City of Huntington Beach

FY 2010 – FY 2014 Consolidated Plan

and

One-Year Action Plan for FY 2010-2011

Substantial Amendment Number One - April 2012

Substantial Amendment Number Two – April 2014

PUBLIC REVIEW DRAFT

Prepared by:
City of Huntington Beach
Economic Development Department
2000 Main Street
Huntington Beach, CA 92648

FY 2010 – FY 2014
Consolidated Plan

(Five-Year Strategic Plan)

Table of Contents

Section **Page**

GENERAL CP-1
Strategic Plan CP-5
General Questions CP-6
Managing the Process (91.200 (b)) CP-19
Citizen Participation (91.200 (b)) CP-21
Institutional Structure (91.215 (i)) CP-25
Monitoring (91.230) CP-27
Priority Needs Analysis and Strategies (91.215 (a)) CP-28
Lead-based Paint (91.215 (g)) CP-29
HOUSING CP-32
Housing Needs (91.205) CP-32
Priority Housing Needs (91.215 (b)) CP-46
Housing Market Analysis (91.210) CP-48
Specific Housing Objectives (91.215 (b)) CP-55
Needs of Public Housing (91.210 (b)) CP-59
Public Housing Strategy (91.210) CP-60
Barriers to Affordable Housing (91.210 (e) and 91.215 (f)) CP-61
Homeless Needs (91.205 (b) and 91.215 (c)) CP-65
Priority Homeless Needs CP-68
Homeless Inventory (91.210 (c)) CP-69
Homeless Strategic Plan (91.215 (c)) CP-71
Emergency Shelter Grants (ESG) CP-74
COMMUNITY DEVELOPMENT CP-74
Community Development (91.215 (e)) CP-74
Antipoverty Strategy (91.215 (h)) CP-81
Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k)) CP-82
Specific Special Needs Objectives (91.215) CP-82
Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA) CP-83
Housing Opportunities for People with AIDS (HOPWA) CP-85
Specific HOPWA Objectives CP-86

Appendix A: Community Outreach A-1
Appendix B: Consolidated Plan Tables B-1

List of Tables

Table 1: Consolidated Plan Estimated Entitlements CP-5
Table 2: Low and Moderate Income Block Groups CP-7
Table 3: Population Growth CP-9
Table 4: Age Characteristics CP-10
Table 5: Employment by Industry CP-11
Table 6: Top 10 Employers in Huntington Beach CP-11
Table 7: Racial and Ethnic Composition CP-12
Table 8: Median Household Income by Race/Ethnicity CP-14
Table 9: Median Household Income CP-15
Table 10: Households by Income Level CP-15
Table 10: National Objectives and Performance Criteria CP-17
Table 12: Survey Results CP-23
Table 13: Number of Housing Units with LBP CP-30
Table 14: Huntington Beach Tenure Profile CP-35
Table 15: Disabilities Tallied CP-37
Table 16: Section 8 Vouchers Holders and Waiting List CP-42
Table 17: Percentage of Households Experiencing Housing Cost Burden CP-43
Table 18: Overcrowding in Huntington Beach CP-44
Table 19: Disproportionate Needs CP-45
Table 20: Housing Units CP-48
Table 21: Housing Stock Type CP-49
Table 22: Age of Housing Stock CP-49
Table 23: Median Cost of New and Resale Housing CP-51
Table 24: Licensed Community Care Facilities CP-51
Table 30: Assisted Rental Housing Inventory CP-54
Table 31: Homeless Subpopulations CP-66
Table 32: Continuum of Care Housing Gaps Analysis CP-67
Table 33: Homeless Services and Facilities CP-69
Table 34: Licensed Community Care Facilities CP-84

List of Figures

Figure 1: Enhancement Areas in Huntington Beach CP-8
Figure 2: Minority Concentrations in Huntington Beach CP-13

Five-Year Strategic Plan

This document includes Narrative Responses to specific questions/topics to which the City of Huntington Beach must respond to be compliant with the Consolidated Planning Regulations for various Community Planning and Development (CPD) programs; i.e., the Community Development Block Grant and HOME Investment Partnership Programs. (Throughout this document, *italicized* text in grey boxes represents the specific questions/topics that must be addressed.)

GENERAL

The Consolidated Plan is a planning document that identifies the City of Huntington Beach's overall housing and community development needs, and outlines a strategy to address those needs. The Consolidated Plan includes the following components:

- An assessment of the City of Huntington Beach's housing and community development needs and market conditions;
- A five-year strategy that establishes priorities for addressing the identified housing and community development needs; and
- A one-year investment plan (Annual Action Plan) that outlines the intended use of federal resources (bound separately).

This Consolidated Plan five-year strategy covers the planning period of Fiscal Year (FY) 2010 through FY 2014 (i.e., October 1, 2010 through September 30, 2015).

Executive Summary

Organization of Document

This document constitutes the Five-Year Strategic Plan component of the City of Huntington Beach Consolidated Plan for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funds. The Consolidated Plan has the following major components:

- An assessment of housing and community development needs based on demographic and housing information - This needs assessment is incorporated throughout this Strategic Plan.
- Implementing strategies to address housing and community development needs – These strategies are elaborated in this Strategic Plan document.
- Annual actions – The Annual Action Plan outlines the City's intended uses of CDBG and HOME funds for the upcoming fiscal year.

This document is structured in accordance with the Consolidated Plan Management Program (CPMP) developed by the U.S. Department of Housing and Urban Development (HUD), agency overseeing the CDBG and HOME funds. Italicized text in text box represents HUD instructions on the Consolidated Plan requirements. City responses follow the instructions, usually numbered as such to correlate with the instructions.

Program Description

The FY 2010 – FY 2014 Huntington Beach Consolidated Plan satisfies the requirements of the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs administered by the U.S. Department of Housing and Urban Development (HUD).

The CDBG program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. Regulations governing the CDBG program also require that each activity undertaken with CDBG funds meet one of the following three broad national objectives:

- Benefit low and moderate income persons;
- Aid in the prevention or elimination of slums and blight; and
- Meet other community development needs having a particular urgency.

The HOME program was created by the 1990 National Affordable Housing Act. The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low and moderate income households, replacing a series of programs previously funded by HUD. The program gives the grantee flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations.

Purpose of the Consolidated Plan

The Consolidated Plan is a planning document that provides an assessment of the City's community development needs, proposes strategies to address those needs, and identifies specific activities to implement those strategies. This Consolidated Plan covers the period beginning October 1, 2010 through September 30, 2015, spanning five fiscal years. The Consolidated Plan also includes a one-year investment plan (Annual Action Plan) that outlines the intended use of resources in the upcoming fiscal year. The Action Plan is bound under separate cover.

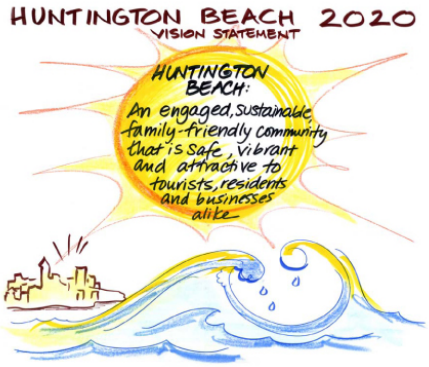
As required by HUD guidelines, the identification of needs and the adoption of strategies to address those needs must focus primarily on low and moderate income individuals and households. The Consolidated Plan must also address "special-needs" identified by the federal government or locally, such as the needs of the elderly, persons with disabilities, large families, single parents, homeless individuals and families, persons with drug/alcohol abuses, and persons with HIV/AIDS.

Consultation and Citizen Participation

This plan is the product of comprehensive public outreach, including a community needs survey, public meetings before the City's Citizen Participation Advisory Board (CPAB), and consultation with agencies, groups, and organizations involved in affordable housing, provision of services to persons with special needs.

Mission Statement

The City of Huntington Beach provides sustainable quality services to maintain and enhance our safe and vibrant community.



- Maintain and enhance our financial reserves.
- Maintain, improve and obtain funding for public improvements.
- Maintain and enhance public safety.
- Enhance economic development.
- Improve internal and external communication.

Priority Needs and Strategies

The overall priorities for the Consolidated Plan are to use these federal funds to: 1) increase self-sufficiency and economic opportunity for low and moderate income residents and individuals with special needs so that they can achieve a reasonable standard of living; and 2) enhance suitable living environments and promote economic opportunities. National objectives and performance outcomes established by HUD are the basis for assigning priorities to needs for which funding may be

allocated. The following are the national objectives that form the foundation for allocation of investments in Huntington Beach:

- Enhance suitable living environments;
- Create decent and affordable housing; and
- Promote economic opportunities, especially for low and moderate income households.

The City has incorporated outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006. Projects are required to meet specific performance outcomes that are related to at least one of the following:

- Availability/Accessibility;
- Affordability; and
- Sustainability (Promoting Livable or Viable Communities).

In addition to national objectives and performance outcomes, the City must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the service delivery system. While other goals the City has set are also important, for the purposes of the Consolidated Plan, only those which are anticipated to be funded with CPD funding programs (CDBG and HOME) during the five-year planning cycle are discussed in detail in this document. The City utilizes other funding sources to meet a variety of other goals set by the City. The City has established priorities for allocating CDBG and HOME funds based on a number of criteria, including urgency of needs, cost efficiency, eligibility of activities and programs, availability of other funding sources to address specific needs, funding program limitations, capacity and authority for implementing actions, and consistency with citywide goals, policies, and efforts.

Housing Priorities

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

Homeless Need Priorities

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

Community Development and Community Services Priorities

- Provide and Improve Community Services for Low and Moderate Income Persons and Those with Non-Homeless Special Needs.
- Improve and Expand Community Facilities and Infrastructure to Meet Current and Future Needs.

- Provide for Necessary Planning and Administration Activities to Address the Housing and Community Development Needs in the City.

Anti-Poverty Priorities

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

Funding to Implement the Plan

The priorities and accomplishment goals outlined in this document are based on assumptions about future funding levels for the Consolidated Plan programs. In all cases, Huntington Beach has presumed consistent funding of each program at levels outlined below. Because these programs are subject to annual Congressional appropriations as well as potential changes in funding distribution formulas or the number of communities eligible to receive entitlement grants, the accomplishment projections and planned activities are subject to change with availability of funding.

Table 1: Consolidated Plan Estimated Entitlements

	CDBG	HOME	TOTAL
Estimated Annual Entitlement	$1.48 million	$820,000	$2.3 million
Five-Year Total Estimated Funds Available	$7.4 million	$4.1 million	$11.5 million

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

The City of Huntington Beach has elected to submit a Five-Year Strategic Plan to the U.S. Department of Housing and Urban Development (HUD) in August 2010. The Five-Year Plan covers the period of October 1, 2010 through September 30, 2015.

General Questions

1. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*

2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

3. *Identify any obstacles to meeting underserved needs (91.215(a)(3)).*

Five-Year Strategic Plan General Questions response:

1. Geographic Distribution of Funds

The geographic distribution of Huntington Beach's eligible CDBG and HOME programs is as follows:

- The eight Enhancement Areas, based upon the 40.3 percent exception criteria[1] established by HUD, designated as priority areas for CDBG activities were approved by the City Council on December 15, 2003. They are named: Bolsa-Chica Heil, Goldenwest, Washington, Oakview, Newland, Garfield, Yorktown, and Adams. These eight Enhancement Areas are shown on the following map. Although these are the priority areas, affordable housing is needed citywide.

- Figure 1 illustrates the Enhancement Areas.

- Supportive services are available citywide to low and moderate income residents and persons with special needs.

[1] Typically, according to CDBG regulations, a census block group with 51.0 percent or more low and moderate income population is considered a low and moderate income area. However, given the City's demographic and income characteristics, the City is considered an exception city, where the low and moderate income threshold is established based on the top 25 percent of census block groups with the highest percentage of low and moderate income population.

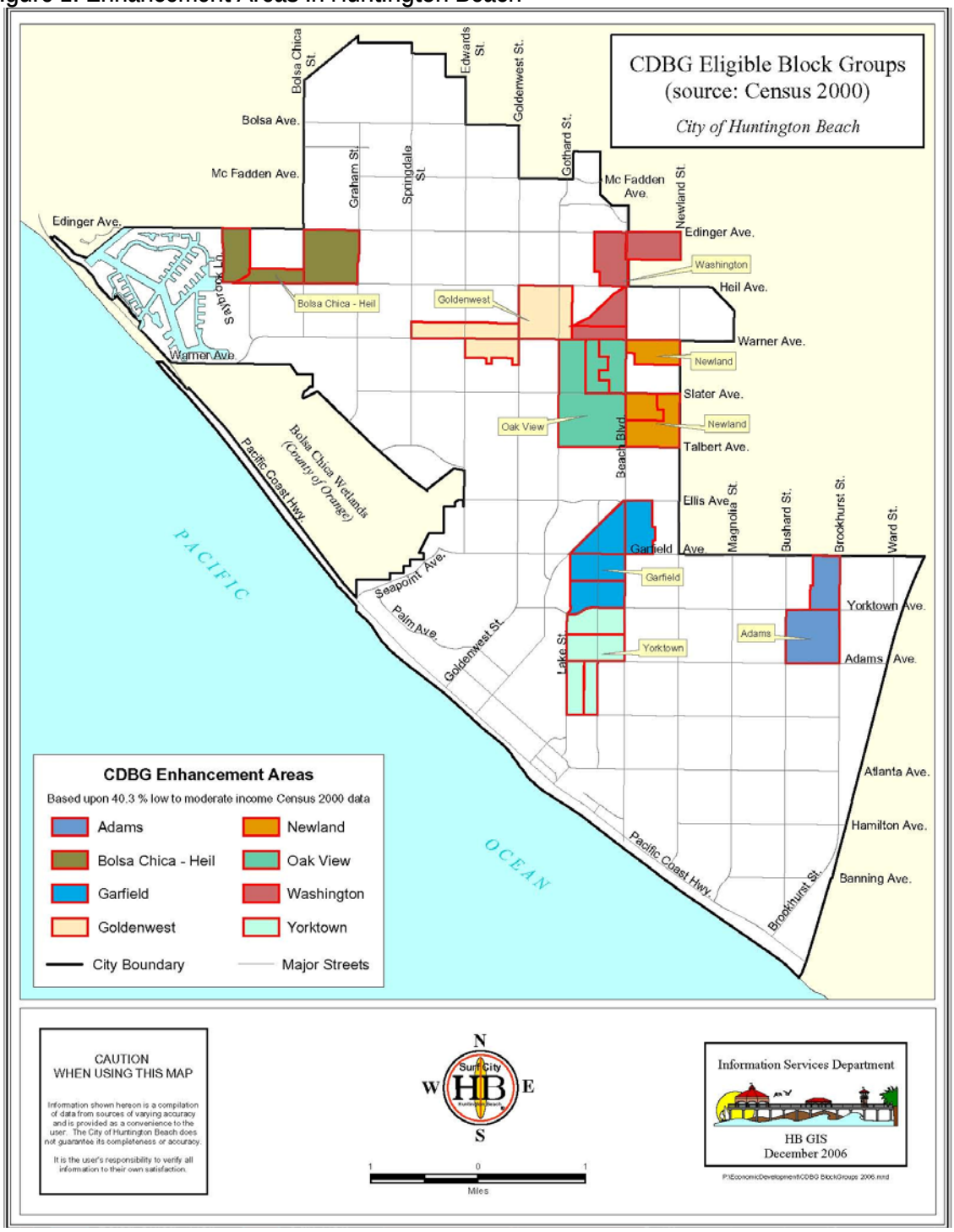
- Housing programs funded with CDBG and HOME funds are available to low and moderate income persons on a citywide basis.
- Administrative and fair housing services are available on a citywide basis.

Table 2: Low and Moderate Income Block Groups

Tract	Block Group	Low/ Moderate Income Persons	Total Persons	% Low/ Moderate Income
099212	1	758	1,403	54.0%
099212	3	606	1,301	46.6%
099212	4	625	1,130	55.3%
099214	4	566	758	74.7%
099215	1	1,666	3,708	44.9%
099220	1	255	528	48.3%
099220	5	736	1,348	54.6%
099235	3	727	1,805	40.3%
099241	2	922	1,636	56.4%
099244	2	917	1,747	52.5%
099305	1	1,051	2,482	42.3%
099305	2	516	1,042	49.5%
099305	3	733	1,640	44.7%
099305	4	1,418	2,276	62.3%
099306	2	536	1,281	41.8%
099306	3	563	1,129	49.9%
099307	1	444	892	49.8%
099307	2	533	1,259	42.3%
099402	2	1,362	2,180	62.5%
099402	3	3,038	3,571	85.1%
0994015	4	2,047	2,395	85.5%
099405	3	939	2,005	46.8%
099408	1	776	1,883	42.1%
099410	3	1,466	2,329	62.9%
099411	2	953	1,851	51.5%
099411	3	693	1,509	45.9%
099411	4	930	1,479	62.9%
099412	1	882	1,860	47.4%
099413	4	982	1,464	67.1%
099508	3	744	1,322	56.3%
099508	4	402	897	44.8%

Source: www.HUD.gov

Figure 1: Enhancement Areas in Huntington Beach



Background and Trends

The City of Huntington Beach is located in the southern California metropolitan area, approximately 40 miles south of Los Angeles. Huntington Beach is the longest uninterrupted stretch of beach front on the west coast at 8 miles long and is a destination spot on the west side of Orange County. The following sections present the demographic, housing, and other socioeconomic characteristics of the community. Various data sources were used to compile this community profile, including, but not limited to:

- 1990 and 2000 Census
- American Community Survey[2]
- 2009 Department of Finance Population and Housing Estimates
- Market data (realtor.com; dqnews.com, etc.)
- Labor Statistics from the State Employment Development Department

Population Growth

As shown in Table 3, between 1990 and 2000, the City of Huntington Beach increased in population by approximately four percent. However, between 2000 and 2009, the City experienced a larger amount of growth. Over that nine-year time span, the City population increased by nearly seven percent. Comparatively, the Orange County population increased 18 percent between 1990 and 2000 and ten percent between 2000 and 2009. The population in the cities of Anaheim, Orange, and Santa Ana all experienced more growth during the 1990s than in the last nine years. On the other hand, Irvine and Newport Beach experienced much larger population growth between 2000 and 2009 than during the 1990s.

Table 3: Population Growth

City	1990	2000	1990-2000 % Change	2009	2000-2009 % Change
Huntington Beach	181,584	189,594	4.4%	202,480	6.8%
Anaheim	266,406	328,014	23.1%	348,467	6.2%
Irvine	110,330	143,072	29.7%	212,793	48.7%
Newport Beach	66,643	70,032	5.1%	86,252	23.2%
Orange	110,658	128,868	16.5%	141,634	9.9%
Santa Ana	293,742	337,977	15.1%	355,662	5.2%
Orange County	2,410,556	2,846,289	18.1%	3,139,017	10.3%

Sources: US Census 1990 and 2000, and 2009 California State Department of Finance Estimates.

[2] While the American Community Survey by the Census Bureau is available and can provide some updated information on the community, it is not used as the primary data source in the Consolidated Plan for several reasons: 1) The Census Bureau cautions the use of the American Community Survey (ACS) data collected prior to the 2010 Census data, especially when trying to compare to the 2000 or 1990 Census for trends. The ACS does not ask the same questions as the 1990 or 2000 Census and uses a different methodology to collect the sample. Therefore, comparison with previous censuses would not be accurate. 2) The Comprehensive Housing Affordability Strategy (CHAS) data prepared by HUD for the Consolidated Plan is prepared using the 2000 Census. 3) Not all required data for the Consolidated Plan is available in the ACS. As appropriate ACS data is provided in this report as additional reference.

Age of Residents

Table 4 shows the age characteristics of Huntington Beach residents. Children and youth made up approximately 23 percent of the population, while seniors made up approximately 11 percent of the population. Therefore, the City places a strong emphasis on providing supportive services for the City's youth and senior populations.

Table 4: Age Characteristics

Age Group	1990		2000	
	# of Persons	% of Population	# of Persons	% of Population
Under 5	11,187	6.2%	11,728	6.3%
5 to 17	26,883	14.8%	30,455	16.3%
18 to 24	22,379	12.3%	15,930	8.5%
25 to 34	38,640	21.2%	33,082	17.7%
35 to 44	30,157	16.6%	33,163	17.8%
45 to 54	22,505	12.4%	23,951	12.8%
55 to 64	14,745	8.1%	18,629	10.0%
65 and over	15,088	8.3%	19,656	10.5%
Total	181,584	100.0%	186,594	100.0%

Source: US Census 1990 and 2000

Household Language and Linguistic Isolation

The 2000 Census reports that approximately 17 percent of the residents in Huntington Beach were foreign born. A linguistically isolated household is one in which all members over 14 years of age has some difficulty with English. In Huntington Beach, 7,055 households spoke Spanish (nearly ten percent of all households), of which 19 percent were linguistically isolated (Spanish-speaking only). Of 4,968 households that spoke Asian languages, 27 percent were linguistically isolated.

Language barriers may prevent residents from accessing services, information, housing, and may also affect educational attainment and employment. Executive Order 13166 ("Improving Access to Services by Persons with Limited English Proficiency") was issued, in August 2000, which requires federal agencies to assess and address the needs of otherwise eligible persons seeking access to federally conducted programs and activities who, due to Limited English Proficiency (LEP), cannot fully and equally participate in or benefit from those programs and activities. This requirement passes down to grantees of federal funds as well; therefore, the City of Huntington Beach is responsible for ensuring compliance with this regulation. The Community Development Needs Survey was available in English and Spanish and City staff who speaks English and Spanish is always available.

Employment and Economic Characteristics

According to the State Employment Development Department (EDD) Monthly Labor Force Data, the labor force of Huntington Beach consists of 121,800 residents, with 111,700 being employed (March 2010). The unemployment rate was 8.2 percent in March 2010, lower than the County rate of 10.1 percent.

As shown in Table 5, the City of Huntington Beach experienced a slight decrease (five percent) in persons employed between the 1990 and 2000 Census. Certain segments of the economy experienced significant losses in employment (such as agriculture, forestry, and fisheries, communication and public utilities, and retail trade). In contrast, employment growth was concentrated in entertainment and recreation services, as well as other professional and related services, each of which increased by over 100 percent.

Table 5: Employment by Industry

	1990	2000	Percent Change
Agriculture, forestry, and fisheries	1,111	86	-92.2%
Mining	274	165	-39.8%
Construction	7,005	6,067	-13.4%
Manufacturing	29,131	15,920	-45.4%
Trans. Comm. Public Utilities	6,942	4,318	-37.8%
Wholesale trade	5,953	5,562	-6.6%
Retail trade	18,243	11,610	-36.4%
Finance, insurance, and real estate	9,371	9,449	0.8%
Entertainment and recreation services	1,900	7,122	274.8%
Health services	7,977	8,943	12.1%
Educational services	7,147	8,671	21.3%
Other professional and related services	7,191	17,949	150.0%
Public administration	3,246	3,781	16.5%
Total	104,491	99,643	-4.6%

Source: U.S. Census 1990 and 2000

Table 6 identifies major employers located in the City, including two organizations that employ over 1,000 individuals. Major employers in Huntington Beach range from manufacturing to aerospace industries. The top three employers in the City are The Boeing Company, Quicksilver, and Cambro Manufacturing.

