density residential sites identified as accommodating the City's RHNA that ultimately develop with a use other than high density residential development, the City will ensure that it maintains adequate inventory to accommodate the RHNA, including by rezoning as necessary.*

**Program 8. Beach and Edinger Corridors Specific Plan**

*Objective: The City will undertake the following actions to implement the adequate sites program concurrently with the adoption of the Housing Element Amendment: 1) Draft text amendments to the BECSP to: a) establish a new Affordable Housing Overlay and revise parking standards and Site Plan review process and b) allow capacity for development of the entire 413-unit lower income RHNA shortfall within the Overlay; 2) Conduct any necessary environmental review on the BECSP amendments including the sites selected for the Affordable Housing Overlay; 3) Conduct public hearings on the BECSP amendment and adopt the amended BECSP with the selected sites within the Affordable Housing Overlay to offset the RHNA shortfall. 4) Begin a comprehensive review of the BECSP and revise the BECSP to provide for growth aligned with economic objectives and infrastructure capacities. 5) Monitor sites within the Overlay to ensure that site capacity can accommodate the remaining lower income RHNA throughout the planning period.*

**Program 9. Accessory Dwelling Units**

*Objective: Facilitate the provision of accessory dwelling units for seniors, caregivers, and other lower income households through dissemination of the City's educational brochure on accessory dwelling units and conduct focused education to the senior*

citizen community through the Huntington Beach Council on Aging, Rodgers Seniors' Center, and the Seniors Outreach Center.

**Program 10. Inclusionary Program and Housing Trust Fund**

*Objective: Continue to utilize the Inclusionary Housing Ordinance as a tool to integrate affordable housing within market rate developments, or alternatively, to generate fees in support of affordable housing in off-site locations. Establish an in-lieu fee amount for projects with between 10–30 units. Re-evaluate the Ordinance consistent with case law and to reflect market conditions and adopt an amendment to the Ordinance in the first half of 2020. Since the City has already addressed its moderate income RHNA allocation, the City will implement a City-wide policy to require at least half of on-site inclusionary units to be provided at levels affordable to lower income households.*

**Program 11. Affordable Housing Development Assistance**

*Objective: Continue to provide regulatory and financial assistance for the development of affordable and mixed income housing. Provide information on incentives during individual dealings with development applicants.*

**Program 13. Affordable Housing Density Bonus**

*Objective: Continue to implement the Affordable Housing Density Bonus as a means of enhancing the economic feasibility of affordable housing development.*

**Program 14. Development Fee Assistance**

*Objective: Continue to offer fee reductions for affordable housing. As part of the update to the Inclusionary Housing Ordinance the City is currently working on, update the Code to specify the waiver of 100% of application fees for projects with a minimum 10% Extremely Low-Income units.*

**Program 15. Residential Processing Procedures**

*Objective: By 2021, adopt streamlined review procedures for multi-family development on a Citywide basis.*

## **AP-85 Other Actions – 91.220(k)**

### **Actions planned to address obstacles to meeting underserved needs**

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

### **Actions planned to foster and maintain affordable housing**

The City's Consolidated Plan has identified the preservation of existing, and the creation of new, affordable housing as an implementing goal during the 2020/21 – 2024/25 timeframe.

The City will continue to offer funding to tenant based rental assistance programs in Huntington Beach. In FY 2020/21, nearly \$650,000 in HOME funding was allocated to assist 55 households over a two-year period. In FY 2021/22, the City will contribute another \$550,000 to tenant based rental assistance, bringing the total investment to this program to \$1.2 million.

The City also awarded \$2.8 million in HOME funding to the development of a new affordable senior housing project. The City has partnered with a local community housing development organization, or CHDO, Jamboree Housing Corporation to develop 43 units of senior housing at 18431 Beach Boulevard. Of the 43 units, 17 will be HOME-restricted. The project is currently

underway.

Finally, the City is also proposing to use \$265,000 in CDBG to fund two residential rehabilitation programs. Both programs will be available to Huntington Beach homeowners. The first program offers a grant of up to \$10,000 to eligible homeowners to make health and safety or code violation repairs. The second program offers a loan of up to \$75,000 for larger home improvements. Collectively, the City is proposing to assist 10 households with housing rehabilitation assistance.