Table 6: Top 10 Employers in Huntington Beach

Business	Type of Business	Number of Employees
The Boeing Company	Aerospace	4,352
Quicksilver	Apparel Manufacturer	1,337
Cambro Manufacturing	Manufacturing	909
Verizon	Phone Service Provider	723
Hyatt Regency Resort & Spa	Hotel/Tourism	670
C & D Areospace	Aerospace	600
Huntington Beach Hospital	Hospital	503
Fisher & Paykel	Appliances Manufacturing and Distribution	441
Rainbow Disposal	Waste Management	408
Home Depot USA	Department Store	386

Source: Huntington Beach Chamber of Commerce, Community Overview, 2008

Racial and Ethnic Characteristics

The Between 1990 and 2000, the City of Huntington Beach experienced a decrease in White, Black, and Native American populations while Asians and Hispanics increased in population. While the White population experienced the smallest percentage change, they also experienced the largest decrease in number of residents. In 1990, Whites represented almost 80 percent of the City. By 2000, the proportion of White residents decreased by seven percentage points, to 72 percent of the population. In addition, Hispanics increased by more than three percentage points from 1990 to 2000 (Table 7). The largest change of 3,677 percent in the other population can be attributed to the restructuring of Census survey questionnaire between 1990 and 2000. The 2000 Census includes two or more races as a racial category therefore increasing the amount of "other" reported races.

Table 7: Racial and Ethnic Composition

	1990		2000		% Change in Population
	Number	% of Total	Number	% of Total	
Non-Hispanic Population					
White	143,848	79.2%	136,237	71.8%	-5.3%
Black	1,622	0.9%	1,383	0.7%	-14.7%
Native Am.	932	0.5%	777	0.4%	-16.6%
Asian	14,565	8.0%	17,544	9.3%	20.5%
Other*	155	0.1%	5,855	3.1%	3,677.4%
Hispanic	20,397	11.2%	27,798	14.7%	36.3%
Total	181,519	100%	189,594	100%	4.5%

*The significant increase in Other population is a result of the 2000 Census' restructuring of the race data. In 2000, a person can identify more than one race.
Source: US Census, 1990 and 2000.

Much of the growth in Huntington Beach is attributable to immigration. Between 1990 and 2000, the foreign-born population increased from approximately 27,000 to over 32,100 persons. This represents a 19-percent increase in the foreign born population. From 1990 to 2000, Huntington Beach only increased in total population by approximately five percent from 181,519 persons to 189,594 persons. Among foreign-born residents, nearly three quarters emigrated from Asia and Latin America.

Areas of Minority Concentration

A minority concentration is defined as a census block group with greater than County average of minority population (47.7 percent). A high minority concentration is defined as a block group with double the County average of minority population (95.4 percent). Figure 2 shows the minority concentrations in Huntington Beach.

Figure 2: Minority Concentrations in Huntington Beach

According to the 2000 Census, the 1999 median household income for Huntington Beach was $64,824. Minority households in the City of Huntington Beach (except for Asian and American Indian/Alaskan Native) tend to earn lower incomes as shown in Table 8. Therefore, the concentrations of minority populations overlap with the concentration of low and moderate income persons shown in Figure 1. Figure 2 maps the geographic concentrations of non-White population in the City. This map can be compared to Figure 1 to see the relation between minority concentration areas and low and moderate income areas in Huntington Beach. As shown, minority concentrations are found in the Oak View, Newland, and Washington Enhancement areas.

Table 8: Median Household Income by Race/Ethnicity

Race/Ethnicity	Huntington Beach		Orange County Median Income
	% of Total Households	Median Income	
Non-Hispanic Households			
White	79.5%	$66,377	$65,160
Black	0.7%	$57,655	$49,972
Asian	7.7%	$66,077	$58,501
American Indian/Alaskan Native	0.6%	$65,852	$50,833
Native Hawaiian/Pac Islander	0.2%	$43,594	$53,929
Hispanic or Latino Households	9.4%	$53,111	$44,676

Note: To make the proper comparison to household income, the race/ethnicity of householders is used rather than race/ethnicity of all residents.
Source: U.S. Census 2000

In compliance with fair housing regulations, the City does not craft housing policies and programs based on race. Huntington Beach provides housing programs to help meet the needs of low and moderate income households regardless of race.

Income Characteristics

Household income is an important consideration when evaluating housing and community development needs because limited income typically constrains the ability to afford adequate housing and or other services. According to the 2000 Census, the 1999 median household income for Huntington Beach was $64,824, which was higher than the County median of $58,820. The 2008 U.S. Census American Community Survey estimated that Huntington Beach's 2008 median income was approximately $82,886; Orange County was estimated at approximately $75,176.

Table 9 shows the median household income reported by the 2000 Census.[3] The 2000 Census household income reported for the City of Huntington Beach was $64,824, which was higher than the County and most of the surrounding cities, and lower than Fountain Valley and Newport Beach. Similarly, household income increases in Huntington Beach were among the highest in the region, ahead of only Newport Beach and Seal Beach.

[3] The 2000 Census reported household income earned during 1999.

Table 9: Median Household Income

Jurisdiction	Median Household Income		% Change
	1990	2000	
Huntington Beach	$50,633	$64,824	28.0%
Anaheim	$39,620	$47,122	18.9%
Costa Mesa	$40,313	$50,732	25.8%
Fountain Valley	$56,255	$69,734	24.0%
Newport Beach	$60,374	$83,455	38.2%
Santa Ana	$35,162	$43,412	23.5%
Seal Beach	$32,834	$42,079	28.2%
Westminster	$41,364	$49,450	19.5%
Orange County	$45,922	$58,820	28.1%

Source: US Census 1990 and 2000

Income Distribution

For planning purposes, the HUD-developed Comprehensive Housing Affordability Strategy (CHAS) provides special income data based on the 2000 Census (see Table 10). The household income distribution of a community is provided in relation to the Area Median Income (AMI) for the City of Huntington Beach. For Huntington Beach, the CHAS reported the following household income distribution: eight percent of total households were Extremely Low Income (0-30 percent of AMI), eight percent were Low Income (31-50 percent of AMI), and 14 percent were Moderate Income (51-80 percent of AMI). The remaining 71 percent of total households had incomes Middle/Upper Income (above 80 percent of AMI).

Table 10: Households by Income Level

Income Group	Total Households	Percent
Extreme Low (0-30%)	5,612	7.6%
Low (31-50%)	5,948	8.1%
Moderate (51-80%)	10,003	13.6%
Above Moderate (80%+)	52,137	71.1%
Total	73,370	100%

Source: HUD CHAS Data.

Low and Moderate Income Concentrations

Use of CDBG funds on public facilities and infrastructure improvements can only occur if those improvements serve primarily low and moderate income persons or populations with special needs. The City's low and moderate income areas are those Census block groups with 40.3 percent or more of the population earning incomes less than 80 percent of the AMI. As shown in Figure 1, the Enhancement Areas (i.e. low and moderate income areas) are located in the Southwestern and northeastern portions of the City, along Highway 39. Their relation to minority concentration areas can be seen in Figure 2.

2. Basis for Allocating Investments

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

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

The Priority Needs identified in the City's 2010-2015 Consolidated Plan will be the basis for allocating investments geographically within the City during the five-year period. These priorities are a result of various community outreach efforts and consultation meeting developed under the Citizen Participation process. The established priorities are:

Priority Housing Needs

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

Priority Homeless Needs

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

Priority Community Development Needs

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

Activities assigned with a High or Medium Priority level will receive funding during the 2010-2015 planning period. Approximately 15 percent of CDBG funds each year will be used for public services for the low to moderate income clientele benefit; 20 percent of funds will be used for planning and administration costs; and 65 percent of funds will be used for various facility improvements, infrastructure improvements, and blight removal projects to benefit low to moderate income areas.

Objectives and performance outcomes established by HUD provide the foundation for assigning priorities to needs for which funding may be allocated. The following are the objectives that guide the allocation of investments in Huntington Beach:

- Enhance suitable living environments;
- Create decent and affordable housing; and
- Promote economic opportunities, especially for low and moderate income households.

Projects are required to meet specific performance outcomes that are related to at least one of the following:

- Availability/Accessibility;
- Affordability; and
- Sustainability (Promoting Livable or Viable Communities)

Table 11 outlines how the objectives are related to the performance outcomes used to measure specific annual objectives. Appendix B includes the Specific Annual Objectives Table.

Table 11: National Objectives and Performance Criteria

Performance Criteria	National Objectives		
	Suitable Living Environment (SL)	Decent Housing (DH)	Economic Opportunity (EO)
Availability/Accessibility (1)	SL-1	DH-1	EO-1
Affordability (2)	SL-2	DH-2	EO-2
Sustainability (3)	SL-3	DH-3	EO-3

3. Obstacles to Meeting Underserved Need

Many of the obstacles to increasing the number of affordable housing units in Huntington Beach are discussed in the Housing Market Analysis. These obstacles include land use and zoning regulations, development fees, and state and federal legislation.

The most significant obstacle to meeting underserved housing needs is the lack of sufficient funds and lack of available vacant land. This is true for any governmental agency or non-profit developer trying to assist low income families. Moreover, as the disparity between wages and housing costs increases, the number of persons unable to maintain their own housing costs increases. In light of the current economic conditions, the number of persons needing assistance has also increased. However, entitlement allocations have fluctuated year from year, mostly declining in recent years. Although the FY 2010 allocations show an increase in CDBG funds, HOME funds have been reduced. CDBG and HOME funds will focus on the following activities:

- **Community Development Block Grant (CDBG):** The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities,

principally for persons of low and moderate income. CDBG funds are relatively flexible and can be used for a wide range of activities, including housing rehabilitation, lead-based paint detection and removal, acquisition of land and buildings, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants for businesses.

- **HOME Investment Partnership Program (HOME):** The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low and moderate income households. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low and moderate income households, including building acquisition, new construction and reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance. Strict requirements govern the use of HOME funds. Two major requirements are that the funds must be: (1) used for activities that target low and moderate income families and (2) matched 25 percent by non-federal funding sources.

HUD allocates CDBG and HOME funding to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rates. For 2010, the City's Consolidated Plan funding allocations were:

- CDBG - $1,481,423
- HOME - $822,743

Total allocation from the Consolidated Plan programs for the 2010-2015 period is estimated at approximately $2.3 million per year. To supplement federal CDBG and HOME funds, the City will use redevelopment set-aside funds to provide affordable housing opportunities and rehabilitation assistance to low and moderate income households. However, Huntington Beach, along with all California jurisdictions with redevelopment agencies, is impacted by the loss in redevelopment funds through:

- Decreased property values and declined economic activities have meant that tax increment revenues are trailing projections.

- On May 4, 2010, the California Superior Court upheld AB 26, allowing the State to take $2.05 billion in redevelopment revenues from redevelopment agencies. The funds would be deposited into the Supplemental Educational Revenue Augmentation Funds (SERAF), which would be distributed to schools to meet the State's Proposition 98 obligations to education. On May 10, 2010, as required by AB 26, the City of Huntington Beach sent $5,380,000 in tax increment revenue to the State. The City will be required to make a second payment to SERAF in the amount of $1,107,000 in 2011 if the California Redevelopment Association's appeal of the court decision is unsuccessful.

In the event that the appeal is unsuccessful, the City may not be able to leverage CDBG- and HOME-funded activities as presented in this Consolidated Plan. The City will continue to pursue additional funding to support the underserved populations.

Managing the Process (91.200 (b))

1. *Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*

2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*

3. *Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.*

Five-Year Strategic Plan Managing the Process response:

1. Lead Agency

The lead agency responsible for overseeing the development of this Consolidated Plan is the Economic Development Department of Huntington Beach.

2. Plan Development Process

Efforts were undertaken by the City to solicit input in the development of the Five-Year Consolidated Plan (2010-2015) and accompanying Annual Action Plans for FY 2010-11. The City's process for consultation and participation is described below:

Community Meetings: The City conducted two Citizen's Participation Advisory Board (CPAB) public meetings on January 7, 2010 and February 4, 2010 to discuss housing and community development needs in the City. The comments received are summarized in Appendix A.

On June 3, 2010, the City conducted a public meeting to discuss the Consolidated Plan. Invitations to this meeting were sent to agencies that serve low and moderate income persons and persons with special needs, as well as neighboring jurisdictions. The list of agencies invited to this meeting is included in Appendix A.

Housing and Community Development Needs Survey: The City also conducted a Housing and Community Development Needs Survey. Residents and service agencies were asked to rank the extent of needs for various housing programs, public services, and community facility and public improvements. A total of 306 surveys were received. While this is not a scientific survey, with 306 responses, a spectrum of community opinions is captured.[4]

[4] The survey is not controlled for sample size or respondents. The survey questionnaire was distributed at public locations and to service providers and was available on the City's website.

Public Hearings: A public hearing was conducted on June 3, 2010 before the CPAB to get public input on the Consolidated Plan. A public hearing was also held before the City Council on June 21, 2010 to review CPAB recommendations for funding for FY 2010-11. A second public hearing before the City Council to make final decisions on the Consolidated Plan and Action Plan was held on August 2, 2010. No public comments were received during the public review period from July 2, 2010 to August 2, 2010.

Proof of publication for all public hearings, meetings, and general outreach efforts can be found in Appendix A.

The 2010-2015 Consolidated Plan and FY 2010-2011 Annual Action Plan were posted on the City's website, and at City Hall (Economic Development Department, 2000 Main Street, Huntington Beach), Central Library (7111 Talbert Avenue, Huntington Beach), and Oak View Family and Community Center (17261 Oak Lane, Huntington Beach). Copies were also available for review by requesting in person or by telephone, fax, or e-mail.

3. Consultations

The City of Huntington Beach consulted with key City departments in the development of the 2010-2015 Consolidated Plan including:

- Economic Development
- Housing
- Redevelopment
- Planning

In preparing the needs assessment, a wide range of service providers were invited to participate in the process and data obtained from various agencies were used to compile information on community needs. The list of agencies invited to participate in the development of the Consolidated Plan is included in Appendix A. Data on housing and supportive services needs and resources available were obtained from the following agencies:

- Orange County Housing Authority
- Senior Outreach Care Management
- Community SeniorServ
- Huntington Beach Public Library, Family Literacy Program
- Straight Talk Clinic, Program Helping Hearts
- Collette's Children's Home
- County of Orange, Department of Health Services

Citizen Participation (91.200 (b))

1. *Provide a summary of the citizen participation process.*

2. *Provide a summary of citizen comments or views on the plan.*

3. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*

4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

**Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.*

Five-Year Strategic Plan Citizen Participation response:

1. Citizen Participation Process

Citizen participation is one of the most important components of the Consolidated Plan process. Per the Consolidated Plan submission guidelines, the City took appropriate actions to encourage the participation of all its residents. The City of Huntington Beach utilized the following strategy to solicit input in preparing the Consolidated Plan for 2010-2015:

Applications for Funding: CDBG applications for funding were distributed the week of December 14, 2009 and were due February 11, 2010. Public Notice of the availability of funds, solicitation of applications and workshop were published in the *Huntington Beach Independent* on December 17, 2010.

Public Hearings and Meetings: The City conducted two Citizen's Participation Advisory Board (CPAB) public meetings on January 7, 2010 and February 4, 2010 to discuss housing and community development needs in the City. The comments received are summarized in Appendix A.

On June 3, 2010, the City conducted a public meeting to discuss the Consolidated Plan. Invitations to this meeting were sent to agencies that serve low and moderate income persons and persons with special needs, as well as neighboring jurisdictions. The list of agencies invited to this meeting is included in Appendix A.

A public hearing before the City Council was held on June 21, 2010 to review applications for funding for FY 2010-11. A second public hearing before the City Council to review the Consolidated Plan and Action Plan was held on August 2, 2010.

Access to Meetings and Information: The City of Huntington Beach allowed adequate, timely notification of all public meetings. The public meetings conducted at various stages of the Consolidated Plan development were advertised in the Huntington Beach Independent. Public meetings were also advertised on the City's website.

A 30-day public review was held from July 2, 2010 through August 2, 2010. Copies of the draft Consolidated Plan and Action Plan were available for the public to read at the following locations:

- City website
- City Hall (Economic Development Department, 2000 Main Street, Huntington Beach)
- Central Library (7111 Talbert Avenue, Huntington Beach)
- Oak View Family and Community Center (17261 Oak Lane, Huntington Beach)

No comments were received during the 30-day public review period.

The final Consolidated Plan, amendments to the Plan, and annual performance reports will be available for five years at City Hall, Central Library, and on City website. Residents affected by the Plan's implementation have access to the City's plans. Huntington Beach is committed to minimizing displacement and assisting those displaced, if any, as a result of the Plan's activities.

City staff ensures adequate notification of public hearings related to significant amendments and performance reviews of the Consolidated Plan. Advance notice of public hearings is printed in newspapers of general circulation at least ten days prior to the meeting date. Furthermore, notices and surveys were available in both English and Spanish to assist non-English speaking residents. Translation services were also available upon request.

Additionally, the City ensures reasonable access to information and records related to the development of the Plan and to the expenditure of resources for programs funded by CDBG and HOME funds for the past five years.

Technical Assistance: City staff notified public meeting participants and other community members who represent lower and moderate income groups that they could receive technical assistance in order to develop funding requests for CDBG funds. Technical assistance for such groups includes: providing information on program requirements and determination of eligible/ineligible activities; suggestions on structuring new programs; and assistance in completing the application.

Community Development Needs Survey: The City of Huntington Beach conducted a Community Development Needs Survey. The City presented hard copies of the survey to residents at the Community Meetings and additional surveys were sent to the organizations in Appendix A. The survey was also distributed at the Senior Center during events and gatherings starting in January 2010. The February edition of the Senior Services publication, The Bright Outlook (with a distribution of 2000) contained information on the survey and a copy for subscribers to complete. Some organizations took the initiative in helping the City distribute the survey to residents. A total of 148 hard copies of the survey were received. In addition to hard copies, the survey was also made available online through the city's website and publicized via a public notice for all public meetings as well as highlighted at each CPAB meeting during the process. The Community Services Department also highlighted the survey via their meetings. The City of Huntington Beach Community Services Department provided information on the Consolidated Plan to the Huntington Beach Council on Aging, the Project Self-Sufficiency Foundation and the Oak View Collaborative. In addition, information regarding the Consolidated Plan Survey was placed in the Huntington Beach Bright Outlook, the Project Self-

Sufficiency Newsletter and by providing information in English and Spanish at the Oak View Family Resource Center. A total of 158 surveys were completed online for a total of 306 completed surveys.

Respondents were asked to rank the list of needs under the following categories:

- Community Facilities
- Community Services
- Infrastructure Improvements
- Neighborhood Services
- Special Needs Services
- Economic Development
- Housing

These needs categories were further divided into specific topics, such as "community centers" (from the Community Facilities category), "street/alley improvements" (from the Infrastructure category), and "senior services and activities" (from the Community Services category). For each category, the respondent was asked to indicate unmet needs that warrant expenditures of public funds by ranking the relative importance of the need.

The hard copy surveys responses and internet survey responses demonstrate differences based on the populations that took the surveys. Hard copy surveys were distributed at community meetings attended by local service organizations and distributed through the organization to the populations they serve. The priorities of the lower income populations and specific neighborhoods served by the organizations are reflected in the rankings of the hard copy surveys in Table 12. Internet surveys were available to residents with internet access (who are likely of higher income households) and therefore were also distributed city-wide rather than in service areas. The priorities of internet survey respondents are also shown in Table 12. The rankings of both the hard copy survey responses and internet survey responses were combined into an overall ranking of all 306 completed surveys.

Table 12: Survey Results

Need Category	Activities/Programs	Internet Survey Ranking	Hard Copy Survey Ranking	Overall Ranking
Community Facilities	Senior Centers	8	1	4
	Youth Centers	7	5	7
	Child Care Centers	1	8	5
	Park and Recreational Facilities	4	6	6
	Health Care Facilities	5	2	3
	Community Centers	6	7	8
	Fire Stations and Equipment	3	3	1
	Libraries	2	4	2
Community Services	Senior Activities	8	2	6
	Youth Activities	7	6	8
	Child Care Services	2	8	7
	Transportation Services	5	4	4
	Anti-Crime Programs	6	3	3

Table 12: Survey Results

Need Category	Activities/Programs	Internet Survey Ranking	Hard Copy Survey Ranking	Overall Ranking
	Health Services	4	1	1
	Mental Health Services	3	5	2
	Legal Services	1	7	5
Infrastructure	Drainage Improvements	5	4	5
	Water/Sewer Improvements	4	1	1
	Street/Alley Improvement	3	2	2
	Street Lighting	1	5	4
	Sidewalk Improvements	2	3	3
Neighborhood Services	Tree Planting	1	5	4
	Trash and Debris Removal	4	1	2
	Graffiti Removal	2	3	3
	Code Enforcement	2	2	1
	Cleanup of Abandoned Lots and Buildings	5	4	5
Special Needs	Centers/Services for Disabled	3	3	2
	Domestic Violence Services	4	2	1
	Substance Abuse Services	2	5	4
	Homeless Shelters/Services	5	4	6
	HIV/AIDS Services	1	6	5
	Neglected/Abused Children Center and Services	6	1	3
Business and Jobs	Start-Up Business Assistance	6	5	7
	Small Business Loans	4	3	3
	Job Creation/Retention	7	1	2
	Employment Training	5	2	1
	Commercial/Industrial Rehabilitation	3	4	4
	Façade Improvements	1	7	6
	Business Mentoring	2	6	5
Housing	Accessibility Improvements	3	11	11
	Ownership Housing Rehabilitation	5	9	10
	Rental Housing Rehabilitation	7	7	9
	Homeownership	8	5	7
	Affordable Rental Housing	10	2	5
	Housing for Disabled	9	3	6
	Senior Housing	11	1	4
	Housing for Large Families	1	10	8
	Fair Housing Services	3	6	1
	Lead-Based Paint Testing/Abatement	2	8	1
	Energy Efficient Improvements	6	4	3

The Community Development Needs Assessment Survey is one of the methods by which the City determined priority community development needs for the next five years. Other methods include demographic and empirical data analysis, interviews with staff and service providers, and direct input by residents and stakeholders during public meetings.

2. Comments Received

Comments received during the public review period of the Draft Consolidated Plan are summarized in Appendix A.

3. Efforts to Broaden Public Participation

In an effort to broaden public participation in the development of the Consolidated Plan, the City sent a special invitation to the community meeting on June 3, 2010 to agencies that represent a broad spectrum of the community, including minorities and persons with disabilities. A Spanish-speaking staff member was available at all public meetings for translation services if requested. Statements regarding the availability of special accommodations were printed on all written materials pertaining to the Annual Action Plan and Five-Year Consolidated Plan development.

4. Comments Not Accepted

The City of Huntington Beach made every effort to respond to all relevant comments. All comments received were accepted.

Institutional Structure (91.215 (i))

1. *Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.*

2. *Assess the strengths and gaps in the delivery system.*

3. *Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.*

Five-Year Strategic Plan Institutional Structure response:

1. Institutional Structure

Public Agencies

The City of Huntington Beach strives to foster and maintain relationships with other agencies to establish an institutional structure that maximizes its resources. The institutional structure was modified in 2004. The City's Economic Development

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

Economic Development Department (Office of Business Development as of FY 2013-14)

- Business Development Division – Oversees job Creation, Business Retention, Business Attraction.
- Redevelopment Division – Administers redevelopment activities in the Redevelopment Project Areas.
- Housing Division - Recommends housing projects to City Council, conducts the Housing Rehabilitation Loan Program, acquisition, works with the City's Planning Department on Affordable Housing requirements for new construction.

Planning Department

- Planning – Oversees General Plan and zoning that regulate development within the City.
- Code Enforcement - Provides special code enforcement in the Enhancement Areas and provides information to owners regarding the Housing Rehabilitation Loan Program.

Building Department:

- Building Department - Oversees the permitting process for all new construction, remodeling, and other required building codes and standards. This department is also responsible for land use planning, zoning and other land use controls.

Community Services Department:

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

Finance Department:

- Finance Department – Works closely with the Economic Development Department and other city departments that utilize CDBG funds to ensure timely expenditure of funding and accurate accounting of the funds received and expended.

Citizen Participation Advisory Board

The mission of the Citizen Participation Advisory Board is to submit recommendations to City Council on allocations for Community Development Block Grant (CDBG) funds. The CPAB strives to represent the diverse views on the socioeconomic issues related to low and moderate income individuals. To that end, low income residents and members of minority groups are encouraged to apply to the City for appointment to the CPAB when vacancies arise, so that members of minority groups can be substantially represented.

Along with staff, the Board shall assess the needs of the community, particularly that of low and moderate income households, evaluate and prioritize projects pertaining

to the required plans and provide recommendations to City Council on such plans and projects.

Nonprofit Organizations

In addition, the City works with a number of nonprofit organizations to provide affordable housing and supportive services. These include, but not limited to:

- Alzheimer's Family Services Center
- American Family Housing
- Collette's Children Home
- Community Care Health Centers
- Community SeniorServ
- Fair Housing Council of Orange County
- Interval Housing
- Jamboree Housing

2. Strengths and Gaps in Delivery

The housing delivery system in Huntington Beach continues to provide opportunities for increases to the housing inventory. Between 2000 and 2009, approximately 2,370 units were constructed in the City. This three-percent growth was due primarily to the limited availability of vacant land in the City and high housing development costs. To compensate for the gap in new construction of housing, the City provides affordable housing opportunities to existing and new residents through other housing programs, such as rental assistance, rehabilitation loans, and first-time homebuyer assistance.

The limited availability of public funding sources represents another major gap in the housing delivery system. Providing affordable housing to Huntington Beach's lower income households generally requires some form of government subsidy, necessitating a close working relationship between the public and private sectors.

3. Strengths and Gaps in Public Housing Delivery

There is no public housing in Huntington Beach.

Monitoring (91.230)

1. *Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

Five-Year Strategic Plan Monitoring response:

1. Monitoring

Monitoring should be directed toward programmatic, financial and regulatory performance. Primary objectives are (1) to ensure that subrecipients/CHDOs comply with all pertinent regulations governing their administrative, financial and programmatic operations; (2) to ensure subrecipients/CHDOs achieve their performance objectives within their program year and budget; and (3) to assess

capabilities and/or any potential needs for training or technical assistance in these areas.

All Projects and Programs

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

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

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

Priority Needs Analysis and Strategies (91.215 (a))

1. *Describe the basis for assigning the priority given to each category of priority needs.*
2. *Identify any obstacles to meeting underserved needs.*

Five-Year Strategic Plan Priority Needs Analysis and Strategies response:

1. Basis for Assigning Priority

The City conducted a Community Development Needs Assessment to identify community development needs. The Community Development Needs Assessment is one of the methods by which the City determined priority community development needs for the next five years. Other methods used to establish priorities included demographic and empirical data analysis, interviews with staff and service providers, direct input by residents and stakeholders during public meetings, and compliance

requirements for the CDBG and HOME regulations. After reviewing the data the City established a scale of priority needs:

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

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

- The City will not directly fund **low-priority** need activities but other entities applications for federal assistance might be supported and found to be consistent with this Plan.

The City has also found that there are some activities with no need or that have already been substantially addressed.

2. Obstacles to Meeting Underserved Needs

Many of the obstacles to increasing the number of affordable housing units in Huntington Beach are discussed in the Housing Market Analysis. These obstacles include land-use and zoning regulations, development fees, and state and federal legislation. The most significant obstacle to meeting underserved housing needs is the lack of sufficient funds and lack of available vacant land. This is true for any governmental agency or non-profit developer trying to assist low-income families. Moreover, as the disparity between wages and housing costs increases, the number of persons unable to maintain their own housing costs increases. In light of the current economic conditions, the number of persons needing assistance has also increased. However, entitlement allocations have fluctuated year from year, mostly declining in recent years. Although the FY 2010 allocations show an increase in CDBG funds, HOME funds have been reduced.

Lead-based Paint (91.215 (g))

1. *Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low income, low income, and moderate income families.*

2. *Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

Five-Year Strategic Plan Lead-based Paint response:

1. Lead Based Paint Hazards

The age of housing stock is the key variable in estimating the number of housing units with potential lead-based paint (LBP) hazard – the use of all lead-based paint on residential property was prohibited starting in 1978. Based on the national

average, 75 percent of all residential properties built prior to 1978 contain lead-based paint. Approximately 74 percent (57,907 units) of Huntington Beach's housing stock was built prior to 1979. Using the national average, approximately 36,914 housing units in Huntington Beach may contain LBP. Table 13 presents estimates of housing units with potential LBP using Census data.

Table 13: Number of Housing Units with LBP

Year Built	Units	Percent with LBP[a]	Estimated No. of Units with LBP
1960-1979	52,816	62% ± 10%	33,745 ± 5,282
1940-1959	4,138	80% ± 10%	3,310 ± 414
Before 1940	953	90% ± 10%	857 ± 96
Total Units	57,907		36,914 ±5,791

Sources: 2000 Census

The Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD further indicates that approximately 9,010 low and moderate income households in Huntington Beach occupied housing units built prior to 1970 (84 percent renters and 16 percent owners). These units likely contain lead-based paint.

2. Actions to Evaluate and Reduce Lead-Based Paint Hazards

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

Housing Rehabilitation Loan Program

To meet the federal requirements, Huntington Beach provides lead-based paint information with each Rehabilitation Loan application packet. When it is discovered that lead-based paint is present, the owner of the property contracts for the lead-based paint removal. The cost of lead-based paint removal is an eligible activity under the Rehabilitation Loan Program.

There are two types of loans: Single Family Home Improvement Loans and Multifamily Rental Housing Rehab Loans. For Single Family Home Improvement Loans, the City will lend up to $25,000 to pay for rehabilitation costs for a single-family home and up to $15,000 for a mobile home, townhouse, or condominium. For the Multifamily Rental Housing Rehab Loans, an apartment building with seven or fewer units in which all of the residents are low income may qualify for a Multifamily Rental Housing Rehab Loan. The City provides 15-year loans of up to $15,000 per unit with an interest rate two percent below market.

HOUSING

Housing Needs (91.205)

1. *Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low income, low income, moderate income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).*

2. *To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.*

**Please also refer to the Housing Needs Table in the Needs.xls workbook.*

Five-Year Strategic Plan Housing Needs response:

1. Housing Needs

The CHAS provides detailed information on housing needs by income level for different types of households. CHAS information indicates that housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; and/or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

These types of problems vary according to household income, type, and tenure. Appendix B of this Consolidated Plan includes the Housing Needs Table, which presents data on the number of households with housing assistance needs. Priorities were established for housing needs based in part on this housing needs assessment.

Housing Needs by Household Income

Household income is an important consideration when evaluating housing and community development needs because limited income typically constrains the ability to afford adequate housing or other services. The 2000 Census reported that the median household income in Huntington Beach was $64,824, slightly higher than the Orange County median income of $58,820. Household income distribution of a community is often provided in relation to the surrounding Area Median Income (AMI).

For planning purposes, the CHAS provides special income data based on the 2000 Census, where household income in a community is calculated in relation to the area, or county, Area Median Income (AMI). For Huntington Beach, the CHAS reported the following household income distribution for the year 2000:[5]

- 8 percent were extremely low income (0-30 percent of AMI)
- 8 percent were low income (31-50 percent of AMI)
- 14 percent were moderate income (51-80 percent of AMI)
- 70 percent had incomes above 80 percent of AMI

The following section summarizes housing needs for different types of households in Huntington Beach by income level. The Housing Needs Table that contains the statistics discussed below is included in Appendix B.

Extremely Low Income (Households with incomes up to 30 percent of AMI)

In Huntington Beach, 5,612 households (eight percent of total households) earned less than 30 percent of the County's median income. Of these, 80 percent experienced housing problems. Both renter- and owner-households experienced similar levels of housing problems in this income category (82 percent of renters compared with 78 percent of owners). Cost burden was the most common housing problem for all types of households. Overall, 79 percent of extremely low income households experienced cost burden (spent more than 30 percent of their income on housing). Severe cost burden (spending more than 50 percent of a household's income on housing) was experienced by 68 percent of all extremely low income households.

Certain household types experienced a greater degree of housing problems and cost burden. Small and large households had higher levels of housing problems for renters. Among renter-households, 89 percent of small households and 100 percent of large households experienced housing problems compared to 82 percent of all extremely low income households. Among owner-households, 79 percent of small households and 78 percent of other households experienced housing problems. Large renter-households experienced the highest level of cost burden (100 percent) compared to 80 percent for all extremely low income households. Severe cost burden was prevalent among small renter-households (80 percent compared to 68 percent of all extremely low income households).

Low Income (Households with incomes from 30 to 50 percent of AMI)

In Huntington Beach, 5,948 households (or eight percent of all households) earned between 30 and 50 percent of the County's median income. Of these, 77 percent experienced housing problems. A significantly higher proportion of renter-households (91 percent) experienced housing problems compared with owner-households (59 percent) in this income category; cost burden was the most common housing problem for most households. Overall, 74 percent of low income households experienced cost burden and 43 percent of low income households experienced severe cost burden.

[5] Federal income definitions are different from State income definitions. For the City's General Plan and Redevelopment Implementation Plans, the City is required to use State income definitions: very low income (50 percent of AMI); low income (80 percent of AMI); moderate income (120 percent of AMI); and above moderate income (greater than 120 percent AMI).

Certain low income household types experienced a greater degree of housing problems and cost burden. Among renter-households, large households had the highest level of housing problems. Nearly all large renter-households experienced housing problems (99 percent) compared to 77 percent of all low income households. Small and Other owner-households experienced the greatest housing problems (81 percent and 84 percent, respectively). Other renter-households and other owner -households experienced the highest levels of cost burden (94 percent and 84 percent, respectively) compared to 74 percent for all low income households. Severe cost burden was most prevalent among small owner-households (67 percent) compared with 43 percent for all low income households.

Moderate Income (Households with incomes between 50 and 80 percent of AMI)

In Huntington Beach, 10,003 households (14 percent of all households) earned between 50 percent and 80 percent of the County's median income in 2000. Of these, 65 percent experienced housing problems. A higher proportion of renter-households experienced housing problems (75 percent) compared with owner-households (54 percent). Overall, 57 percent of moderate income households experienced cost burden and 13 percent experienced severe cost burden.

Large renter-households experienced a greater degree of housing problems with 90 percent, compared to 65 percent of all moderate income households. However, only 35 percent of the large renter-households had a cost burden, suggesting the majority of the large renter-households with housing problems were experiencing overcrowding and substandard housing conditions. This is typical when rental housing affordable to large households is limited and most households had to reside in smaller units.

Large owner-households had the highest levels of cost burden; 77 percent of all moderate income large owner-households experienced a cost burden, compared to 57 percent for all moderate income households. Severe cost burden was most prevalent among small and other owner-households (31 and 42 percent, respectively, compared with 13 percent for all moderate income households).

Housing Needs by Tenure

The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing much less likely to turn over than rental units. Housing cost burden, while faced by many households regardless of tenure, is typically more prevalent among lower income renters. The ability or choice to own or rent a home is primarily related to household income, composition, and age of the householder.

As summarized in the Housing Needs by Household Income section above, many housing problems, including cost burden, are experienced differently by households depending on tenure. More than half (61 percent) of Huntington Beach households own their homes. However, renters are more likely earn low or moderate incomes, have housing problems, and experience housing cost burden, as indicated in Table 14.

Table 14: Huntington Beach Tenure Profile

Tenure	Percent of All Households	Percent Low- and Moderate- Income	Housing Problems	Housing Cost Burden
Owner-Occupied	61%	21%	31%	29%
Renter-Occupied	39%	43%	44%	35%
All Households	100%	29%	36%	32%
Source: HUD CHAS, 2004				

Housing Needs by Household Type

Some population groups are identified as having a need for special housing assistance or alternative types of housing. These groups include: the elderly/frail elderly; persons with disabilities (including those with HIV/AIDS); large families; single parents/female-headed households; victims of domestic violence; persons with substance abuse problems; and young people aging out of the foster system. These special need populations have difficulty finding appropriate housing to meet their needs due to economic, social, mental, or physical conditions.

Elderly and Frail Elderly

With limited incomes, many elderly and frail elderly persons spend a high percentage of their income on housing, medical care, and personal care. Housing assistance can help relieve the financial burden for elderly persons. The elderly population comprised about 13 percent (24,143 persons) of the population according to the 2000 Census.

For many federal programs, elderly is defined as 62 years or older, while frail elderly is an elderly person who is 62 years or older and unable to perform at least three activities of daily living. Examples of daily living activities include, but are not limited to eating, bathing, grooming, and household management activities. However, much of the data available delineates age groups in five-year cohorts. The 2000 Census also reports that 1,414 residents over the age of 65 reported a self-care disability. It can be assumed that the frail elderly population is at least 1,414.

The housing needs of the elderly include supportive housing, such as intermediate care facilities, group homes, and other housing that may include a planned service component. Needed services related to elderly households include: personal care, health care, housekeeping, meal preparation, personal emergency response, and transportation.

According to the CHAS data, 13,666 elderly households were residing in Huntington Beach, the majority of which were homeowners (82 percent). Among the elderly homeowners, 33 percent were paying more than 30 percent of their income for housing and 16 percent were paying more than 50 percent of their income for housing.

Overpayment (paying more than 30 percent of income for housing) is a more prevalent issue among renters as 58 percent of the elderly renter-households in Huntington Beach were overpaying for housing, including 35 percent paying more than 50 percent of their income for housing.

In addition to being on fixed incomes and overpaying for housing, 35 percent of the Huntington Beach elderly residents also reported a disability. Of the elderly residents in the City, 3,130 or 16 percent specifically reported a mobility or go-outside-the-home disability and 1,414 or seven percent also reported a self-care limitation. A person with a mobility or self-care limitation is defined as having: 1) a long lasting condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying; and/or 2) a physical, mental, or emotional condition lasting more than six months that creates difficulty with dressing, bathing, or getting around inside the home.

According to the California Department of Social Services, Community Care Licensing Division, there are 54 residential care facilities for the elderly located in Huntington Beach, with facility size ranging from five beds to 142 beds and a total capacity of 696 beds. There is also one adult day care in the City with a capacity of 40 persons. In addition, a number of senior apartments are located in Huntington Beach, including:

- Bowen Court (20 very low income affordable units for seniors)
- The Fountains at Huntington Beach (80 very low and low income affordable units for seniors)

Currently, there a new senior center is under development in Huntington Beach, as well as two functioning senior service centers. The Rodger Senior Center in Huntington Beach serves as a recreation center for active adults. The center provides an array of programs and services important to the quality of life for seniors in the community. The Center provides daily hot lunches (Monday through Friday), as well as health, legal, financial and utility assistance services. Additionally, the center provides recreational and social activities and clubs. The Senior Outreach Center is also located in Huntington Beach and provides services that assist elders in the City with their physical, emotional and nutritional needs through professionally trained staff and volunteers. The Outreach Center focuses on programs and services for frail or homebound seniors to promote safety, self-sufficiency and independence.

Persons with Disabilities

According to the Bureau of the Census, a person is considered to have a disability if he or she has difficulty performing certain functions (seeing, hearing, talking, walking, climbing stairs, and lifting or carrying), or has difficulty with certain social roles (doing school work for children or working at a job for adults). A person, who is unable to perform one or more such activities, uses an assistive device to get around, or who needs assistance from another person to perform basic activities, is considered to have a severe disability.

Table 15: Disabilities Tallied

Disability	5 to 15 Years	16 to 64 Years	65 + Years	Total	Percent
Sensory	158	1,765	2,342	4,265	9.9%
Physical	175	4,966	4,669	9,810	22.8%
Mental	772	2,991	1,838	5,601	13.0%
Self-Care	239	1,159	1,414	2,812	6.5%
Go-outside-home	0	5,427	3,130	8,557	19.9%
Employment	0	11,942	0	11,942	27.8%
Total	1,344	28,250	13,393	42,987	100.0%

Note: A person can have multiple disabilities. Therefore, the number of disabilities tallied is larger than the number of persons with disabilities.
Source: Census 2000

The 2000 Census data reported 25,127 people in Huntington Beach with a disability, representing 14 percent of the population. Table 15 illustrates the disabilities tallied in the 2000 Census. An individual can report more than one disability; thus the numbers of disabilities tallied are higher than the total count of disabled persons. As shown, most disabled residents were affected by employment disabilities (28 percent), followed by physical disabilities at 23 percent.

Affordability, design, location, and discrimination significantly limit the supply of housing available to persons with disabilities. Most homes are inaccessible to people with mobility and sensory limitations. There is a need for housing with widened doorways and hallways, access ramps, larger bedrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor as many persons with disabilities often rely on public transportation.

The CHAS data estimated 8,957 households in Huntington Beach as having members with a mobility or self-care limitation. Low to moderate income households comprised 28 percent of these "disabled" households. While 41 percent of all disabled households reported having any housing problem in Huntington Beach, disabled renters were more impacted (59 percent) than owners (32 percent). Elderly persons 75 years of age and over, who are disabled and renters, were the most impacted of all disabled households in Huntington Beach – 78 percent of these households had one or more housing problems (e.g. overpayment and inadequate housing conditions).

Group housing, shared housing, and other supportive housing options can help meet the needs of persons with disabilities. These housing options often have the advantage of social service support on-site or readily available. Disabilities can also hinder the ability of a person to earn adequate income. The Census estimated that 70 percent of all people with severe disabilities were unemployed and relied on fixed monthly disability incomes that are rarely adequate for the payment of market-rate rent.

Review of the California Community Care Licensing Division inventory of community care facilities identifies two adult residential facilities in Huntington Beach that provide 24-hour non-medical care for adults ages 18-59 who are unable to provide for their own daily needs. These two facilities provide capacity for 10 adults. In

addition, the City has 54 residential care homes for the elderly, providing 696 beds for seniors age 60+ requiring 24-hour assisted living.

Physically Disabled

According to the 2000 Census, 9,810 people over the age of five in Huntington Beach had physical disabilities. The majority of the supportive services and housing assistance for physically disabled persons are provided through non-profit organizations located throughout an extensive network in Orange County, not necessarily Huntington Beach. These organizations and services include but are not limited to:

- Crippled Children's Society of Orange County
- Regional Center of Orange County
- The American Red Cross
- California Relay Service
- The Dayle McIntosh Center
- California Department of Rehabilitation

Mentally Disabled

According to the 2000 Census, 5,601 people over the age of five in Huntington Beach had mental disabilities. Region-wide, facilities for the mentally disabled include hospitals, medical centers, outpatient clinics, mental health centers, counseling centers, treatment centers, socialization centers, residential facilities for children, crisis centers, and adolescent and adult day treatment offices.

Supportive services and housing assistance for the mentally disabled are provided through non-profit organizations. Providers in the City include:

- Science Enrichment Service
- No Ordinary Moments Inc.
- Alzheimer's Family Services Center
- Mental Health Association of Orange County

Severely Mentally Ill

Severe mental illness includes the diagnosis of psychoses and major schizoaffective disorders and qualifies as chronic if it lasts at least one year. National estimates indicate that approximately one percent of the adult population meets the definition of severe mental illness based on diagnosis, duration, and disability. Applying these figures would result in 2,025 severely mentally ill persons in Huntington Beach (based on 2009 population).

Orange County Adult Mental Health Service (AMHS) provides recovery mental health services and episodic treatment services which emphasize individual needs, strengths, choices and involvement in service planning and implementation. The AMHS is responsible for oversight, planning and program development for the public mental health adult system of care for Orange County. The public system is responsible for providing the services for County residents who are experiencing a mental health crisis or who have, as a primary diagnosis, persistent, severe mental illness. Services are provided through direct, County-operated services and through contracts with organizational providers and individual fee-for-service providers.

Developmentally Disabled

The federal definition of developmental disability is a severe chronic disability caused by physical or mental impairment that is evident before age 22. According to the ARC of United States (formerly the Association of Retarded Citizens), approximately one to three percent of the population is affected by developmental disabilities. Applying this average rate to Huntington Beach's 2009 population, an estimated 2,025 to 6,074 people in the City may be developmentally disabled.

Other supportive services and housing assistance for developmentally disabled persons in the City are provided through non-profit organizations located throughout Orange County, including the following:

- Project Independence
- The American Red Cross
- Regional Center of Orange County

Additionally the Regional Center of Orange County serves as a focal point in the community through which a person with a developmental or physical disability and families can obtain services and be linked to other community resources.

Large Households/Families

Large households, defined as households with five or more members, usually require units with three or more bedrooms and pay a larger percentage of monthly income for housing. They often have lower incomes relative to the household size and frequently live in overcrowded units.

According to the CHAS data, 6,795 (nine percent) of Huntington Beach's households were large families. Of those, 3,812 (56 percent) were owner-households and 2,983 (44 percent) were renter-households. Approximately 27 percent (1,805) of these large families were low to moderate income households.

The 2000 Census reported 67,079 housing units with three or more bedrooms (66 percent owner-occupied/34 percent renter-occupied). Numerically, there were a sufficient number of large homes to accommodate the large households. However, the problem related primarily to mismatches between housing needs and affordability.

In Huntington Beach, 75 percent of the large renter-households reported having one or more housing problems, including 35 percent indicated paying more than 30 percent of their income for rent. The remaining 40 percent of the renter-households with housing problems were impacted by overcrowding and substandard housing conditions alone. In comparison, 36 percent of the large owner-households reported having one or more housing problems, with the majority (28 percent) of the large owner-households indicating they pay more than 30 percent of their income for housing.

Overcrowding is generally defined by HUD as a household with more than one person per room, while severe overcrowding is defined as a household with more than 1.5 persons per room. According 2000 Census, six percent of Huntington Beach households were overcrowded. There were 1,000 owner-households considered to be overcrowded, including 271 that were severely overcrowded. In contrast, there were 3,752 renter-households considered to be overcrowded, including 2,244 that

were severely overcrowded. Thus, overcrowding and severe overcrowding conditions impacted renters more than owners

Single Parents and Female-Headed Households

Single parents comprise a significant portion of lower income households "in need." Single-parent households often require special consideration and assistance because they tend to have lower incomes and a greater need for day care, health care, and proximity to related facilities.