### **Actions planned to reduce lead-based paint hazards**

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:

- 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 Residential 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 planned to reduce the number of poverty-level families**

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 three Business Improvement Districts, and its Economic Development Strategy.

In terms of employment training and supportive services, the City supports literacy programs for families (Oakview Family Literacy Program) with a combination of General Funds and CDBG that help enhance the employability of low-income persons with deficient English speaking, reading, and writing skills. 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

Lastly, the City of Huntington Beach supports a variety of economic development activities that help to create and retain jobs for low- and moderate-income households. Activities supported include a commercial property locator; employment assistance including of a referral service for finding and training employees; financial assistance through the Small Business Administration; business counseling and training via a litany of not-for-profit Orange County agencies; technical assistance in permits, trademarks, environmental review, and taxes; and export and trade assistance. Micro-enterprise assistance, job training services, and technical assistance are some areas that may warrant consideration for funding during the next Consolidated Plan period.



The City will fully comply 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 planned to develop institutional structure**

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

The City will work with non-profit agencies, for-profit developers, advocacy groups, clubs, and organizations, neighborhood leadership groups, City departments and with the private sector to implement the City's five-year strategy to address the priority needs outlined in the Consolidated Plan for Fiscal Years 2020/21 – 2024/25. Engaging the community and stakeholders in the delivery of services and programs for the benefit of low to moderate residents will be vital in overcoming gaps in service delivery. The City will also utilize 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 planned to enhance coordination between public and private housing and social service agencies**

In an ongoing effort to bridge the gap of various programs and activities, the City has 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 include, but are not limited to: the Huntington Beach Police Department, Library Services, Community Services, and Public Works Departments; Habitat for Humanity, Interval House, Mercy House, Families Forward, Collete's Children's Home, and AMCAL; Orange County Community Housing Corporation; Jamboree Housing; Community SeniorServ; AIDS Services Foundation; Project Self Sufficiency; Alzheimer's Family Services; Fair Housing Foundation; the Orange County Housing Authority; and 2-1-1 Orange County and OC Community Services (Orange County

Continuum of Care). During FY 2021/22, the City will continue to develop these partnerships.

In FY 2021/22, the City will also work with homeless service providers to make Huntington Beach's Navigation Center a successful public facility for the homeless population. The Navigation Center has 147 beds, coupled with wrap around homeless services to help participants transition to more stable living.

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## PROGRAM SPECIFIC REQUIREMENTS

### AP-90 Program Specific Requirements – 91.220(l) (1,2,4)

The City of Huntington Beach participates in HUD's CDBG Program that is used for creating decent affordable housing, suitable living environments, and economic opportunities. The program year (2021/22) will begin on July 1, 2021. The FY 2021/22 CDBG allocation of \$1,238,214 will be used to implement CDBG projects and programs during the program year.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

#### Other CDBG Requirements

1. The amount of urgent need activities	\$0
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**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

The City of Huntington Beach participates in HUD's HOME Program that can be used to promote affordable housing in the City through activities such as rental housing development and tenant-based rental assistance. The 2021/22 Program Year will commence on July 1, 2021. The FY 2021/22 HOME allocation is \$618,233.

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will provide grants, interest-bearing and non-interest-bearing deferred payment loans or residual receipts loans permitted under 24 CFR 92.206 (b) (1). The City will not institute other forms of investment forms not described in the aforementioned section nor provide loan guarantees described under 24 CFR 92.206 (b) (21).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City is not administering a homebuyer program with CDBG or HOME funds as part of its 2021/22 Annual Action Plan. The Annual Plan, therefore, does not describe resale or recapture guidelines as required in 92.254.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City is not administering a homebuyer program with CDBG or HOME funds as part of its 2021/22 Annual Action Plan. The Annual Plan, therefore, does not describe resale or recapture guidelines that ensure the affordability of units acquired with HOME funds as required in 92.254 (a)(4).

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City is not proposing to use HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds. Thus, since the City does not propose to undertake refinancing, the City is not required to discuss its financing guidelines required under 24 CFR 92.206(b).