The 2000 Census data indicate that 5,117 (11 percent) of Huntington Beach's total families were headed by single parents. Of these families, 1,513 (30 percent) were headed by males and 3,604 (70 percent) by females. Of the single-parent female householders (with no husband present and children under 18 years of age), 676 (19 percent) were living below the poverty level, compared to 199 (13 percent) male householders with no wife present and children under 18. Thus, female-headed families were disproportionately impacted by poverty than male-headed families.

Victims of Domestic Violence

Many single women and women with children become homeless as the result of domestic violence. Homeless women, therefore, often require additional counseling to work through psychological impairment from physical abuse to transition into the mainstream. Approximately half of all homeless women are believed to be domestic violence victims, based on self-reporting and observations of program staff. Women fleeing abuse and other threats to life at home have difficulty finding refuge in public shelters that serve the general homeless population. According to the national Bureau of Justice Statistics in 2009, one out of every four women is a victim of domestic violence at least once in her lifetime. In addition, domestic violence is the leading cause of injury for women ages 15 to 44.

There are four domestic violence shelters in Orange County that service Huntington Beach residents. Three are primary shelters and one is a secondary or extended stay shelter. The shelters provide a temporary "safe haven" for the victims of domestic violence and their children. Each resident is provided with food, counseling, legal assistance, educational opportunities, resource referrals, childcare, and classes on consumer education, child rearing, and empowerment. The residents learn to plan and execute personal goals that will benefit their future needs and objectives. The maximum stay at each shelter is 45 days but those assessed as needing long term residence may be transferred to a "Second Step" Resident Phase. This phase provides a longer resident period in which a client or victim may continue her education or work assignments in a safe and independent environment. The 2009 Biennial Report by the Orange County District Attorney's Office reports that approximately 400 domestic violence cases are investigated per year by their office, however misdemeanor cases for the county number in the thousands. Most homeless shelters cannot function as a "safe house" without a confidential location so the City of Huntington Beach and Orange County provide for locations and organizations specifically for victims of domestic violence who need medical care, counseling, and/or legal/law enforcement assistance.

Substance Abuse

People suffering from substance abuse such as drug or alcohol require special housing needs while they are being treated and are recovering. The National Institute of Alcohol abuse and Alcoholism estimates the number of men with a drinking problem at 14 to 16 percent of the adult male population and the number of women at six percent of the adult female population. Applying these rates to Huntington Beach indicates that between 10,247 and 11,710 men and 4,453 women may face substance abuse problems.

Services available to Huntington Beach residents include:

- Orange County Drug & Alcohol Treatment Centers – Outpatient, Short Term and Long Term Residential for a mix of mental health and substance abuse services.
- Heritage House Centers Outpatient – Outpatient alcohol and drug treatment services
- Seacliff Recovery Center – Substance abuse treatment, detoxification, and use of Buprenorphine in treatments through Hospital Inpatient, Short Term and Long Term Residential services.
- Hired Power Personal Recovery Assistants – Work one-on-one with clients to overcome addictive behaviors through outpatient services.
- Connor Ranch – Alcohol, Detox, Recovery, Residential drug rehab center.

Foster Children

According to the County Self Assessment Report from 2009 for Orange County, the County's total population is 3,089,707 persons. Of this, 2,992 were children under the age of 18 in foster care as of July 2008. Applying this ratio to Huntington Beach in July 2008, approximately 196 children of Huntington Beach's total population of 201,993 might be in foster care.

Persons with the HIV Infection and with AIDS

The National Commission on AIDS estimates that approximately one-third to one-half of all people infected with HIV who have developed AIDS are either homeless or are in imminent danger of becoming homeless.

According to the County's Health Care Agency HIV/AIDS Epidemiology Unit, there have been 7,379 cumulative adult AIDS cases recorded in Huntington Beach through December 31, 2008. Specifically, in 2008, 176 Huntington Beach residents were diagnosed with AIDS and 113 Huntington Beach Residents were diagnosed with HIV. New drugs, better treatment, and preventative education have reduced the number of fatalities. Stable housing is an integral part of HIV/AIDS treatment. Persons with HIV/AIDS live longer today and require longer provision of services. Increased number of housing units must now be provided for people who are healthier and living longer, not just those who are severely ill and dying. Studies have proven that stable housing for people with HIV/AIDS reduces costly hospitalizations, allows for successful compliance with medical and medication regimens, and allows residents to address other priority issues such as mental health and substance addictions.

Public Housing Residents

There are no public housing residents in Huntington Beach.

Families on Public Housing Waiting List

There is no public housing in Huntington Beach.

Section 8 Housing Choice Vouchers

The Orange County Housing Authority (OCHA) administers Huntington Beach's Section 8 Housing Choice Voucher program. Section 8 is a rent subsidy program that helps low income (up to 50 percent AMI)[6] families and seniors pay rents in private units. Section 8 tenants pay 30 percent of their income for rent and the Housing Authority pays the difference up to the payment standard (fair market rent) established by the Housing Authority. Any amount in excess of the payment standard is paid by the program participant.

Table 16: Section 8 Vouchers Holders and Waiting List

Household Type	Section 8 Vouchers	% of Total Households	Persons on Waitlist	% of Waitlist
Individual/Family	335	37%	170	51%
Elderly	367	40%	77	23%
Disabled	213	23%	61	18%
Elderly & Disabled*	---	---	28	8%
Total	915	100%	336	100%

Source: Orange County Housing Authority
Notes: Section 8 Voucher Numbers are from March, 2010; Section 8 Waitlist Numbers are from April 2010
* Elderly and Disabled is only a category for persons on the Section 8 Housing Choice Voucher Waitlist

According to the Orange County Housing Authority, 915 Huntington Beach households were receiving Section 8 Housing Choice Vouchers as of March, 2010. Of the households that currently receive Section 8 Vouchers, approximately 40 percent were elderly households, 23 percent were disabled households, and 37 percent were individual/family households (Table 16).

As of April 2010, 336 Huntington Beach households were on the waiting list for Section 8 Housing Choice Vouchers. Of these 336 households, 170 were individual/family households (51 percent), 77 were elderly households (23 percent), 61 were disabled households (18 percent), and 28 were elderly and disabled (eight percent) (Table 16). From these percentages, the greatest need for Housing Choice Vouchers is among individual/family households in Huntington Beach. Lastly, the amount of time spent on the waiting list often varies and can be as long as several years. The waiting list does not include special admissions.

[6] The Housing Choice Voucher Program refers to households with incomes below 50 percent of the AMI as "very low-income." For consistency throughout this Consolidated Plan document, households qualifying for Housing Choice Vouchers (incomes <50 percent AMI) are referred to as low-income households.

Cost Burden

State and federal standards specify that households spending more than 30 percent of gross annual income on housing costs are experiencing a housing cost burden. Households spending more than 50 percent of gross annual income on housing costs are experiencing a severe housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care, food, child care, etc. In the event of unexpected circumstances such as loss of employment or health problems, lower and moderate income households with a burdensome housing cost are more likely to become homeless.

Table 17 shows the connection between income, household type, and cost burden. The proportion of households experiencing cost burden decline significantly as income increases. Overall cost burden is more prevalent among renter-households in all income categories. In particular, higher proportions of extremely low and low income elderly renters (79 percent and 73 percent, respectively) and extremely low income large family renter-households (96 percent) had cost burden compared with households citywide (32 percent with cost burden). A lower proportion of extremely low income households experience housing cost burden as compared to low income renters. This is likely due to a higher proportion of extremely low income households doubling up or receiving rent subsidies, compared to low income households.

Table 17: Percentage of Households Experiencing Housing Cost Burden

Household Type	Extremely Low-Income (0-30%)	Low-Income (31-50%)	Moderate-Income (51-80%)	Middle/ Upper-Income (81%+)	All Income Categories
Renter Occupied Households					
Elderly (62+ years)	79%	73%	66%	14%	58%
Large Families	96%	68%	35%	5%	35%
Total Renters	81%	85%	60%	7%	35%
Owner Occupied Households					
Elderly (62+ years)	77%	43%	31%	14%	27%
Large Families	62%	70%	77%	19%	28%
Total Owners	77%	58%	53%	21%	29%
Total Households	79%	74%	57%	17%	32%

Source: HUD CHAS, 2004

Overcrowding

An overcrowded housing unit is defined as a unit with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is described as households with more than 1.5 persons per room. Unit overcrowding typically results from the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides a reasonable level of privacy and space. Overcrowding also tends to result in accelerated deterioration of homes and infrastructure and crowded on-street parking conditions.

According to the 2000 Census, six percent of households in Huntington Beach were overcrowded (Table 18). Approximately half of these were severely overcrowded (2,515 out of 4,752 units). The incidence of overcrowding is much lower in Huntington Beach than in Orange County at large, where 16 percent of households are overcrowded. Rental units in Huntington Beach were far more likely to be overcrowded than owner-occupied units (13 percent versus three percent).

Table 18: Overcrowding in Huntington Beach

Overcrowding	Number of Housing Units	Percent of Housing Units	Percent of Rental Units	Percent of Owner Occupied Units
Overcrowded (1 - 1.5 persons/room)	2,237	3%	5%	2%
Severely Overcrowded (>1.5 persons/room)	2,515	3%	8%	1%
Total Overcrowded (>1 persons/room)	4,752	6%	13%	3%

Source: US Census, 2000

Although overcrowding is not an overwhelming issue for Huntington Beach, the City still has need for large households. The City addresses this need in the 2008-2014 Housing Element, which established an objective to focus a portion of the City's affordable housing assistance toward projects that meet the needs of lower income renters, including large families.

2. Disproportionate Racial/Ethnic Need

According to HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. Based on CHAS data the following disproportionate needs exist:

Table 19: Disproportionate Needs

Income	% of Households with Housing Problems
Extremely Low Income (0-30% AMI)	▪ Black All Other Renter Households – 83.3% ▪ Hispanic Total Renters – 93.7% ▪ Hispanic Elderly Owners – 93.8% ▪ Hispanic Total Households – 91.8% ▪ Native American Total Renters - 100% ▪ Native American Total Households - 100%
Low Income (31-50% AMI)	▪ Black Total Renters - 100% ▪ Black Elderly Owners - 100% ▪ Black All Other Households - 100% ▪ Black Total Owners - 100% ▪ Black Total Households - 100% ▪ Hispanic Elderly Renters - 100% ▪ Native American Total Renters - 100% ▪ Native American Total Owners - 100% ▪ Native American Total Households - 100% ▪ Asian Total Owners – 70.8% ▪ Pacific Islander Total Households – 100%
Moderate income (51-80% AMI)	▪ Black Elderly Renters - 100% ▪ Black Owner Families - 100% ▪ Black Total Owners - 100% ▪ Hispanic Elderly Renters - 100% ▪ Hispanic Renter Families– 96.7% ▪ Hispanic All Other Renters - 95.2% ▪ Hispanic Total Renters – 96.7% ▪ Hispanic Owner Families – 80.0% ▪ Hispanic All Other Owners – 89.7% ▪ Hispanic Total Households – 89.9% ▪ Pacific Islander Total Households – 83.3%

AMI = Area Median Income
Source: CHAS Data

Based on the CHAS data, disproportionate needs were concentrated among minority elders and renter-households. However, Black, Pacific Islander and Native American households comprised a relatively small proportion of total households in the City. Hispanic households were the second most significant racial/ethnic group after Whites and are followed by Asian households. The City does not craft housing policies/programs based on race (to ensure compliance with fair housing laws). The City provides specific housing programs that address the needs of low and moderate income households regardless of race, including:

- Affordable Housing Projects
- Homeless Prevention and Rapid Re-Housing Program
- First Time Homeowner Down Payment Assistance Program (if funding is available)
- Rehabilitation Loan Program
- Inclusionary Housing Program
- Rental Assistance (Section 8 administered by the County)

Because minority households (except Asian households) tend to earn lower incomes, these programs will benefit minority households.

Priority Housing Needs (91.215 (b))

1. *Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*

2. *Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.*

3. *Describe the basis for assigning the priority given to each category of priority needs.*

4. *Identify any obstacles to meeting underserved needs.*

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

Five-Year Strategic Plan Priority Housing Needs response:

1. Priority Housing Needs

The priority housing needs for Huntington Beach are shown in the Housing Needs Table included in Appendix . The characteristics of the housing market in Huntington Beach and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

As previously stated, the CHAS data reported that 6,795 (nine percent) of Huntington Beach's households were large families. Of those, 3,812 (56 percent) were owner-households and 2,983 (44 percent) were renter-households. Approximately 27 percent (1,805) of these large families were low to moderate income households. Housing problems were most prevalent among large households, compared to other household types. Specifically, 75 percent of large renter-households experienced one or more housing problems, more than any other renter-household types. However, only 36 percent of large owner-households had one or more housing problems, still more than any other owner-household types. By nature of large households, it is more likely that these households experience overcrowding.

There were 1,000 owner-households considered to be overcrowded, including 271 that were severely overcrowded. In contrast, there were 3,752 renter-households considered to be overcrowded, including 2,244 that were severely overcrowded.

According to the CHAS data, 13,666 elderly households were residing in Huntington Beach, the majority of which were owners (82 percent). Among the elderly homeowners, 27 percent were paying more than 30 percent of their income for housing, including 12 percent were paying more than 50 percent of their income for housing. Overpayment (paying more than 30 percent of income for housing) was more prevalent issue among renters as 58 percent of the elderly renter-households in Huntington Beach were overpaying for housing, including 35 percent paying more than 50 percent of their income for housing.

2. Housing Market Influence on Priorities

As shown in the Housing Needs Section, a majority of low and moderate income households experience housing problems, including living in units with physical defects and/or overcrowded conditions and housing cost burden. Due to the high cost of housing in the Orange County region, most lower income households cannot afford to own homes and must seek affordable housing in the rental market.

Due to the increasing number of older homes and apartments in the City, maintaining the existing housing stock is a primary concern. As discussed in the Housing Market section below, approximately 41 percent of housing units in the City are more than 30 years old. Overcrowding affects six percent of Huntington Beach households; however, overcrowding and severe overcrowding conditions impacted renters more than owners

For households looking toward homeownership, the high cost of housing in the Orange County region puts homeownership out of reach of lower income households. According to the California Association of Realtor's First-time Buyer Housing Affordability Index, in the fourth quarter of 2009, 53 percent of households in Orange County could afford to purchase an entry-level home, compared to 64 percent for all of California and 77 percent for the United States. The affordability index represents a significant improvement in many parts of the country over the last few years due to the downturn of the real estate market; however, Orange County remains a high housing cost area. The affordability issue is compounded today by the lack of available mortgage financing and increased unemployment. Lower income households may need assistance with down payments and securing loans due to a higher potential for bad credit and lack of savings.

3. Basis for Assigning Priorities

Input from residents, community stakeholders, service providers, and City staff helped establish and identify the specific housing needs in the community that the allocation of CDBG and HOME funds will support in the next five years. The Community Development Needs Assessment Survey is one of the methods by which the City determined priority housing needs for the next five years. Other methods include demographic and empirical data analysis, interviews with staff and service providers, and direct input by residents and stakeholders during public meetings.

The City must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the City's service delivery system. See also responses to number two of the General Questions Section for more thorough discussion on the basis for assigning priorities.

4. Obstacles to Meeting Underserved Needs

Obstacles to meeting underserved needs include the lack of funding and available land to provide affordable housing opportunities and supportive services for seniors and lower income households, particularly renter-households. To address the provision of housing related services to low and moderate income residents, Huntington Beach partners with and provides funding for a variety of public service agencies. The City also leverages CDBG and HOME funds to provide affordable

housing for low and moderate income households. The extent of needs typically far exceeds the City's ability to address those needs with limited resources.

Housing Market Analysis (91.210)

1. *Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.*

2. *Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*

3. *Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.*

**Please also refer to the Housing Market Analysis Table in the Needs.xls workbook*

Five-Year Strategic Plan Housing Market Analysis responses:

1. Housing Market Characteristics

Housing Growth

According to the 2000 Census, Huntington Beach had a housing stock of 75,679 units. By 2009, the State Department of Finance estimated that the Huntington Beach housing stock had grown three percent to 78,049 units.

Table 20: Housing Units

Year	Huntington Beach
1990	72,736
2000	75,679
2009	78,049
Percent Increase: 2000-2009	3.1%

Source: US Census 2000 and 1990 and State Finance Department Estimates 2009.

Housing Type

As of January 2009, single-family detached units comprised the largest percentage of the housing stock in Huntington Beach (nearly 50 percent). Another 12 percent of the units were single-family attached units. Mobile homes represented four percent

of the 2009 housing stock. Between 2000 and 2009, the biggest increase was in single-family detached homes.

Table 21: Housing Stock Type

Housing Type	Huntington Beach			
	2000	2009	% Change	% Total 2009
Single-Family Attached	9,457	9,467	0.1%	12.1%
Single-Family Detached	36,952	38,608	4.5%	49.5%
Multi-Family	26,129	26,833	2.7%	34.4%
Mobile Homes	3,141	3,141	0.0%	4.0%
Total	75,679	78,049	3.1%	100.0%

Source: US Census 2000 and State Finance Department Estimates 2009

Housing Condition

Age of Housing

Age of housing is often an indicator of housing conditions. Many federal and state programs use age of housing as one factor to determine housing rehabilitation needs.

Table 22 indicates that approximately 74 percent (57,907 units) of the City's housing units were built prior to 1979. It is generally accepted that housing over 30 years old needs minor repair, while housing older than 50 years is apt to need major rehabilitation. Typically, older units are a source of affordable housing stock for low and moderate income residents as rents and sales prices are usually lower. It is important for Huntington Beach to preserve these units as affordable housing stock through careful monitoring, code enforcement, and rehabilitation.

Table 22: Age of Housing Stock

Year Built	Number	Percent
2000 to 2009	4,241	5.4%
1990 to March 2000	5,314	6.7%
1980 to 1989	10,587	13.6%
1970 to 1979	26,167	33.5%
1960 to 1969	26,649	34.1%
1940 to 1959	4,138	5.3%
1939 or earlier	953	1.2%
Total	78,049	100%

Sources: US Census 2000 and 2009 State Department of Finance, Population and Housing Estimates.

Substandard Housing

Substandard housing units may consist of the following conditions: Structural hazards, poor construction, inadequate maintenance, faulty wiring, plumbing, fire hazards, and inadequate sanitation.

The 2000 Census indicated that in Huntington Beach, 106 owner-occupied units and 138 renter-occupied units lacked complete plumbing facilities. Together, these

account for less than one percent of all housing units in the City. Less than ten percent of the City's housing stock is 50 years or older. These units are more likely to require substantial improvements/rehabilitation. The City rigorously pursues code enforcement and housing rehabilitation programs to improve and maintain the housing stock.

Housing Occupancy and Tenure

The number of occupied dwelling units in Huntington Beach was 73,808, according to the 2000 Census. Of these, 44,736 units (61 percent) were owner-occupied and 29,072 (39 percent) were renter-occupied. The City's First-Time Homebuyer programs seek to increase the opportunity for low to moderate income renter-households to become homeowners.

Housing Costs

Housing costs are indicative of housing accessibility for all economic segments of the community. Typically if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise.

Rental Housing

A snapshot of 2009 rents in Huntington Beach, based on an internet survey[7] conducted between August and September 2009, shows a rental range by bedrooms as follows:

- 1-bedroom Average - $1,285
- 2-bedroom Average - $1,431
- 3-bedroom Average - $1,919
- 4-bedroom Average - $1,695

Large units are rarely affordable to low and moderate income renter-households.

Ownership Housing

In Huntington Beach, like the rest of the County and most of the State, home prices had escalated in recent years until 2008. Table 23 shows the median home prices in Huntington Beach along with surrounding areas. Huntington Beach's home prices are comparable to those in the surrounding areas. Sales and home prices have fluctuated in various parts of the City and County, indicating instability in the market. Many areas are suffering from declining home values compared to the early part of the decade; however there have also been some increases since 2008.

[7] www.rentslicer.com, accessed September 10, 2009.

Table 23: Median Cost of New and Resale Housing				
Jurisdiction	July 2009	% Price Change from July 2008	Sales	% Sales Change from July 2008
Huntington Beach – 92646	$550,000	11.1%	68	28.3%
Huntington Beach – 92647	$510,000	-6.0%	39	18.2%
Huntington Beach – 92648	$792,500	0.3%	67	34.0%
Huntington Beach – 92649	$552,000	-8.8%	28	-9.7%
Costa Mesa – 92626	$523,000	-3.1%	32	14.3%
Costa Mesa – 92627	$470,000	1.1%	39	56.0%
Seal Beach – 90740	$702,500	-4.7%	13	-29.4%
Source: Dataquick, July 2009.				

Foreclosures

The fluctuations in the real estate market are results of the current crisis in the mortgage lending industry. In Huntington Beach, foreclosures affect not only homeowners but also renters. According to a foreclosure listing source, more than 500 properties in Huntington Beach were at different stages (pre-foreclosure sales, auction, bank-owned, etc.) of foreclosures as of May 2010.[8] Properties being foreclosed include multi-family rental buildings. When these properties are being foreclosed, renters have limited options for affordable housing. Despite paying rents dutifully, many renters are impacted by this foreclosure crisis.

Housing for Persons with Disabilities

A safe and affordable place to rent or own is essential to achieving independence and enables people with disabilities to be fully integrated participants in the community. However, many persons with disabilities live on fixed incomes and compete with other special needs groups for the limited affordable, decent housing. Some persons with disabilities require specialized care and supervision. Licensed community care facilities offer housing and specialized services for children and adults with disabilities. These facilities provide housing and/or services to persons with physical, mental, or developmental disabilities (Table 24).

Table 24: Licensed Community Care Facilities		
Facility Type	Facilities	Capacity
Adult and Elderly Residential		
Adult Residential	2	10
Residential Elderly	54	696
Children's Care and Residential		
Group Home	2	18
Small Family Home	2	11
Total*	60	735
Source: California Community Licensing Division website, 2010 *includes facilities pending approval and their capacities.		

[8] http://www.homes.com, accessed May 20, 2010

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modification or exceptions) in their zoning and other land use regulations when such accommodate may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City of Huntington Beach allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. Such ramps or guardrails are permitted to intrude into the standards setbacks required under zoning and are subject only to a building permit. This provision eliminates the need to obtain a zoning variance. The City also makes rehabilitation funds available to income qualified households for accessibility improvements. The City coordinates with Dayle Macintosh Center to maintain a directory of accessible housing for physically disabled individuals.

The City does not require special codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Residential care facilities with six or fewer persons are permitted by right in all residential zoning districts and several commercial districts. Care facilities with seven or more are also permitted in all residential districts and several commercial districts, subject to a conditional use permit.

Housing for Persons with HIV/AIDS

According to the Comprehensive HIV Services Plan 2009-2011, the following list represents prominent organizations within Orange County that serve the HIV/AIDS segments of the population. These organizations were identified because they receive Ryan White funds and State Office of AIDS (SOA) prevention funding. This list is not comprehensive because it does not include private physicians, group practices, preferred provider organizations, health maintenance organizations, private hospitals, or community-based organizations that are solely privately funded.

- AIDS Services Foundation Orange County
- Asian Pacific AIDS Intervention Team
- Delhi Center,
- Health Care Agency (HCA) Behavioral Health (REACH Program)
- HCA Public Health (HIV Clinic and Dental Clinic)
- Laguna Beach Community Clinic
- Public Law Center
- Shanti Orange County
- Straight Talk Clinic, Inc.
- The Gay and Lesbian Community Services Center of Orange County

Vacant or Abandoned Housing Units

Housing vacancy rates provide information on the number of vacant units compared to the total number of units in a city. Vacancy rates therefore reveal local housing supply and demand. Some housing vacancy is normal, as vacancies allow for people moving from one place to another. A healthy vacancy rate - one which permits sufficient choice among a variety of housing units - is considered to be two to three percent for ownership units and five to six percent for rental units. With a housing

stock comprised of 39 percent rental units and 61 percent owner-occupied units in Huntington Beach, the optimum vacancy rate is approximately three percent. In 2000, the vacancy rate had decreased for both owner-occupied units and rental units, resulting in a low overall vacancy rate (2.6 percent). The California Department of Finance estimates an ongoing low overall vacancy rate of 2.7 percent in 2009. A limited vacancy rate increases competition for housing and can result in higher housing costs, reducing housing opportunities for lower income households.

Projected Housing Needs

State law requires each jurisdiction be responsible for a share of the region's housing needs. This share of housing needs is divided into four income groups. According to the Regional Housing needs Allocation, the City of Huntington Beach has a housing construction need of 2,062 units for the 2006-2014 planning period as follows:

- 454 units for households earning 50 percent or less of the County Area Median Income (AMI)
- 369 units for households earning between 51 and 80 percent of AMI
- 414 units for households earning between 81 and 120 percent of AMI
- 855 units for households earning more than 120 percent of AMI

2. Assisted Housing Units

Assisted housing units are defined as units with rents subsidized by federal, state, or local governmental programs. Table 25 presents the inventory of affordable housing developments in Huntington Beach. In 2009, there were a total of 1,248 affordable rental units in the City (Table 25). Affordable housing opportunities for low and moderate income households are available through a variety of funding programs.

One affordable housing project – Huntington (Wycliffe) Gardens – is considered to be at-risk during this planning period of this Consolidated Plan. Huntington Gardens is a 185- unit Section 231 senior project with a mortgage extending through 2016 and project-based Section 8 contracts subject to short-term renewals through HUD. In November 2006, the owner of Wycliffe Gardens provided a Notice of Intent to Prepay to the City, HUD, the State and tenants of the project. City Economic Development staff are currently working with an experienced non-profit housing developer (Orange Housing Development Corporation) in an effort to negotiate the acquisition and continued affordability of Wycliffe Gardens, or alternatively, the extension and preservation of the existing affordable terms and Section 8 housing assistance.

HUD regulations require property owners of assisted rental housing to provide a six-month notice to tenants prior to opting out of the low-income use restrictions. The California legislature has made efforts to preserve units that are at risk of converting, and has therefore extended the noticing requirement to one year. In addition, each jurisdiction's Housing Element (a section of the required General Plan) must discuss measures it will take to preserve housing at risk of converting to market rate. The Huntington Beach 2008-2014 Housing Element identifies multiple measures the City will take to conserve these affordable units, including monitoring the at-risk units, identifying nonprofit organizations for potential purchase/management, monitoring Section 8 legislation, providing technical assistance to nonprofit property owners, and exploring partnerships to preserve the affordable units.

Table 25: Assisted Rental Housing Inventory

Project Name	Tenant Type	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
City Multi-Family Revenue Bond Projects					
Emerald Cove	Senior	164	164 VL/Low	City Bond	Perpetuity
Huntington Breakers	Family, Senior, Disabled	342	68	City Bond	2020
Five Points Villas	Senior	166	32 VL, 16 Mod	City Bond, RDA Set-Aside	2029
Federally Assisted Project					
Huntington (Wycliffe) Gardens	Senior	185	185	Section 231 Section 8	2013
Redevelopment Agency Assistance					
Bowen Court Apartments	Senior	20	20 VL	Set-Aside Land Lease	2062
Bridges Apartments	Family	80	80 VL/Low	Set-Aside Inclusionary	2032
Colette's Children's Homes	Transitional Domestic Violence	8	8 VL	Set-Aside	2064-2066
Fountains Senior Apartments	Senior	271	80 VL/Low	Set-Aside Bond Financing	2063
Hermosa Vista Apartments	Family	88	88 VL/Low	Set-Aside Bond Financing	2064
Huntington Pointe	Family	104	104 VL/Low	Set-Aside Bond Financing	2063
Interval House	Transitional-Domestic Violence	6	6 VL/Low	Set-Aside, HOME	2031
Jamboree Oakview	Family	10	9 VL/Low	Set-Aside, HOME	2066
OCCHC – Oakview Keelson, Koledo 1-5. Queens	Family	64	64 VL	Set-Aside, HOME	2024-2060
Project Self-Sufficiency	Family	9	9	Set-Aside	2024
Shelter for the Homeless Keelson, Barton 1&2	Family	12	12 VL	Set-Aside, HOME	2024-2032
Sher Lane Apartments	Family	66	66 VL, Low, Mod	Set-Aside	2032
Sea Air Apartments 725-733 Utica	Family	36	36	Set-Aside	2024
Density Bonus Projects					
Oceanaire Apts 7811 Talbert	Family	65	62 Low/Mod	Density Bonus	2026
16791 Roosevelt	Family	3	1 Low	Density Bonus	2033

Table 25: Assisted Rental Housing Inventory

Project Name	Tenant Type	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
16811 Roosevelt*	Family	13	1 VL/1 Low	Density Bonus	2066
1301 Delaware	Family	30	3 Low/Mod	Density Bonus	2031
Non-Assisted Projects					
Main Place Apts	Family	29	26 Low	Inclusionary, non-assisted	2031
Beachview Villas (SRO)	Single/Dbl Occupancy	107	106 VL/Low	Non-assisted	Perpetuity

Source: City of Huntington Beach Economic Development Department, May 2010.
* Required affordable units provided off-site at 7912 Newman Street.

3. Housing Market Influence on Affordable Housing

Due to the high land costs and related high home prices and rental rates, it is important to increase and maintain the supply of affordable housing in Huntington Beach. Housing needs are felt by a wide spectrum of the community, and are greater than the resources available. As such, available public resources to serve low and moderate income households will need to be distributed across the spectrum of needs and leveraged when possible. Specifically, the City provides funds for housing rehabilitation, first-time homebuyer assistance (if funding is available), and the creation new housing or preservation of existing affordable housing serving the target groups.

Specific Housing Objectives (91.215 (b))

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*

2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

Five-Year Strategic Plan Specific Housing Objectives response:

1. Housing Priorities and Specific Objectives

Housing activities that benefit low and moderate income households will receive a High Priority during the 2010-2015 Consolidated Plan period. The intended outcomes will be the conservation and improvement of existing affordable housing, increased development of affordable housing, and the promotion of equal housing opportunities. Only CDBG or HOME funded programs will include five-year quantified objectives.

Priority 1: Preserve and Rehabilitate Existing Single-Family and Multi-Family Dwelling Units.

The City provides loans and grants to rental property owners and homeowners to make improvements to their properties with the objective of improving housing conditions for low and moderate income households.

Hsg-1: Rehabilitation Programs – Medium Priority

There is demonstrated need for rehabilitation assistance in order to preserve the quality of the existing housing stock. CDBG (Revolving Loan funds) and HOME funds will be made available to eligible homeowners and owners of multi-family units and mobile home owners for the housing rehabilitation assistance.

Single-Family Home Improvement Loans: CDBG (Revolving Loan) funds the City's Single-Family Home Improvement Loans Program. The City will lend up to $75,000 to pay for rehabilitation costs for a single-family home, townhouse, or condominium and up to $15,000 for a mobile home. Grants are also available to low income households whose estimated repair costs do not exceed $10,000. Grants and loans cannot be combined.

All loans are deferred payment loans with no monthly payments; all loan principal and interest will be due when the title to your home is sold, assigned or transferred. The annual interest rate for all loans is three percent. All borrowers have to pay a $500 processing fee for title search, recording, and other costs; this fee may be included in your loan.

Multifamily Rental Housing Rehabilitation Loans: The City provides up to $75,000 for repairs to duplex, triplex or four-plex units. The loan provided will be a deferred payment loan with an annual interest rate of three percent. To qualify, the property must, after combining all existing mortgages and the City's loan, have a minimum of 20 percent equity investment in the property. After repairs are completed, the City will require the following during the term of the loan:

- No more than one household may occupy a single apartment.
- The amount charged for rent must fall within certain affordability guidelines.
- The property must be well maintained.
- A portion of the residents must be low income.

CDBG Five-Year Objectives:

- Provide 100 housing rehabilitation loans and grants using CDBG funds.

Performance Measures/Outcomes: Decent Housing (DH)/Availability and Accessibility (1)

Priority 2: Assist Low and Moderate Income Households in Securing Affordable Homeownership Opportunities

The City has been relying on its inclusionary housing program to create affordable ownership opportunities for low and moderate income households. Recently, the City instituted a first-time homebuyer program to assist households in achieving homeownership.

Hsg-2: Inclusionary Housing Program – Low Priority

There are several hundred homes in Huntington Beach that were built under the City's Inclusionary Housing Program to be affordable for low, median and moderate income home buyers. These homes become available for purchase by eligible buyers when new developments are built or when existing homeowners decide to sell.

Five-Year Objectives:

- Provide assistance to 40 households.

Performance Measures/Outcomes: Decent Housing (DH)/Availability and Affordability (2)

Hsg-3: First-Time Homebuyers Downpayment Assistance Program – Low Priority

Silent second mortgage loan program with an equity share for low to moderate-income first-time homebuyers; principal payments deferred. The Principal payments are due in 30th year or upon sale or transfer of property, when property ceases to become owner-occupied, or upon repayment or refinancing of first mortgage, whichever comes first. The loan term is 45 years and the amount of the loan is 20 percent of the purchase price but not exceeding $100,000. Equity Sharing Payment will be forgiven in the event borrower owns and occupies the property for the first 30 years of the 45-year term. The City's First-Time Homebuyer Downpayment Assistance Program was funded with redevelopment housing set-aside funds. However, with the changes in redevelopment law and the fate of set-aside funds being uncertain, the City has discontinued this program. As funding is available in the future, the City may reinstate this program.

Priority 3: Improve and Maintain Neighborhood Conditions

While the majority of Huntington Beach neighborhoods enjoy a high quality of life, the City takes proactive steps to preserve and enhance the quality of its neighborhoods for the future.

Hsg-3: Code Enforcement

Code enforcement in the City's targeted Enhancement Areas has proven to be an important means to alleviating the blight in distressed areas. The City utilizes CDBG funds to support the enforcement of housing code violations and elimination of blights in the Enhancement Areas.

CDBG Five-Year Objectives:

- Operate a special code enforcement program within the special designated areas, benefitting 3,000 housing units within these areas.
- Conduct one Enhancement Area Clean Up Day annually, for a total of five over the planning period.

Performance Measures/Outcomes: Suitable Living (SL)/Availability and Accessibility (1)

Priority 4: Expand and Preserve Affordable Housing Opportunities

Through new development and acquisition/rehabilitation, the City provides additional affordable housing opportunities to low and moderate income households in the City. In addition, rental assistance through the Housing Choice Vouchers program represents a significant resource for the City's low income households.

Hsg-4: New Construction and Acquisition/Rehabilitation of Affordable Housing – High Priority

In an effort to expand and preserve its affordable housing stock, Huntington Beach has worked with Community Housing Development Organizations (CHDOs) to acquire residential properties. These properties are rehabilitated and then made available to low and moderate income persons. The City also works with CHDOs and private developers to develop new affordable housing. The CHDO must enter into an agreement with the City that outlines all of the affordability requirements, property maintenance standards and long-term monitoring requirements that are required by HOME regulations.

Oceana Apartments Project: The City has entered into an Affordable Housing Agreement (Amended December 16, 2013) with AMCAL Multi-Housing, Inc. to develop a four-story project with 78 affordable housing units for income levels at 30 and 60 percent of Orange County median income. The Oceana Apartments project is a two-acre site located at 18151 Beach Boulevard and is proposed to include at-grade podium parking, street level common space, and residential units on the second level. Pursuant to Substantial Amendment Number One to the FY 2013-14 Annual Action Plan, the City has allocated an additional $135,000 to the project, for a total allocation of $935,000. The additional funding will be used to offset the costs of additional project amenities such as upgraded kitchens, a canopy for the tot lot, and electric plug-ins for eight cars. The HOME subsidy is structured as a 60-year zero-interest loan to be repaid through residual receipts.

HOME Five-Year Objectives:

- Increase affordable housing by 50 units through new construction and acquisition/rehabilitation.

Performance Measures/Outcomes: Decent Housing (DH)/Availability and Accessibility (1)

Hsg-5: Rental Assistance Program (Housing Choice Vouchers) - Medium

The supply of rental housing affordable to low income renters is limited. In the absence of immediate relief in the form of more affordable rental housing, there is a demonstrable need for rent subsidies. HUD Section 8 Housing Choice Vouchers can be used to assist low income renters. The City of Huntington Beach currently has over 900 households receiving Section 8 vouchers annually.

HOME Five-Year Objectives:

- Assist 4,500 households.

Performance Measures/Outcomes: Decent Housing (DH)/Affordability (2)

Hsg-6: Tenant-Rental Assistance Program (HOME) - Medium

The City may consider using HOME funds to support a Tenant-Based Rental Assistance program. Funds may be provided to a CHDO to operate the program for on a fixed-term basis. The CHDO must enter into an agreement with the City that outlines all of the affordability requirements, property maintenance standards and long-term monitoring requirements that are required by HOME regulations.

HOME Five-Year Objectives:

- Assist 20 households.

Performance Measures/Outcomes: Decent Housing (DH)/Affordability (2)

2. Federal, State and Local Public and Private Sector Resources

The City of Huntington Beach has access to federal, state, and local resources to achieve its housing and community development priorities. Specific funding sources will be utilized based on the opportunities and constraints of each project or program. The City utilizes three major funding sources for housing and community development activities: CDBG, HOME, and redevelopment tax increment funds.

HUD awards CDBG and HOME funds to Huntington Beach based on a formula allocation that takes into account the tightness of the local housing market, inadequate housing, poverty, and housing production costs. CDBG funds can be used for housing and community development activities, and HOME funds are used to expand affordable housing opportunities.

Redevelopment tax increment funds generated by the Redevelopment Agency can be used to facilitate the removal of blighted conditions in Redevelopment Project Areas. Twenty percent of the tax increment funds are set aside for affordable housing activities. The City's goal is to leverage federal, state, and local funds to maximize the number of households that can be assisted.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

Five-Year Strategic Plan Needs of Public Housing response:

Public Housing Needs

The needs of public housing in City of Huntington Beach are typically met by the Housing Authority of the County of Orange.

There are no public housing units in Huntington Beach.

Public Housing Strategy (91.210)

1. *Describe the public housing agency's strategy to serve the needs of extremely low income, low income, and moderate income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low income, low income, and moderate families residing in public housing.*

2. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*

3. *If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))*

Five-Year Strategic Plan Public Housing Strategy response:

1. Public Housing Agency Strategy

The needs of public housing in the City of Huntington Beach are typically met by the Housing Authority of the County of Orange.

2. Encourage Public Housing Resident Involvement

There is no public housing in the City of Huntington Beach.

3. "Troubled" Public Housing Agency

There is no public housing in the City of Huntington Beach and the City has not established a Local Housing Authority.

According to the Orange County Consolidated Plan, the Housing Authority of Orange County is not identified as a "Troubled" Agency.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. *Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.*

2. *Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

Five-Year Strategic Plan Barriers to Affordable Housing response:

1. Barriers to Affordable Housing

Affordable housing barriers exist in the form of market factors and governmental regulations. Barriers or impediments to affordable housing are caused when the incentive to develop such housing is removed due to excessive development costs and/or the lack of community commitment. Because of the barriers, housing development can be rendered economically infeasible, or the housing produced may not be affordable to low and moderate income households. Some development costs are motivated by economic conditions and issues that affect the real estate market and are outside the control of local government.

Local government cannot control many factors that tend to restrict housing supply especially those that relate to regional, national, and international economy. Various factors not under the control of local government influence the cost, supply, and distribution of housing. These factors include land costs, construction costs, and financing costs.

In addition, the development of affordable housing is affected by both the economic market conditions and the housing policies of federal, state, and local governments, and the "Not in My Back Yard" (NIMBY) mentality as expressed by residents and local businesses. Federal and state environmental regulations implemented at the local level, add to the cost of development. Furthermore, public policy and community issues potentially affect the cost of all development projects through the design and implementation of land use ordinances, fees, and development standards.

Market Barriers

Cost of Housing and Homeownership Rate

The City of Huntington Beach's primary problem with affordable housing is the cost of housing in the City. Huntington is a beach community with median home prices ranging from $500,000 to $800,000 in the midst of a housing market crash. Approximately 61 percent of the City's housing stock consists of ownership housing. Due to the high costs of ownership housing during the housing boom between 2000 and 2006, the City has difficulty providing homeownership assistance to low and moderate income households until recently. With the implosion of the housing

market, opportunities open up for some low and moderate income households. In 2009, the City established a new First-Time Homebuyer Downpayment Assistance program to take advantage of the moderated home prices.

Mortgage Financing

Under the Community Reinvestment Act (CRA) of 1977, banks are required to loan money in low and moderate income communities, have meaningful communication with members of the community regarding banking services, and market or provide special credit-related information to make residents aware of the credit services. In tandem with the CRA, the Home Mortgage Disclosure Act (HMDA) requires lending institutions to disclose the disposition of each home purchase and improvement loan application. The following summarizes residential lending activities of conventional home purchase loans, as related to the availability/accessibility of financing.

The annual HMDA data for 2008 (the most recent year available) indicates that 7,077 conventional home mortgage applications were submitted for homes in Huntington Beach. Of the applications, 51 percent were approved and 23 percent were denied by the lenders. A small portion (three percent) were closed for incompleteness while 10 percent were approved by the lenders but not accepted by the applicants and 12 percent were withdrawn.

Information on race and home loans is not readily available through the HMDA for the City of Huntington Beach, but it is available for the Santa Ana-Anaheim-Irvine MSA that includes Huntington Beach. In this MSA, the HMDA data indicates that 41 percent of the applications were from Non-Hispanic households, nine percent from Hispanic households, nine percent from Asian households, and less than one percent from Black households. A large portion of the loan applications were joint applicants by persons of different races or where the race information is not available.

In the Santa Ana-Anaheim-Irvine MSA, only four percent of applications were filed by households earning less than 50 percent of the AMI; 13 percent were filed by households earning between 50 and 79 percent of the AMI; 13 percent were filed by households earning between 80 and 99 percent of the AMI; 11 percent were filed by households earning between 100 and 119 percent of the AMI; and 56 percent were filed by households earning greater than 120 percent of the AMI.

In addition, HMDA indicates that there were 185 government-backed financing applications filed in Huntington Beach. These types of loans typically help low and moderate income applicants. The low number of applications received indicates that the home prices in Huntington Beach are too high to qualify for government-backed financing.

Access to conventional financing was not an issue during the last few years until 2008. In fact, it was the over abundance of mortgage financing that led to the foreclosure crisis that many communities, including Huntington Beach, are facing today. As previously indicated, many properties in Huntington Beach are in various stages of foreclosures. These foreclosures affect not only owner-occupants but renters where their landlords over financed their properties and are facing foreclosures.

Government Barriers

Local government can constrain the production of affordable housing in a variety of ways, including: limiting the land designated for residential development and/or the densities at which that development can occur, imposing fees or exactions (park fees, permit processing fees, etc.), and requiring lengthy review periods prior to approval or denial of a project. However, it is important to recognize that the goal of producing a range of affordable housing may at times conflict with other City goals, such as the desire to provide sufficient open space and recreation facilities, the desire to protect unique environmental features and historic resources, and the desire to ensure the health and safety of the residents by maintaining an acceptable level of community services and infrastructure. The need to ensure adequate housing for all economic segments of the community must be balanced with these goals.

Land Use Regulations

Specific zoning and land use regulations can limit the land designated for residential uses and regulate the allowable densities. The City must plan for other uses besides housing, including active commerce, open space, and areas for public facilities. The need for a variety of housing and the pursuit of affordable housing must be balanced with these other City needs.

California law specifies that jurisdictions must identify adequate sites in their Housing Elements (a required component of the General Plan) to be made available through appropriate zoning and development standards to encourage the development of housing for all economic segments of the community. These include multifamily rental housing, factory-built housing, mobile-homes, emergency and transitional housing. The City of Huntington Beach, through its General Plan and Zoning regulations, offer a variety of housing types and a range of residential intensities from seven units per acre to 35 units per acre. In 2008, the California Department of Housing and Community Development found Huntington Beach's adopted 2008-2014 Housing Element to be in compliance with California law.

Planning and Development Fees

Development fees and taxes charged by local governments also contribute to the cost of housing. Building, zoning, and site improvement fees can significantly add to the cost of construction and have a negative effect on the production of affordable housing. Huntington Beach charges fees to offset the costs associated with permit processing, though they are not a deterrent to housing development.

Permit and Processing Procedures

The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

Davis-Bacon Prevailing Wages

A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over $2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance. These requirements often restrict participation by small, minority contractors.

Public Opposition to Affordable Housing

Not-in-My-Back-Yard (NIMBY) is a term used to describe opposition by local residents to construction, typically of affordable housing, though also in public facilities. Public opposition to affordable housing projects can cause delays in the development review process and sometimes can lead to project denial. A large amount of funds can be spent by developers of affordable housing but ultimately with a proposed project being denied during the public hearing process due to public opposition.

2. Strategy to Remove Barriers to Affordable Housing

The City of Huntington Beach works to remove barriers to affordable housing and the financial impact of efforts to protect public health and safety by taking actions to reduce costs or provide off-setting financial incentives to assist in the production of safe, high quality, affordable housing. According to the City's 2008-2014 Housing Element, the City will:

- Continue to offer density bonus incentives to facilitate affordable housing development.
- Continue to offer fee reimbursements as part of its overall package of development assistance for affordable housing.
- Pursuant to AB 641, allow developers of affordable housing projects with a minimum of 49 percent low and moderate income units (up to 80 percent MEI) to defer payment of development fees until issuance of certificate of occupancy.
- Review the typical project size of multifamily development projects on properties zoned residential use to determine an appropriate size threshold to permit multifamily uses by right (removing the conditional use permit requirement for projects below the threshold).
- Revise the Zoning Ordinance to include the provisions for transitional housing, supportive housing, and emergency shelters.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low income individuals and children, (especially extremely low income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

**Please also refer to the Homeless Needs Table in the Needs.xls workbook*

Five-Year Strategic Plan Homeless Needs response:

1. Homeless Needs

Many extremely low and low income households are considered at risk of becoming homeless because they often overpay for housing and would likely lose their homes if they were to become unemployed. A new group of at-risk households are those facing evictions due to foreclosures on their homes or on their rental units when their landlord defaulted on their mortgages. Victims of domestic violence, persons with HIV/AIDS, youth recently released from the foster system, parolees, and other persons released from medical facilities may also be considered “at-risk.”

Nature and Extent of Homelessness and Subpopulations

Throughout the Country and the Los Angeles and Orange County region, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose income falls below the poverty level, reductions in subsidies to the poor, drug/alcohol abuse, and the de-institutionalization of the mentally ill.

According to the 2009 Orange County Homeless Census and Survey conducted by Point in Time Orange County, there are approximately 8,333 homeless persons on any given day throughout Orange County in October 2009. Homeless families with children make up 17 percent of this population and other homeless individuals and households without children account for the remaining 83 percent of the population.

Specific information by jurisdiction is not available. However, the Orange County Management Information System (CMIS) reported that 83 (two percent) of 4,171 surveyed homeless persons reported being from Huntington Beach. Applying the two percent ratio, Huntington Beach estimates 115 homeless persons on the streets and 52 sheltered persons (19 persons in emergency shelters and 33 in transitional

housing) in October 2009. Because there is no agricultural land in the City there is no "rural" homeless population. The City of Huntington Beach, along with Orange County, regularly supports homeless shelters and other services.

Key needs identified in the Homeless Count included: housing for veterans and the mentally ill; long-term or permanent housing; domestic violence services; case management and supportive services; transitional programs for youth; emergency beds; and even distribution of shelter beds across the County.

Subpopulations

Specific statistics regarding the characteristics of the homeless population in Huntington Beach are not available at this time. Countywide subpopulations reported by the County from the Homeless Count are presented in Table 26.

Table 26: Homeless Subpopulations

Sub-population Type	Sheltered	Unsheltered	Total
Chronic Homeless	205	3,578	3,783
Domestic Violence	175	475	650
Mentally ill Persons	488	1,904	2,392
Chronic Substance Abusers	392	2,683	3,075
Veterans	178	1,104	1,282
Persons with HIV/AIDS	7	68	75
Youth (under the age of 18)	125	24	149

Note: Categories are mutually exclusive.
Source: Point in Time Orange County, Homeless Census and Survey, Homeless Sub-Population, October, 2009.

Needs of Persons Threatened with Homelessness

Lower income families, especially those earning extremely low income (those earning less than 30 percent of the median), are considered to be "at- risk of becoming homeless". These families are often living below the poverty level and are generally experiencing a housing cost burden (paying more than 30 percent of their income for housing). In more severe cases, some families pay more than 50 percent of their income for housing. Households paying a greater portion of their income for housing are at a higher risk of becoming homeless due to financial setbacks and a lack of savings, created as a direct result of their housing cost burden.

The Comprehensive Housing Affordability Strategy's (CHAS) 2000 data indicated there are 5,612 extremely low income households in Huntington Beach, of these 3,521 were renters and 2,091 were owners. Of the renters, 2,852 (81 percent) were paying more than 30 percent of their income for housing, including 2,500 (71 percent of all renters) who were paying more than 50 percent. Of the owners, 1,610 (77 percent) were paying more than 30 percent of their income for housing, including 1,317 (63 percent of total owners) who were paying more than 50 percent. The 2000 Census data also identified seven percent of the population (12,442 people) were living below the poverty level.

Continuum of Care Gap Analysis

Colette's Children's Home currently owns and operates two four-plex apartment buildings, with a capacity of 48 available beds throughout eight units. There are four additional transitional housing units being acquired and rehabilitated by Colette's Children's Home, with a capacity of 24 beds throughout four units. These units are used as transitional housing units for single women and single mothers who may be victims of domestic violence.

The Huntington Beach Youth Shelter is an emergency housing facility for youth between ages of 11 and 17 that is operated by Community Service Programs, inc. This is the only emergency shelter service within the City.

Table 27: Continuum of Care Housing Gaps Analysis for City of Huntington Beach

	Current Inventory in 2010	Under Development in 2010	Unmet Need/Gap
Individuals			
Emergency Shelter	12	0	103
Transitional Housing	24	12	16
Permanent Supportive Housing	0	0	n.a.
Total	36	12	119
Persons in Families with Children			
Emergency Shelter	0	0	n.a.
Transitional Housing	24	12	n.a.
Permanent Supportive Housing	0	0	n.a.
Total	24	12	n.a.

Sources: CMIS Year End Progress Report 2008, and Assisted Housing Inventory
Notes: All numbers represent the quantity of beds; Unmet Need/Gap was calculated from the CMIS Report based on their count of individuals who were homeless that responded Huntington Beach was their last place of residence. Unmet Need/Gap was also calculated from the CMIS Report which gave percentages of homeless individuals that were sheltered and not sheltered. No information is available to estimate the homeless population under "Persons in Families with Children."

Applying the estimates calculated from the CMIS report, 115 homeless persons on the streets and 52 sheltered persons (19 persons in emergency shelters and 33 in transitional housing) in October 2009, the housing needs of the 115 unsheltered persons can be estimated at 72 emergency shelter beds and 83 transitional housing beds.

Priority Homeless Needs

1. *Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.*

2. *A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.*

Five-Year Strategic Plan Priority Homeless Needs response:

1. Homeless and Homeless Prevention Priorities

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

Emergency and Transitional Shelter Needs

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

Need for Persons at risk of Becoming Homeless

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

2. Chronic Homeless Priorities

The City of Huntington Beach has given a High Priority to provide emergency shelters for homeless individuals and families; High Priority is assigned to transitional housing, or permanent supportive housing for the chronically homeless persons in the community.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low income individuals and families with children (especially extremely low income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

Five-Year Strategic Plan Homeless Inventory response:

Homeless Inventory

Table 28 provides an inventory of services and facilities available to Huntington Beach residents.

Table 28: Homeless Services and Facilities

Agencies	Location	Target Population (Special Needs)	Beds
Emergency Shelters			
Huntington Youth Shelter	Huntington Beach	Youth Ages 11-17	12
CSP Youth Shelter	Laguna Beach	Youth	6
Human Options	Irvine	Women – Victims of Domestic Violence	40
Laura's House	Mission Viejo	Women and Children	25
Orange Coast Interfaith Shelter	Costa Mesa	Families with Children	55
Salvation Army Hospitality House	Santa Ana	General Homeless	57
Emergency Winter Shelters (December 1 – April, annually)			
National Guard Armories/Mercy House	Fullerton	General Homeless	200
National Guard Armories/Mercy House	Santa Ana	General Homeless	200
Transitional Housing			
Colette's Children's Home	Huntington Beach	Family with Children	48
Families Forward	Irvine	Families	13
Friendship Shelter	Laguna Beach	Single Men and Women	31
Halcyon/Anaheim Interfaith	Anaheim	Families with Dependent Children	9 units
Kathy's House	San Juan Capistrano	Victims of Domestic Violence	12
Laurel House	Tustin	Girls (ages 12-17)	6
Mercy House/Joseph House	Santa Ana	Men	25

Table 28: Homeless Services and Facilities

Agencies	Location	Target Population (Special Needs)	Beds
Mercy House/Regina House	Santa Ana	Women and Children	28
Orange County Rescue Mission	Tustin	Women and Children	45
WISE Place	Santa Ana	Women	30
Mentally Ill/Dual Diagnosis Housing			
H.O.M.E.S., Inc	Newport Beach		29 units
Leisure Tower #1	Orange	Mainly Schizophrenic	40
Mental Health Association	Santa Ana	Psychiatrically Disabled Adults	N/A
Recovery and Sober Living Facilities			
Gerry House	Santa Ana	HIV+ Men & Women	18
New Directions of Women	Costa Mesa	Women & Children	30
Phoenix House	Santa Ana	General Homeless	85
Salvation Army Adult Rehab Center	Anaheim	Single Men & Women	140 (Male) 28 (Female)
The Villa	Santa Ana	General Homeless (has Spanish speaking capabilities	21
	Hotel Vouchers		N/A

n.a. = not available
Source: Orange County Housing Resource Guide, 2009 – 2010.

Homeless Prevention Programs and Services

While some segments of the community may be able to move out of or avoid poverty on their own or with some initial assistance (such as job training), other more vulnerable segments of the community may require ongoing assistance. These include frail elderly, children, youth, and individuals with certain disabilities. Programs available to Huntington Beach residents include the following:

- **Project Self-Sufficiency**, which is administered by the City of Huntington Beach Community Services Department, aims at assisting low income single parents with children to achieve economic independence from public assistance through personal development, education, and job training. Participants are encouraged to attend a monthly support meeting focusing on providing skills, abilities, and resources to promote self sufficiency. Project Self-Sufficiency maintains a food pantry and links participants with needed clothing, furniture, used computers, and cars.

- The **Seniors Outreach Center** provides services that assist elders in the city with their physical, emotional and nutritional needs through professionally trained staff and volunteers. The Outreach Center, adjacent to the Seniors Center, focuses on programs and services for frail or homebound seniors to promote safety, self-sufficiency and independence.

- **Oak View Community Center**, which is managed by The Children's Bureau, a non-profit agency, provides a variety of family support and youth development services including parent education classes, in-home parenting support and case management, health education and health access assistance, domestic violence prevention and intervention, literacy programs,

homework clubs, tutoring, youth clubs, teen programs and clubs, community enrichment and culturally sensitive activities.

In addition, the City may also use CDBG funds to provide a variety of supportive services to the homeless and those who are at risk of becoming homeless due to emergency circumstances.

Homeless Strategic Plan (91.215 (c))

1. *Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low and low income individuals and families who are at imminent risk of becoming homeless.*

2. *Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.*

3. *Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.*

4. *Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.*

5. *Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.*

Five-Year Homeless Strategic Plan response:

1. Strategy to Address Homelessness

Priority 5: Provide Assistance to the Homeless and Persons At-Risk of Becoming Homeless

The City will continue to assess its homeless population and work with agencies providing transitional shelter for its homeless population. The City's departments of Economic Development, Police and Community Services work together to maximize resources and information available to serve this population.

The City received $566,611 in Homeless Prevention and Rapid-Rehousing Program (HPRP) funds as part of the Stimulus Act. A Notice of Funding Availability (NOFA) was issued in June 2009 to solicit participation of nonprofit agencies to provide homeless preventions services. Interval House and Colette's Children Home were selected to implement the City's HPRP program.

The City is actively participating with the Orange County Continuum of Care to address the regional specific planned action aimed at eliminating chronic homelessness by 2012. Barriers to this goal, of course, include the enormity of the issue and the lack of adequate resources to fund actions.

The City places high priority on assisting individuals and families to avoid homelessness through local and regional activities serving the homeless or those at risk of becoming homeless. The City continues to fund programs such as Project Self-Sufficiency, Seniors Outreach, and the Oak View Community Center. By partnering with CHDOs, the Economic Development Department will use HOME and redevelopment housing set-aside funds to support the ongoing need to acquire and renovate multi-family housing made available to low income families.

Hm-1: Homeless Services – High Priority

Provide assistance to non-profits and public agencies that provide services, support and housing for homeless and those at-risk of becoming homeless. Preventing homelessness for extremely-low income households that are often at risk of becoming homeless is priority for the City of Huntington Beach.

CDBG/HPRP Five-Year Objectives:

- Continue to support non-profit agencies that assist the persons at risk of becoming homeless and the homeless through the Community Development Block Grant Program. Such services shall provide homeless assistance, emergency shelter, transitional shelter, supportive housing, outreach/ assessment, and homeless prevention services.

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

Performance Measures/Outcomes: Suitable Living (SL)/Accessibility and Availability (1)

2. Strategy to Eliminate Chronic Homelessness

The City takes a regional approach to homelessness, including chronic homelessness. In addition to services and housing provided by the Orange County Continuum of Care, Section 8 rental assistance may assist homeless persons in transitioning into permanent housing and independent living. See also response to Number 1 of this section, above.

3. Homeless Prevention

Experts estimate that two to three families are on the verge of homelessness for every family in a shelter. As identified in the Housing Needs section above, the at-risk population is comprised of families and individuals living in poverty who, upon loss of employment or other emergency requiring financial reserves, would lose their housing and become homeless. These families are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing. In Huntington Beach, more than 3,810 households have extremely low incomes who pay more than 50 percent of their incomes on housing. This group is considered at risk of becoming homeless. Other persons considered at risk for becoming homeless include victims of domestic violence, persons with HIV/AIDS, youth recently released from foster care, and parolees.

To help prevent homelessness and protect at-risk populations, Huntington Beach will continue to participate in the Orange County Community of Care System to provide assistance to persons at risk of becoming homeless. The City is actively implementing its HPRP program through Interval House and Colette's Children Home to provide assistance to at-risk persons. In addition, the City continues to expand its affordable housing inventory that benefit primarily low income renters.

4. Institutional Structure for Homelessness Strategy

Huntington Beach will continue to participate in the Orange County Continuum of Care System to provide assistance to persons at risk of becoming homeless. As outlined in Strategy to Address Homelessness, the City refers homeless persons to a number of emergency shelters and supportive services organizations. Within the City, Community Services Department also helps coordinate services for the homeless and at-risk homeless. See also response to Number 1 of this section, above, for more information.

5. Discharge Policy

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

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Five-Year ESG Strategy response:

This Section applies to states only; no response is required.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.*

2. *Describe the basis for assigning the priority given to each category of priority needs.*

3. *Identify any obstacles to meeting underserved needs.*

4. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low and moderate income persons.*

**Please also refer to the Community Development Table in the Needs.xls workbook*

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Five-Year Strategic Plan Community Development response:

1. Priority Community Development and Community Services Needs

Under HUD regulations, CDBG funds may be used to provide services and facilities that benefit primarily those residents earning up to 80 percent of AMI. CDBG funds may also be used to provide or improve facilities located in the City's Enhancement Areas where 40.3 percent of the population earns up to 80 percent AMI (see Figure 1).

Priority 6: Provide and Improve Community Services for Low and Moderate Income Persons and Those with Non-Homeless Special Needs

Public assistance is typically required to deliver community and supportive services for low and moderate income households and persons with special needs. These populations tend to have less income at their disposal, may be unaware of services responding to their special circumstances and may have difficulty with enrollment or eligibility procedures.

CD-1: Senior Services – High Priority

The City may use CDBG funds to provide needed senior services in the City. Needed services include: housing, in-home services, health services, adult day care, information and referral and transportation. The City is also focused on providing support and services for family members and caregivers of elderly residents. Providing education and outreach to improve overall community wellness is important to the City of Huntington Beach.

CDBG Five-Year Objectives:

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

Performance Measures/Outcomes: Suitable Living (SL)/Availability and Accessibility (1)

CD-2: Youth Services – High Priority

Youth services, particularly those for at-risk youth (youth with issues related to truancy, substance abuse, runaway, peer pressure and personal crisis), are need to provide youth with a positive direction in life. The City may use CDBG funds to sponsor a variety of youth services, including child care, recreation and supportive services for abused and neglected children.

CDBG Five-Year Objectives:

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

Performance Measures/Outcomes: Suitable Living (SL)/Availability and Accessibility (1)

CD-3: Community and Special Needs Services – Medium Priority

CDBG funds may be used to provide a variety of community services including, but not limited to, health services, literacy programs, employment training, supportive services for the disabled, substance abuse services and assistance to victims of domestic violence.

CDBG Five-Year Objectives:

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

Performance Measures/Outcomes: Suitable Living (SL)/Availability and Accessibility (1)

Priority 7: Improve and Expand Community Facilities and Infrastructure to Meet Current and Future Needs.

The Public Works department provides infrastructure improvements in the City's eight Enhancement Areas. The City will conduct improvement projects as selected in priority order. The Citizens Participation Advisory Board along with staff will select projects that meet the greatest demand and provide for an improved, safer and more accessible neighborhood. These projects are funded through CDBG.

CD-4: Capital Improvements and Community Facilities – High Priority

The City of Huntington Beach's Public Works Department identifies and prioritizes capital improvement projects needed in the City and Enhancement Areas. CDBG funds may be used to provide the various types of public facilities and infrastructure improvements. Public facility improvements, including energy efficiency improvements, street and sidewalk reconstruction, lighting improvements, along with drainage and other infrastructure improvements are needed.

Community facilities owned and operated by nonprofit organizations are also eligible for CDBG funding as long as the facilities meet the national objectives of serving primarily low and moderate income persons and/or persons with special needs.

CDBG Five-Year Objectives:

- Pursue five capital improvement projects.

Performance Measures/Outcomes: Suitable Living (SL)/Availability and Accessibility (1)

CD-5: Accessibility Improvements in Public Structures and Facilities – High Priority

According to the 2000 Census, 25,127 Huntington Beach residents had one or more disabilities. Specifically, 9,810 Huntington Beach residents may be considered as physically disabled, according to the Census. To comply with ADA requirements, the City must ensure that all public facilities, including all parks facilities, be accessible to persons of all abilities. Accessibility improvements to meet the requirements of the Americans with Disabilities Act are ranked as a high priority need. All curbs and sidewalks need to be improved citywide. CDBG funds may be used to fund the balance of these improvements in the enhancement areas over the five year period.

Community facilities owned and operated by nonprofit organizations are also eligible for CDBG funding as long as the facilities meet the national objectives of serving primarily persons with disabilities.

CDBG Five-Year Objectives:

- Pursue five accessibility improvement projects.

Performance Measures/Outcomes: Suitable Living (SL)/Availability and Accessibility (1)

Priority 8: Provide for Planning and Administration Activities

To ensure the effective use of limited CDBG and HOME funds, the City must allocate money towards planning and monitoring. Preparation of annual updates allows the City to address the community's changing needs. Continued outreach to low and moderate income households should be conducted as part of the CDBG program's required public participation process. Up to 20 percent of CDBG funds and up to ten percent of HOME funds can be used to support general administration of the CDBG and HOME programs. Funds are used to cover costs for salaries, services, supplies and general overhead.

Priority 9: Promote Economic Development and Employment Opportunities for Low and Moderate Income Households

Huntington Beach has long held the highest standards for its businesses and residents. The goals of the Economic Development Department are to retain and expand the City's base of retail and industry. The department works with other City departments, county and state agencies, colleges and non-profit groups to provide economic development resources. By utilizing various economic development tools, including activities carried out by the Redevelopment Agency, the City's property tax and sales tax revenue shall continue to support city services and provide for a strong local economy. Specifically, the City:

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

CD-6: Section 108 Loans – High Priority

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

CDBG Five-Year Objectives:

- Continue to repay Section 108 loans with CDBG funds.

Performance Measures/Outcomes: Economic Development (EO)/Availability and Accessibility (1)

CD-7: Regional Assistance Programs

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

Five-Year Objectives:

- Small Business Technical Assistance – High Priority – 200 assistance instances.
- Business Resource Seminars – Medium Priority – 20 seminars.
- Economic Development Conference – Low Priority – 5 conferences.

Performance Measures/Outcomes: Economic Development (EO)/Availability and Accessibility (1)

CD-8: Business Improvement District

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

Five-Year Objectives:

- Free Downtown Shuttle Program (Tuesdays) – Medium Priority – 212 persons.
- Free Downtown Shuttle Program (Summer Weekends) – Medium Priority – 60 persons.

2. Performance Measures/Outcomes: Economic Development (EO)/Availability and Accessibility (1)Basis for Assigning Priority

The City conducted a community survey, held a community meeting with residents and service providers, and interviewed City departments to assess the nature and extent of community development needs, as described in the Citizen Participation Section. Funding priorities were established based on the extent of needs and the availability of other funding sources to address those needs. (See also response to Item No. 2 in the General Questions Section, page 2.) Current and past funding levels for services and facility improvements are used as gross estimates for the funding needed for the next five years. The unit of assistance, depending on the nature of the program, may represent a household, a housing unit, a person, a business, or a project.

3. Obstacles to Meeting Underserved Need

One of the main obstacles to meeting underserved community development needs is inadequate funding from state and federal governments. While appropriations for the CDBG program increased in FY 2010-2011, over the past decade appropriations have decreased significantly, leading to reduced support for local community development programs. With the increasing California budget crisis and reduction in funding from the state, funding levels are inadequate to meet increasing needs. In addition, while CDBG funds can be used to assist with renovations and creation of new public facilities and capital projects in the targeted neighborhoods, other priority community, housing, and human services needs, must also be considered, limiting the amount of CDBG funds available.

4. Specific Long-Term and Short-Term Community Development Objectives

Huntington Beach has established the following programs/objectives during the five-year Consolidated Plan period to address priority community development needs in the City:

DH-1 Decent Housing: Availability/Accessibility

- Preserve and rehabilitate existing single-family and multi-family dwelling units (100 units)
- Expand and preserve affordable housing opportunities (50 units)
- Provide homeownership assistance (40 households)
- Provide rental assistance (4,500 households)

SL-1 Suitable Living Environment: Availability/Accessibility

- Improve and maintain neighborhood conditions (3,000 units and five clean-up days)
- Provide assistance to the homeless and persons at risk of becoming homeless (300 persons or families)
- Provide and improve community services for low and moderate income persons and those with non-homeless special needs (1,000 seniors, 2,350 youth and 50,000 low and moderate income persons)
- Improve and expand community facilities and infrastructure to meet current and future needs (five capital improvement projects and five ADA improvement projects)

EO-1 Economic Opportunity: Availability/Accessibility

- Promote economic development and employment opportunities for low and moderate income households (repayment of Section 108 loans, 200 small business technical assistance instances, 20 business resource seminars, 5 economic development conferences, 212 persons via free downtown shuttle on Tuesdays, and 60 persons via free downtown shuttle on summer weekend)

Major Program Areas	Priority	Five-Year Goal
Decent Housing		
Rehabilitation Loans/ Grants	Medium	100 loans and grants
Homeownership	Low	40 households
Code Enforcement	High	3,000 units
Acquisition/ Rehabilitation and New Construction	High	50 units
Rental Assistance	Medium	4,500 households
Suitable Living Environment		
Senior Services	High	1,000 persons
Youth Services	High	2,350 persons
Other Special Needs	Medium	50,000 persons
Capital Improvements and Community Facilities	High	5 facilities
ADA Improvements in Public Structures and Facilities	High	5 improvement projects
Continuum of Care		
Homeless Assistance	High	300 persons
Economic Opportunities		
Section 108 Loans	High	Repayment of Section 108 loans
Regional Assistance: • Small Business Technical Assistance • Business Resource Seminars • Economic Development Conference	 High Medium Low	 200 assistance instances 20 seminars 5 conferences
Business Improvement District • Free Downtown Shuttle Program - Tuesdays • Free Downtown Shuttle Program – Summer Weekends	 Medium Medium	 212 persons 60 persons

These objectives are based on the assumption that consistent levels of funding will be available to the City. Should funding levels be reduced in the future, the ability of the City to meet these objectives may be compromised. Also refer to Community Development Needs Table in Appendix B for five-year and one-year objectives.

Five-Year Priority Community Needs Table

The five-year priority community needs and objectives are summarized in the Needs Tables contained in Appendix B. The Priority Need Level is developed based on several factors: 1) results of the Housing and Community Development Needs Survey; 2) results of the Housing and Community Development Needs Assessment; and 3) the relative level of CDBG and HOME funds required to address community development needs. Current and past funding levels for services and facility improvements, as well as funding needs identified in the City's Capital Improvement Plan are used as gross estimates for the funding needed for the next five years. The unit of assistance, depending on the nature of the program, may represent a household, a housing unit, a person, a project, or an organization.

Antipoverty Strategy (91.215 (h))

1. *Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.*

2. *Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.*

Five-Year Strategic Plan Antipoverty Strategy response:

1. Anti-Poverty Strategy

The 2000 Census indicates that only seven percent of the City's population was classified as living below the poverty level. Typically, a higher proportion of female-headed households experience poverty than other segments of the population. In Huntington Beach, about 19 percent of the City's female-headed households lived below the poverty level in 2000. Specifically, 20 percent of the City's female-headed households with children under 18 years of age and over 27 percent the female-headed households with children under 6 years of age lived below the poverty level in 2000.

Although the City has a lower proportion of households living below the poverty level than the County, the City's anti-poverty strategy aims to:

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

2. Poverty Reduction

The City's anti-poverty strategy enhances the employability of residents through the provision of employment training and supportive services, while expanding employment opportunities for persons in poverty by creating/retaining jobs through redevelopment. Specifically, the City continues to support the Project Self-Sufficiency program. This program aims at assisting low income single parents with children to achieve economic independence from public assistance through personal development, education, and job training. Participants are encouraged to attend a monthly support meeting focusing on providing skills, abilities, and resources to promote self sufficiency. Project Self-Sufficiency maintains a food pantry and links participants with needed clothing, furniture, used computers, and cars. In addition, the City continues to fund literacy programs that help enhance the employability of low income persons with reading problems. Other economic development activities also work to retaining or creating jobs for Huntington Beach residents, including low income or poverty level residents.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. *(States only) Describe the strategy to coordinate the Low income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low and moderate income families.*

Five-Year Strategic Plan LIHTC Coordination response:

Not applicable as this section pertains to state governments coordinating Low income Housing Tax Credits.

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*

2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

Five-Year Non-homeless Special Needs Analysis response:

1. Priorities and Specific Objectives

Certain groups in the "non-homeless special needs" category are assigned a High Priority need level in the City of Huntington Beach's 2010-2015 Consolidated Plan. This category includes persons in various subpopulations who are not homeless but may require housing or supportive services, including youth and at-risk youth, elderly, frail elderly, and persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families). Priorities and Objectives for non-homeless special needs groups are already addressed under the Community Development section.

2. Use of Local, State and Federal Resources

Additional federal, State, local public- and private-sector resources likely to be available for addressing identified non-homeless special needs include CDBG and redevelopment housing set-aside funds. Additional resources, such as non-profit organizations, have been identified in the Community Development section in this document.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

1. *Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.*

**Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.*

2. *Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.*

3. *Describe the basis for assigning the priority given to each category of priority needs.*

4. *Identify any obstacles to meeting underserved needs.*

5. *To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.*

6. *If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.*

**Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.*

Five-Year Non-Homeless Special Needs Analysis response:

1. Non-Homeless Special Needs Groups

The Housing Needs section of this document contains estimates of the nature and extent of housing and supportive service needs of special needs groups. The Other Narrative section also contains additional trends regarding special needs groups.

In addition, Appendix contains the Non-Homeless Special Needs Table that illustrates the number of persons in various subpopulations that are not homeless but may require housing or supportive services in the City.

2. Priority Non-Homeless Special Needs Groups

Appendix B contains the Non-Homeless Special Needs Table that illustrates the priority housing and supportive service needs of special needs persons who are not homeless. Non-homeless special needs priorities are also addressed in the Community Development Needs Section of this document.

3. Basis for Assigning Priorities

The Community Development Needs Assessment Survey is one of the methods by which the City determined priority community development needs for the next five years. Other methods include demographic and empirical data analysis, interviews with staff and service providers, and direct input by residents and stakeholders during public meetings.

4. Obstacles to Meeting Underserved Need

Funding availability is a key obstacle to meeting the underserved need. Public service dollars from CDBG funds are limited to 15 percent of the annual allocation. Typically, the request for assistance far exceeds the amount of funds available and allowable to be expended on services.

5. Supportive Housing Facilities and Services

According to the California State Department of Social Services, Community Care Licensing Division, 59 facilities with a capacity of 757 persons to serve those with special needs see (Table 29).

Table 29: Licensed Community Care Facilities

Facility Type	Facilities	Capacity
Adult and Elderly Residential		
Adult Residential	2	10
Residential Elderly	54	696
Children's Care and Residential		
Group Home	2	18
Small Family Home	2	11
Total*	60	735

Source: California Community Licensing Division website, 2010
*includes facilities pending approval and their capacities.

Definitions for the types of facilities listed above are as follows:

- **Adult Day Care Facilities (ADCF)** are facilities of any capacity that provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting.

- **Adult Residential Facilities (ARF)** are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

- **Residential Care Facilities for the Elderly (RCFE)** provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from six beds or less to over 100 beds.

- **Group Homes** are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youths.

- **Small Family Homes (SFH)** provide 24-hour-a-day care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.

6. HOME and Other Tenant-Based Rental Assistance

The City may utilize HOME funds for direct tenant-based rental assistance, partnering with a CHDO. In addition, the City utilizes HOME funds to acquire and rehabilitate or construct new affordable housing units for low and moderate income households. By partnering with CHDOs the Economic Development Department will use HOME funds to support the ongoing need to expand affordable housing opportunities for low and moderate income households.

The Section 8 Housing Choice Vouchers program is a key tenant-based rental assistance program offered in Huntington Beach through the Housing Authority of Orange County.

Housing Opportunities for People with AIDS (HOPWA)

1. *The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.*

2. *The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an*

assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

3. *For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).*

4. *The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.*

5. *The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.*

6. *The Plan includes the certifications relevant to the HOPWA Program.*

**Please also refer to the HOPWA Table in the Needs.xls workbook.*

Five-Year Strategic Plan HOPWA response:

Not applicable; the City of Huntington Beach does not receive or administer HOPWA funds.

Specific HOPWA Objectives

1. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

Five-Year Specific HOPWA Objectives response:

Not applicable; the City of Huntington Beach does not receive or administer HOPWA funds.

OTHER NARRATIVE

HOME Match Requirements

The City is required to provide a match of 25 percent for the use of HOME funds. The City utilizes its redevelopment housing set-aside funds to satisfy the HOME match requirements.

HOME Resale Provisions

The City of Huntington Beach does not utilize HOME funds for homebuyer assistance.

Appendix A: Public Participation

Summary of Citizen Participation Process

November 17, 2009 - City mailed a Notice of Funding Availability (NOFA) to public service providers, announcing the availability of CDBG funds for public services purposes. The notice was emailed to approximately 50 non-profit organizations, other agencies, and interested residents of Huntington Beach.

December 16, 2009 – Citizen participation surveys were distributed through public agencies and service providers as well available online via the City's website. Responses were collected through March 30, 2010.

December 17, 2009 – Public meetings were published in the Huntington Beach Independent.

January 7, 2010 – CPAB held a Public Hearing on Community Needs with nine members present. A total of three individuals spoke on behalf of their organizations. Their comments can be found below.

January 22, 2010 – The February meeting was published in the Huntington Beach Independent.

February 4, 2010 – A second CPAB Public Hearing on Community Needs was held with ten members present. A total of 27 individuals spoke on behalf of a number of local organizations. Their comments can be found below. The meeting was adjourned to March 4, 2010.

February 10, 2010 – The FY 2010/2011 CDBG Applications were due. A total of 14 applications were submitted.

March 4, 2010 – The CPAB held a meeting to review application summaries and hear public service applicant presentations. Ten board members were in attendance and no public comments were received.

March 30, 2010 – The Citizen Participation Survey was closed and results were tabulated.

April 1, 2010 – The CPAB held a meeting to hear all other applicant presentations. Eight board members were in attendance and there were no public comments received. Formal presentations were made by 14 applicants and are listed in the section below.

May 19, 2010 – A flyer announcing the June 3 CPAB Public Meeting was mailed to approximately 60 agencies and neighboring jurisdictions.

June 3, 2010 – The CPAB held a Public Meeting to review the FY 2010-2015 Consolidated Plan.

June 21, 2010 – A Joint Study Session was held with CPAB and City Council.

June 24, 2010 – A Joint Study Session with City Council was held with CPAB.

Jul 2, 2010 – The 30 Day Public Review Period Commences. There were no public comments received during the Public Review Period.

August 2, 2010 – The City Council held a Public Hearing on the FY 2010-2011 Action Plan. One public comment was received and is attached to this document.

Proof of Publication

CITY OF HUNTINGTON BEACH
CITIZENS PARTICIPATION ADVISORY BOARD (CPAB)
PUBLIC HEARING NOTICE
ON COMMUNITY NEEDS & 2010/11 CDBG APPLICATION

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS: Citizens are invited to attend the Citizens Participation Advisory Board (CPAB) public hearings on community development needs for the low-moderate income residents for the 2010 - 2015 Consolidated Plan for the Community Development Block Grant (CDBG) and HOME programs funded by the Department of Housing and Urban Development (HUD). The public hearings are scheduled as follows:

Thursday, January 7, 2010, 7:00 PM
City Hall, 2000 Main Street, Lower Level, B-8

Thursday, February 4, 2010, 7:00 PM
Oakview Branch Library, 17251 Oak Lane

The purposes of the hearings are: 1) to hear citizen comments on how the City's two federal Housing and Urban Development's (HUD's) Community Development Block Grant and HOME programs should be expended in the following areas of community development: housing, public facilities, code enforcement, infrastructure improvements, public service projects, and economic development; and 2) to hear comments on fair housing issues. The 2010 -2015 Consolidated Plan is for activities between October 1, 2010 and September 30, 2015. This is the first year of the City's five-year Consolidated Plan. Persons needing accessibility assistance must call for a request for assistance at least 72 hours in advance of the meeting.

The application for 2010/2011 CDBG funding is available at http://www.surfcity-hb.org/government/departments/ED/CDBG/. The application deadline is 4:00 PM, Thursday, February 11, 2010 and should be sent to the address below.

Written comments can be addressed to:
Sidney Stone, Housing Manager
Department of Economic Development
City of Huntington Beach
2000 Main Street - 5th Floor
Huntington Beach, California 92648

PUBLICATION DATE: December 17
Economic Development Account Number: 277391004

Huntington Beach Independent has been adjudged a newspaper of general circulation in Huntington Beach and Orange County by Decree of the Superior Court of Orange County, State of California, under date of Aug. 24, 1994, case A50479.

PROOF OF PUBLICATION

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

I am the Citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the below entitled matter. I am a principal clerk of the HUNTINGTON BEACH INDEPENDENT, a newspaper of general circulation, printed and published in the City of Huntington Beach, County of Orange, State of California, and the attached Notice is a true and complete copy as was printed and published on the following date(s):

December 17, 2009

I declare, under penalty of perjury, that the foregoing is true and correct.

Executed on December 21, 2009
at Costa Mesa, California

Sandrine gain
Signature

CITY OF HUNTINGTON BEACH
CITIZENS PARTICIPATION ADVISORY BOARD (CPAB)
PUBLIC HEARING NOTICE
ON COMMUNITY NEEDS & 2010/11 CDBG APPLICATION
TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS: Citizens are invited to attend the Citizens Participation Advisory Board (CPAB) public hearings on community development needs for the low-moderate income residents for the 2010 - 2015 Consolidated Plan for the Community Development Block Grant (CDBG) and HOME programs funded by the Department of Housing and Urban Development (HUD). The public hearings are scheduled as follows:

Thursday, January 7, 2010, 7:00 PM
City Hall, 2000 Main Street, Lower Level, B-8
Thursday, February 4, 2010, 7:00 PM
Oakview Branch Library, 17251 Oak Lane

The purposes of the hearings are: 1) to hear citizen comments on how the City's two federal Housing and Urban Development's (HUD's) Community Development Block Grant and HOME programs should be expended in the following areas of community development: housing, public facilities, code enforcement, infrastructure improvements, public service projects, and economic development; and 2) to hear comments on fair housing issues. The 2010 -2015 Consolidated Plan is for activities between October 1, 2010 and September 30, 2015. This is the first year of the City's five-year Consolidated Plan. Persons needing accessibility assistance must call for a request for assistance at least 72 hours in advance of the meeting.

A survey has been developed to collect community needs' information and the data will be incorporated into the Consolidated Plan. Huntington Beach residents complete this survey thinking about their Huntington Beach neighborhood. The survey in English or Spanish can be accessed at:
http://www.surfcity-hb.org/government/departments/ED/

The application for 2010/2011 CDBG funding is available at http://www.surfcity-hb.org/government/departments/ED/CDBG/. The application deadline is 4:00 PM, Thursday, February 11, 2010 and should be sent to the address below.

Written comments can be addressed to:
Sidney Stone, Housing Manager
Department of Economic Development
City of Huntington Beach
2000 Main Street - 5th Floor
Huntington Beach, California 92648

Published Huntington Beach Independent December 17, 2009 123-188

Huntington Beach Independent has been adjudged a newspaper of general circulation in Huntington Beach and Orange County by Decree of the Superior Court of Orange County, State of California, under date of Aug. 24, 1994, case A50479.

PROOF OF PUBLICATION

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

I am the Citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the below entitled matter. I am a principal clerk of the HUNTINGTON BEACH INDEPENDENT, a newspaper of general circulation, printed and published in the City of Huntington Beach, County of Orange, State of California, and the attached Notice is a true and complete copy as was printed and published on the following date(s):

May 20, 2010

I declare, under penalty of perjury, that the foregoing is true and correct.

Executed on May 21, 2010
at Costa Mesa, California

Sandrine Gann
Signature

RECEIVED
MAY 26 2010
DEPARTMENT OF
ECONOMIC DEVELOPMENT

CITY OF HUNTINGTON BEACH
CITIZENS PARTICIPATION ADVISORY BOARD (CPAB)
PUBLIC HEARING NOTICE
HOUSING AND COMMUNITY NEEDS

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS: Citizens are invited to attend the Citizens Participation Advisory Board (CPAB) public hearing on community development needs for the low-moderate income residents for the 2010 - 2015 Consolidated Plan for the Community Development Block Grant (CDBG) and HOME programs funded by the Department of Housing and Urban Development (HUD). The public hearing is scheduled as follows:

Thursday, June 3, 2010, 7:00 PM
City Hall, Room B-8
2000 Main Street, Huntington Beach CA. 92648

The purposes of the hearing are: 1) to hear citizen comments on how the City's two federal Housing and Urban Development's (HUD's) Community Development Block Grant and HOME programs should be expended in the following areas of community development: housing, public facilities, code enforcement, infrastructure improvements, public service projects, and economic development; and 2) to hear comments on fair housing issues. Fair Housing means equal access to housing regardless of race, color, national origin, ancestry, religion, sex, disability, familial status, marital status, source of income, or sexual orientation.

The 2010 -2015 Consolidated Plan is for activities between October 1, 2010 and September 30, 2015. This is the first year of the City's five-year Consolidated Plan. Persons needing accessibility assistance must call for a request for assistance at least 72 hours in advance of the meeting.

Written comments can be addressed to:
Sidney Stone, Housing Manager
Department of Economic Development
City of Huntington Beach
2000 Main Street - 5th Floor
Huntington Beach, California 92648

Published Huntington Beach Independent May 20, 2010 053-743

WHAT ARE THE HOUSING AND COMMUNITY DEVELOPMENT NEEDS IN YOUR NEIGHBORHOOD?

The City of Huntington Beach receives approximately $1.4 million in Community Development Block Grants (CDBG) and $830,000 in HOME Investment Partnership grants each year for housing and community development projects. The City wants you to have a voice in how the City invests this money. Please assist us by filling out this survey. As you fill-out this survey, please consider the following: 1) The needs in your neighborhood and how they can be improved; 2) Rate the need level for each of the following items and circle the one that best applies.

PLEASE ENTER YOUR ZIP CODE: _____

Using the range from 1 – 4, 1 indicates the lowest need, 4 indicates the highest need.

Community Facilities	**Lowest**			**Highest**	**Community Services**	**Lowest**			**Highest**
Senior Centers	1	2	3	4	Senior Activities	1	2	3	4
Youth Centers	1	2	3	4	Youth Activities	1	2	3	4
Child Care Centers	1	2	3	4	Child Care Services	1	2	3	4
Park and Recreational Facilities	1	2	3	4	Transportation Services	1	2	3	4
Health Care Facilities	1	2	3	4	Anti-Crime Programs	1	2	3	4
Community Centers	1	2	3	4	Health Services	1	2	3	4
Fire Stations and Equipment	1	2	3	4	Mental Health Services	1	2	3	4
Libraries	1	2	3	4	Legal Services	1	2	3	4
Infrastructure	**Lowest**			**Highest**	**Neighborhood Services**	**Lowest**			**Highest**
Drainage Improvement	1	2	3	4	Tree Planting	1	2	3	4
Water/Sewer Improvement	1	2	3	4	Trash & Debris Removal	1	2	3	4
Street/Alley Improvement	1	2	3	4	Graffiti Removal	1	2	3	4
Street Lighting	1	2	3	4	Code Enforcement	1	2	3	4
Sidewalk Improvements	1	2	3	4	Cleanup of Abandoned Lots and Buildings	1	2	3	4
Special Needs Services	**Lowest**			**Highest**	**Businesses & Jobs**	**Lowest**			**Highest**
Centers/Services for Disabled	1	2	3	4	Start-up Business Assistance	1	2	3	4
Domestic Violence Services	1	2	3	4	Small Business Loans	1	2	3	4
Substance Abuse Services	1	2	3	4	Job Creation/Retention	1	2	3	4
Homeless Shelters/ Services	1	2	3	4	Employment Training	1	2	3	4
HIV/AIDS Centers & Services	1	2	3	4	Commercial/Industrial Rehabilitation	1	2	3	4
Neglected/Abuse Children Center and Services	1	2	3	4	Façade Improvements	1	2	3	4
					Business Mentoring	1	2	3	4

Housing	Lowest			Highest
Accessibility Improvements	1	2	3	4
Ownership Housing Rehabilitation	1	2	3	4
Rental Housing Rehabilitation	1	2	3	4
Homeownership Assistance	1	2	3	4
Affordable Rental Housing	1	2	3	4
Housing for Disabled	1	2	3	4
Senior Housing	1	2	3	4
Housing for Large Families	1	2	3	4
Fair Housing Services	1	2	3	4
Lead-Based Paint Test/Abatement	1	2	3	4
Energy Efficient Improvements	1	2	3	4

Please write in any needs not listed above:

_____

_____

_____

_____

_____

_____

_____

_____

THANK YOU!

Please return surveys to:

Sidney Stone, Housing Manager
Economic Development Department
2000 Main Street
Huntington Beach, CA 92648

THIS SURVEY IS ALSO AVAILABLE ONLINE AT:

www.surfcity-hb.org

Comments Received

Survey Comments

- My answers are based on the fact that our city already does a good job on these needs.
- Family Literacy Program - 4
- HB is a good city. It needs to continue to look at the seniors' needs.
- Notice in H2O/Trash bills for:
  1) Dog ownership requirements
  2) Picking up after dog (at least 6 times per year)
  3) Leash attached to dog while walking dog (12 times per year)
  4) Fines/penalties for violations noted above
- Removal of trees that cause sidewalk/street eruptions
  Removal of trees that shed those hard triangle shape droppings
  Fill pot holes in streets
  Extend libraries hours & computers for citizens
  Pass ordinance to ban dogs in parks or make designated areas
- I do feel street and sidewalk repair should be a priority. Some of our major side streets are in pitiful condition!
- Activity Directors: Exercise & planned activities beyond (outreaching) senior center - bring into communities....to senior housing
- With everyone short of money it would have been better to spend $250,000 on feeding the homeless and providing medical for people that don't have any or fixing streets or helping poor people clean up yards, fix houses with paint or a roof. Instead we have 5 min on T.V. with a rose float.
- Low Cost senior housing is really needed. Please help seniors.
- I would like to see some of the 3 million the city received from the sale of Emerald Cove spent toward the new senior center &/or repair of the pitted streets in H.B. Well I can dream, Can't I?
- These are all very necessary items and choices were difficult
- It is well over 10 yrs that the sidewalks on Angler Lane have been in Extreme Disrepair and just as long since the grant pine trees on Edinger have been trimmed.
- Many drains are partially closed and accumulate leaves and garbage. It has been like this for years. When storm drains are not cleared before a storm it causes flooding onto private lawns and driveways. No one seems to care.
- STOP the city from using an outside city company for printing and mailing our utility bills FOR YEARS
- Several years ago Palisade Drive residents signed a petition to have the awful trees and sidewalks and curbs replaced. In the past few months three homes at 6062, 6072, and 6181 have had that work done. However, my home at 6031, one of the worse and a danger to pedestrians has had nothing done. What must I do to get some action? Shouldn't we all be treated equally? Sincerely, Mary S. Tracy
- Controlling rent for senior housing. Not all H.B. residents qualify for housing assistance yet are in need. H.B. Villas senior apartment on Springdale charges exorbitant rent amounts for seniors with accommodations that are very lacking. Rents are out of control.
- I lived in my home in Hunt. Bch. since 1963. I believe that this N.W. Corner of the city is generally ignored in its cares and needs. The focus is on the South Bch. Area. Bolsa Chica, a main entrance to the City, looks tacky; it also has many high speed accidents. McFadden Ave. Shakes with very large trucks

all day, everyday even though a small signal Bolsa Chica signal says "No Trucks." The senior center is at the other end of the city - poorly located and way too small. N.W. Hunt. Bch. should be as important as all other areas of the city.

- All these services (of which there are a lot!!!) require administrators and staff - that's where most of the money goes, unfortunately; so what's left trickles down to.....?
- More police patrols to manage traffic violations (running stop signs - use of cell phones) etc. Check the adjustment of timing for traffic lights - you waste a lot of gas waiting for lights to change from red to green. Fix streets etc.
- Repaving of streets and of many pot holes around Huntington Beach. Need more done to help the homeless animals in Huntington Beach Animal Shelter.
- New management badly needed at the RSC and Senior Serve Lunch Program. Grouchy old women need not apply. Lunch Mgr. Mrs. Pat Mullins needs to stop telling seniors there is a $3.50 charge for lunch when in fact it is free for seniors 60 and over. It is federally funded under a 42 USC Title Program
- The sidewalks in So. H.B. are always dirty & full of leaves. There does not appear to be any program to take care of this.
  The senior center is a joke. Talk, talk, talk - no action. Why not use one of our empty schools.
- Carr Park - Corner Heil & Springdale (A "Speed Zone" now) SLOW IT DOWN
  2) Foot traffic from North Heil Residents Impossible and Dangerous
  3) Sidewalk access Duchess & Christy & repair gutters on both sides
  4) Construct small community access bldg for neighborhood meets
- Trim trees & remove. We have to pay to remove City of HB trees in parkways.
- need a new senior center
- After living in HB for 41 years, we have noticed the repeated need to replace curbside trees and sidewalks because the trees planted there weren't properly chosen to fit the intended planting space. Wht can't the city stop wasting money and either not plant trees so their roots lift sidewalks or plant a suitable type of tree. Just when trees become a beautiful addition to the landscape, they must be taken out.
- Low cost senior housing & a new larger senior center. Please hurry.
- Needs a code restricting large boats and motor homes from permanently being parked in driveways. (1) they are a hazard and dangerously obstruct ones vision of oncoming traffic when trying to pull out of ones driveway; and (2) they are an eye sore and give neighborhoods a "campground" look. If they can afford these luxuries, then put them in/on a dock or storage facility. They are a hazard and an eye sore!! We need our driveways for cars not toys. Lets clean up these neighborhoods!!
- Think about child care housed at libraries. Literacy classes are of highest importance!!
- More programs for learn English.
- Literacy services provided by the library are very important and provide a vital service for the community.
- Sidewalks are in dire need of replacement on Fantasia especially. Tree roots are making sidewalks unsafe for people - handicapped or unsteady (seniors) to trip and fall. (Also Operetta and Opera are in bad shape)
- we need more schools in other countries.
- more money to buy things that we need.
- Sidewalk flattened where there are cracks
- This survey was really bad.

- In view of budget issues, maximum effort should be focused on reducing or eliminating costs associated with benefits for illegal immigrants.
- something needs to be done for those of us considered low income in this city but yet have families we are raising here and we work here in the city as well so that we can afford a decent house in a good area of the city.
- Downtown parking fees need to be waived during holidays for shopping and after 6pm all other days, your killing all the merchants downtown. Cost me an extra five dollars just to have dinner.
- police presence
  Drive city wide often, no police seen whole trip.
  Speed traps are not a crime.
- Affordable Housing should be mixed into regular income developments, not an entire section or development strictly focused on low-moderate income so as to avoid "Project Housing environments"
- It's not necessary to spend every penny you get. Cut spending. You should have had a category that said no funds spent.
- We do not need additional low- and moderate income housing. We need to help increase / maintain existing property values. We need to court businesses that provide sales tax revenue.
- would love to have all pine trees removed throughout city and clean up Bolsa Chica from Mcfadden to Warner... one uniform brick wall 8'high
- Why do we have affordable housing, there is no such thing in Beverly Hills! Most people worked hard to buy a house in HB, now you want poor people to live at the beach and have gangs.
- no more bars are needed in areas that are adjacent to family housing!
- Desperate need for housing resources for youth ages 18 to 24, a lot of homeless youth in this age group. Need a transitional living and emergency shelter. Need awareness by police that these youth should be helped not cited.
- Educational assistance - helping others help themselves, example Project Self-Sufficiency
- Need financing for a new senior center. Old building now has no hot water in bathrooms, plumbing problems constantly, waiting list for room for different services and activities, etc. Very outdated for the 21st century and a wealthy town like Huntington Beach!
- The city does not need to be involved in all these social services. Safety, streets, water, sewer, parks community centers
- Literacy programs are a very important need in this city that no one else is doing... the city must fund these programs!
- Mandated volunteer program for High School students. Mandatory Uniforms for all public school as that rule will allow parents to provide better homes and students will be focused on education during school time.
- Initiate global rates vendor contracts for HB residence -- like all HB residence should be able to go ONE vendor for roofing as city has negotiated the great price....similar goes for all energy efficient vendors.
  If you need help - -I am happy to help[redacted] THANK YOU.
- There's no provision here for the Literacy programs in the library. They are important programs I would've ranked high!
- Considering the needs of an aging population has to be a priority. If you do not plan now for the future with accessibility, handicapped parking, senior housing, healthcare facilities and a larger modern senior center you will be

short changing what we know will be a significant percentage of the population in 10- 15 years.

- Support for literacy program run in our public libraries. This helps individuals and families improve. This service prepares people for advancement in school, training and employment. Money spent here for improvement makes a difference in our community. The return is greater than the investment.
- Literacy programs should get some more funding.
- HB City Library Family Literacy Program - There is no higher-leverage place for Community Development dollars. Please continue to support this tremendously effective program! Thank you.
- We need more Senior facilities since our Senior population will almost double in the next 10 years.
- Family and Adult Literacy Programs. Please continue to fund this very important program.
- expand the needs of library services for literacy programs
- We need continued support to improve literacy programs in the community!
- We need to continue to offer ESL and literacy programs
- Literacy skills for Families in the City of HB. Library Services, too.
- Measure T 's passing approved the location for the new senior center. It's good to see the city is going to appeal courts unpopular decision as the number of seniors is forecast to increased by 20% by 2020. Central Park is the perfect location and is city owned. Go forth and Thank You!
- Need Adult Education classes & an updated Senior center with "work-out" facilities. It is paramount to keep our increasing older population mentally and physically healthy. They, in turn, when nurtured are of great assistance to the City, their families and community. It is important to keep a healthy, vital age group which, which in turn, will stave off a financial drain on the community because of bad physical and mental health. Healthy energetic seniors tend to volunteer their services more and benefit the City of Huntington Beach, their children grandchildren, library, literacy, hospital and community services. Volunteers save money and are a boon to the economy and foundation to a city. They have the time, wealth of experience and desire to give back to the community.
- Need a NEW retirement center - like Landmark but updated like in other cities - we are behind the times in HB - have many friends "trapped" in large houses that would like to downsize and would love updated- active living for over 55 or 60! Also would make more "houses" available for young families!
- I am very supportive of accessible, AFFORDABLE high quality child care services. Research indicates that investments made for our youngest children (birth through 5 years of age) will benefit our local economy a 10% rate of return. These investments reduce crime, increase the child's readiness for elementary school, creates productive citizens for our city and stimulates the economy. For more information about the benefits in high quality child care services (early childhood education) please visit www.heckmanequation.org
- I think the literacy program at the public Library is important, but I didn't see it mentioned.
- Provide grafitti removal on city property (like in alleys) when the person who called the complaint in is not home. We should not have to wait for this service. Also, code enforcement needs to be more proactive in the alleys. There are rental units with garages that are falling apart into the alleys. Thank you!
- Old houses on A&B streets needing code enforcement for cleaning up.

- A couple homes on Blaylock Dr need code enforcement - 8192 old inoperable cars stored in driveway, on trailers. Driveway in need of repair, broken and dangerous, out near sidewalk. Home at 8181 has trash, junk, trash cans, baby furniture etc spread out in the front yard.
- Build the new senior center, or do some upgrading, and clean up of the existing center.
- Thank you
- The Oak View Community appreciates the ongoing support of the City we have received. We feel we've made considerable improvement over the past few years but without continued collaborative and financial support it is unlikely we will be able to maintain the level of success we have achieved. Please continue to help us. Thank you.
- Services to help people trying to get off of welfare with support, counseling, education, etc.
  The proposed Senior Center is a high need.
- JOBS!
- A volunteer program to empower citizens and provide means to help others without monetary expenditure. Would like to create a widespread community service project and work with other volunteer groups to host a day of service in Huntington Beach and nearby cities.
- Clase de Ingle es muy importante
- Para mejor hambiente en la comunidad mi opinion des que se cambiara el rainbow ave lugar mas alejado de la comunidad.
- Dar prioridad para las personas discapacitadas ayuda de vivienda, que a las que lo nesecitas pero pueden trabajar.
- Classes de ingles para adultes, matematica
- Es muy importante tuer alfabetizacion para adultor.
  El iduma de ingles es dificil aprender.
- el stop sain que pusieron enfrente del la oak view school esta mal puest por ila ubo dos accidentes de ninos por que crusan dos veses para la escuela si podrian acer algo. sobre eso. gracias.
- Nesecidades medias y vivienda de bajos precias
- Apodar los arboles demasiado frondosos
- se nesecitar cauaros para indentificos grafity
- ***Remover el Basurero local a areas no Pobladas y mejorar el ambiente y aire es de primera neseidad porque mis hijos estan asistiendo a una escuela besina a este Basurero?
- Me gustaria agregar algo sobre el medio ambiente que la fabrica o basurero Rainbow no esta en un lugar apropiado a qui serca de la escuela.
- Mi mayor nesecidad es mejorar el medio ambiente y quicicra que ustedes hicieran algo para cambiar el rainbow para el bien estar de nuestros hijo y de nosotros mismos se eniven tra ubirado serca de las escuelas.
- bueno yo quisiera que viera mas vigilancia en la escuela Oak View cuando salgan de la escuela
- Ami me gustaria micha vigilansia en las calles por el bandalismo en la noche porque es cucha mos cuando los cholos pintan la pared y por miedo no asemos nada. "gracias"

Comments received at January 7, 2010 CPAB Public Hearing

Alzheimer's Family Services

Anita Rodriguez-Lambert

- Impact to Alzheimer's Family Services due to state budget cuts.
- Seeking replacement funding from State budget cuts to continue daycare services.
- Anticipated growth from 45,000 to 90,000 Alzheimer patients in 20 years.
- Two caregivers for each patient; 30,000 caregivers needed.
- Services is an on-going need in community.

Discussion

- 85 daily; 260 annually Alzheimer's Family Services clients served.
- 30% of clientele are Huntington Beach residents.
- No estate compensation.
- Alzheimer's Family Services is seeking other community partnerships.
- Fees: No charge for MediCal, VA or SCAN clients; $95 per day; never 100% free.
- Transportation is part of the Alzheimer's Family Services assistance.

Staff

- Alzheimer's Family Services anticipates funding requests will stay the same over the next five (5) years.

Senior Outreach – Care Management

Randy Pesquiera

- Distributed an informal sheet of the Senior Center's Care Management Teams' accomplishments and the need for continued services over the next five (5) years.
- 379 clients served
- 106 home visits
- 3,000 information and reference calls
- Network with County Agency
- Implementation of Shared Housing Program
- Other Community Partnerships

Discussion

- CDBG funds will be for Care Management Positions.
- Care Management assists seniors to stay in there homes (example: intervention from senior evictions)
- Age documentation and proof of income is required for services.
- Assistance is needed for growing services at the senior center, especially growing population of seniors of 85 years and older.

Staff

- Funding requests will stay the same over the next five (5) years.

Project Self-Sufficiency

Janeen Laudenback

- PS-S has served the community for over 20 years.
- With current staffing, generally serves 40-45 participants per year.
- Program services low to very low income participants who are enrolled in school.
- Program assists with prevention of homelessness.
- General Fund was lost 2 years ago for the funding of PS-S staff members.
- No other resources for staff funding.

- Community donations are in-lieu services for participants.
- Will request increase in CDBG funding for a staff member.

Discussion

- Staff can allocate Homeless Prevention grant funds to participants.
- An apartment is still available to assist PS-S participants.

Staff

- Stone inquired as to why the Senior Center and PS-S are sponsored by CDGG grant allocations while other cities, counties and the State use private services or other organizations to serve their communities. The programs are a priority of the City Council and programs better services the community.

Comments received at February 4, 2010 CPAB Public Hearing

Huntington Beach Senior Services

- Michelle Yerke

CSP (Community Service Program – Gang Prevention)

- Officer Scott McKeen, HBPD
- Detective Preese, HBPD
- Saul Martinez
- Enrique Sanchez
- Maria Ponce

OakView Library Literacy

- Maria A. Castaneda (parent)
- Tamera Godfrey (adult tutor)
- Rocio Galeno (parent)
- Audrey Richards (student tutor)
- Maricela Islas (parent)
- Stu Hann (adult tutor)
- Sofia Sanchez (parent)
- Margaret Shepstone
- Edwin Linares (parent)
- Laurie Moncrief (tutor)
- Xanat Rivas (student)
- Norma Rivas (student)

Project Self-Sufficiency

- Brenna Dumerton (single parent – attends college)
- Christiana Lagana (single parent – attends college)

Community SeniorServ

- Phil Beukema

OakView Family Resource Center

- Michelle Essex
- Letty Guzman (co-ordinator)
- Elizabeth Hurtado (3rd grade student)
- Alexis Nieves (9 years old)
- Anthony Naglan (12 years old)
- Ruby Garcia (1st grade student)
- Jose Maldanado (staff)

Formal Presentations by Applicants on April 1, 2010 CPAB Meeting

- Terri King for Housing Rehab Loan Administration
- Randy Pesqueira for Community Services, Senior Outreach
- Dustin Manhart for Community Serv, Home Delivered Meals
- Janeth Valazquez – Community Serv, Congregate Meals
- Amy Crepeau – City of Huntington Beach, OakView Library, Family Literacy
- Elsa Greenfield/Oscar Sanchez – Community Services Program, Inc. (CSP)
- David Levy – Fair Housing Council of Orange County
- Anita Rodriguez-Lambert – Alzheimer's Family Services Center
- Chris Davies/Mike Fuentes – Special Code Enforcement
- Jerry Thompson – City of Huntington Beach, Public Works, ADA Civic Center
- Janeen Laudenback – City of Huntington Beach, Community Services, Oak View Family Resource Center
- Bridget Beisner – City of Huntington Beach, Community Services, Project Self-Sufficiency
- Tracy Gould/Dr. Albert Chang – Alta Med, Huntington Beach Community Care Health Clinic American Family Housing
- Jim Miller – American Family Housing

Interviews with Local Service Providers

Fair Housing Council of Orange County

Spoke with David Levy on June 1, 2010

The Fair Housing Council of Orange County believes they are meeting the goal of affirmatively furthering fair housing. They are currently in the process of preparing the Analysis of Imepdiments to Fair Housing Choice and need funding to address private sector impediments they are identifying. With the recent changes in economic conditions, they actually have less demand as rental housing providers are less stringent with tenants and renters are less likely to complain.

Project Self-Sufficiency

Spoke with Janeen Laudenbeck on June 1, 2010

Senior services and Project Self-Sufficiency housing is becoming more of a concern than five years ago. There is a lack of affordable housing in the community. Their program aims for self-sufficiency but they need to provide stable housing for long term goals and that is becoming more and more difficult to find.

Senior Outreach Care Management

Spoke with Randy Pesqueira on May 19, 2010

Senior Outreach Care Management provides care management to low-income seniors and frail elderly. They serve people age 85 and older, which is an increasing population. They only help people living independently and work to help them stay independent as long as possible. The challenges they face include medical costs, living expenses and transportation accessibility. The biggest need is housing in general, including assistance with housing costs and moving assistance as many seniors downsize. The availability of suitable housing as well as the cost of transitioning are the key issues.

Community SeniorServ, Inc. Congregate Meals Program and Home Delivered Meals

Spoke with Dustin Manhart on May 24, 2010

Community SeniorServ serves adults over age 60, most of which are low income. They have two programs, the home delivered meals and congregate care meals.

Home delivered meals are provided to the City to distribute through the case management with volunteers. They provide three meals a day, five days a week on a donation basis. Congregate Care meals are served in a social atmosphere to foster social interaction with peers (one hot lunch a day is available five days a week on a donation basis). The biggest need Community SeniorServ sees is with their in-home services for assistance with personal care, housekeeping and household chores for seniors living alone. They do not provide this service in Huntington Beach because Care Management provides it. They estimate about 150 people on their waiting list for services.

Huntington Beach Public Library, Family Literacy Program

Spoke with Amy Crepeau on May 19, 2010

The Family Literacy Program works with families to provide English literacy to mainly adults with additional programming for pre-school age kids and parents together. Their clients are non-native English speakers (mostly Spanish speakers) who are not literate in their native language as well. The population is extremely low and love income from the Title I school next door. Their clients are having difficulty finding work and being able to afford food and housing costs. Access to low income housing is a problem for most program participants. Their space is filled to capacity and they maintain a waiting list with about 40 people on it. In addition to tutoring they also have a computer lab with language software that people on the waiting list can use until they are able to have a tutor. Ideally they would like to see an expansion in space and hire more tutors.

Alzheimer's Family Services Center (AFSC), Family Dementia Services, Huntington Beach

Spoke with Dr. Cordula Dick-Muehlke on June 2, 2010

There is a need for services for people with Alzheimer's and Dementia and it is a growing need. The population with dementia is going to double by 2010 and it is currently approximately 12 percent of the population over age 65. They need to help people in the early stages of dementia and those living alone with dementia. AFSC recently started a support group for people in the early stages and have noticed more people living along attending. They hope this need is identified as a priority need in Huntington Beach.

The additional information below was provided via email:

According to the most recent American Community Survey for the City of Huntington Beach (2008), there are approximately 26,122 seniors, age 65 and up, residing in Huntington Beach. According to the Alzheimer's Association's 2010 *Alzheimer's Disease Facts and Figures* Report, 13 percent of individuals over 65 have Alzheimer's disease. This means that today, at least 3,395 Huntington Beach citizens have Alzheimer's disease. We also know that the majority (70 percent or more) of people with Alzheimer's disease are cared for at home by family caregivers. According to research, at least two close family members are involved in the care of any one individual with Alzheimer's disease. That means for the 3,395 Huntington Beach citizens with Alzheimer's disease today, another 6,790 family members are serving as caregivers. In total, at least 10,185 individuals (affected by Alzheimer's disease and their caregivers) are coping with Alzheimer's in Huntington Beach.

Alzheimer's disease emotionally, physically, and financially devastating. It threatens the economic well-being of families. The total annual economic impact of caring for a loved one with dementia is at least $42,586 and includes an average of $33,007 in health and long-term care costs plus 863 hours of unpaid care valued at $9,579 (Alzheimer's Association, California Council, 2009).

It is critical for families to have access to the affordable care that AFSC offers. As background, at AFSC, participants receive up to 10 hours of care daily for only $95, with families paying an average of $79, and some as little as $53 per day through our scholarship program. Support from the City of Huntington Beach helps to cover the gap between what it actually costs us to provide care ($146 per day) and what families can pay (i.e., the $79 on average).

Altamed Health Services – Community Care Health Centers

Spoke with Sharon Weisfenning on June 1, 2010

They have seen an increase of people without insurance in general. They are also sending more parents and their kids to nutrition classes for obesity and have new wellness clinic dedicated to childhood obesity. They are seeing childhood obesity as a growing problem.

Straight Talk Clinic, Inc – Program Helping Hearts

Spoke with Shelly M. Lummus on May 24, 2010

Program Helping Hearts is a food program for the underprivileged providing fresh food to anyone that needs it. They provide food for mostly working and middle class families. Food is donated from local grocery stores and they work with the local community to establish distribution centers. Local residents know where to come to obtain food on a set schedule. They operate on grants, donations and volunteers and distribute mostly through churches. Program Helping Hears currently operates in Santa Ana, Orange, Irvine, and Anaheim. They applied for Huntington Beach CDBG last year and did not get it. They wanted to provide food in Huntington Beach through the Community Center but another food program was already distributing out of that location. Helping Hearts is currently unable to distribute food in Huntington Beach because of the lack of a place to do it through. Program Helping Hearts has noticed an increase in the number of people in need. They often run out of food and grocery stores are getting better at adjusting their inventories to the economy so they have less food left to donate. Program Helping Hearts needs more food donations and distribution centers.

Comments Received on June 3, 2010 CPAB Meeting

- Randy Pesqueira for Community Services – Seniors Outreach
- Norma Lopez for Family Resources Center
- Martha Cervantes for Family Resources Center
- Brigette Beisner for Project Self-Sufficiency
- Catherine Hollingshead for Project Self-Sufficiency
- Christine Bennett for Project Self-Sufficiency
- Shirley Dettloff sent email

No Comments Received during Public Review period from July 2, 2010 and August 2, 2010.

Public Hearing on August 2, 2010

- Public comment letter received, shown on following pages.

Esparza, Patty

From: Flynn, Joan
Sent: Monday, August 02, 2010 9:42 AM
To: Esparza, Patty
Subject: FW: PSSF letter to City Council

Late Communication

From: Laudenback, Janeen
Sent: Monday, August 02, 2010 9:23 AM
To: Flynn, Joan
Cc: Engle, Jim
Subject: FW: PSSF letter to City Council

Hi Joan – Jim Engle suggested that I send this to you.

Janeen Laudenback

Janeen Laudenback
Community Services Department| City of Huntington Beach
Office: 714.536.5496
jlaudenback@surfcity-hb.org

From: Robert O. Dettloff [mailto:rodettloff@socal.rr.com]
Sent: Saturday, July 31, 2010 3:02 PM
To: Laudenback, Janeen; Scott Neill
Subject: PSSF letter to City Council

Below is the letter I e-mailed, today, to each individual member of the City Council and Fred Wilson.

Dear City Council Member,

On behalf of the PSS Foundation Board, I would like to thank you for your past and continued support for the Project Self Sufficiency program through Community Development Block Grant (CDBG) funding. The PSS Foundation Board would like to encourage you to follow the CPAB recommendation of $10,000 CDBG funding for the Project Self Sufficiency program for the 2010-2011 fiscal year.

As you know, PSS has been a part of this community for nearly 25 years and will be celebrating its 25th anniversary on October 1, 2010. During this time, the city has developed a public-private partnership with the PSS Foundation where the city provides staffing for the program and the Foundation provides direct resources to the program participants.

In 2009 staff secured additional funding for PSS through the Homeless Prevention and Rapid-rehousing Program (HPRP). HPRP funding, combined with requested $10,000 CDBG funding, community collaborations, and fund-raising will provide for approximately two additional years of program oversight for Project Self Sufficiency.

While the PSS Foundation is willing and able to assist the City's PSS program, we need to feel confident that the dollars we solicit from the community are spent where they will support those participants who really are dedicated to follow the rules and complete their education in the shortest time possible.

8/2/10
LATE COMMUNICATION #17

Therefore, It is vitally important that there is sufficient City Staff to oversee the PSS Program so that both City and PSS Foundation resources are spent where needed.

I would like to stress the importance of the continued support from the CDBG program at the $10,000 level as recommended by the CPAB for the 2010-2011. Losing funding would limit the ability of the program to continue to provide needed case management for participant families. The PSS Foundation appreciates that PSS is still a CDBG-funded program, and it is our desire that this funding continue for the 2010–2011 fiscal year.

Robert Dettloff

Vice Chair; Resource Development

Project Self Sufficiency Foundation

2

Mailing List

211 Orange County
Action Alliance
Altamed
Alzheimer's Family Services Center
Action Alliance
Altamed
Alzheimer's Family Services Center
American Family Housing
Anaheim Housing Authority
Beach Cities Interfaith Services
Boys and Girls Club of Huntington Beach
Casa Youth Shelter
Center for Hope and Healing
City of Costa Mesa
City of Fountain Valley
City of Garden Grove
City of Garden Grove Housing Authority
City of Huntington Beach, Public Works Department
City of Huntington Beach, Code Enforcement
City of Huntington Beach, Community Services Department
City of Huntington Beach, Fire Department
City of Huntington Beach, Housing Rehabilitation Loan Program
City of Huntington Beach, Family Literacy Program
City of Huntington Beach, Police Department, Uniform Division
City of Huntington Beach, Police Department, COP
City of Huntington Beach, Project Self-Sufficiency
Senior Outreach Center
City of Long Beach
City of Los Alamitos
City of Newport Beach
City of Westminster
Collette's Children's Home
Community Action Partnership of OC
Community Senior Serv
Community Service Program
Council on Aging of Orange County
Fair Housing Council of Orange County
Families Forward
Feedback Foundation, Inc.
Friendship Shelter
H.I.S. House
Hagan Place
Hannah's House
Harbor View Terrace Apartments
HB Digital Arts Blueprint, Inc.
Hope Office
Human Options
Huntington Beach Youth Shelter
Mercy House
New Vista Shelter
Oak View Family Resource Center
Orange County Community Services
Orange Community Housing Corporation
Orange County Interfaith Shelter
Orange County Rescue Mission
Orange County United Way
Rebuilding Together Orange County
San Miguel Residence
Santa Ana Housing Authority
Shelter Plus Care
The Boeing Company
The Grace House
Therapeutic Riding Center
United Cerebral Palsy of Orange County
Volunteer Center of Orange County
WeTip, Inc.
Women Helping Women

Appendix B: Consolidated Plan Tables