

V. STRATEGIC PLAN

The Housing and Community Development Strategy is the centerpiece of the Consolidated Plan. The Strategy describes:

- ✓ General **priorities** for assisting households
- ✓ **Programs** to assist those households in need
- ✓ Five-year **objectives** identifying proposed accomplishments.

The Strategic Plan also addresses the following areas:

- ✓ Anti-poverty strategy
- ✓ Lead-based paint hazard reduction
- ✓ Reduction of barriers to affordable housing
- ✓ Institutional Structure/Coordination among agencies

A. RESOURCES FOR HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES

Long Beach has access to a variety of federal, state, local and private resources to achieve its housing and community development goals. Specific funding sources will be utilized based on the opportunities and constraints of each program. Table V-1 summarizes the major sources of funding available to carry out housing activities in Long Beach, and provides information on local funding levels where applicable.

Table V-1: Financial Resources for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants awarded to the City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. Long Beach receives approximately \$10 million in CDBG funds from HUD on an annual basis. Program administered by Neighborhood Services Bureau.	<ul style="list-style-type: none"> ▪ Property Acquisition ▪ Relocation and Demolition ▪ Rehabilitation ▪ Public Facilities and Improvements ▪ Economic Development, Job Creation/Retention ▪ Public Services
HOME Investment Partnership Program	Flexible grant program awarded to City on a formula basis for housing activities benefiting low and moderate income households. Long Beach receives approximately \$5 million in HOME funds annually from HUD. Program administered by Housing Services Bureau.	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Relocation Costs ▪ Tenant-based Rental Assistance
American Dream Downpayment Initiative (ADDI)	New formula grant allocated to eligible HOME participating jurisdictions. Aimed at increasing homeownership among lower income and minority households, and revitalizing communities. City received initial 2 year ADDI allocation of approximately \$415,000 (FY 2003 and FY 2004), and FY 2005 allocation of \$128,000.	<ul style="list-style-type: none"> ▪ Downpayment and Closing Cost Assistance ▪ Rehabilitation in conjunction with home purchase
Emergency Shelter Grant (ESG)	Grant awarded to City to implement a broad range of activities that serve homeless persons. City receives approximately \$400,000 in ESG funds annually from HUD. Program administered by Long Beach Department of Health and Human Services.	<ul style="list-style-type: none"> ▪ Shelter Construction ▪ Shelter Operation ▪ Social Services ▪ Homeless Prevention
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Housing Authority of the City of Long Beach (HACL B). Over 6,200 City residents currently receive Section 8 housing vouchers.	<ul style="list-style-type: none"> ▪ Rental Assistance
Section 202	Competitive grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction

Table V-1: Financial Resources for Housing Activities

Program Name	Description	Eligible Activities
Section 811	Competitive grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
Section 203(k)	Most mortgage financing plans provide only permanent financing, and do not include financing for rehabilitation improvements. This program provides a single long-term, low interest fixed rate loan to finance both the acquisition and rehabilitation of the property.	<ul style="list-style-type: none"> ▪ Land Acquisition ▪ Rehabilitation ▪ Relocation of Unit to Another Site ▪ Refinance Existing Indebtedness
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvements or other projects. Jurisdiction must pledge future CDBG allocations for loan repayment. Loan amount can be up to five times jurisdiction's annual CDBG entitlement.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Los Angeles County administers program on behalf of Long Beach, and had \$4 million available County-wide in 2005.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
Housing for Persons with AIDS (HOPWA)	Only federal housing program specifically designed to meet needs of people living with HIV/AIDS. City of Los Angeles serves as local grantee.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Acquisition
Shelter Plus Care Program	Grants for rental assistance that are offered with support services to homeless with disabilities.	<ul style="list-style-type: none"> ▪ Rental Assistance ▪ Homeless Assistance ▪ Support Services
Supportive Housing Program (SHP)	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness.	<ul style="list-style-type: none"> ▪ Transitional Housing ▪ Permanent Housing for Disabled ▪ Supportive Housing ▪ Support Services ▪ Safe Havens
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> ▪ New Construction

Table V-1: Financial Resources for Housing Activities

Program Name	Description	Eligible Activities
Multi-Family Housing Program (MHP)	Deferred payment loans to local governments, non-profit developers and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Proposition 46 provided \$910 million in funding to this program.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Preservation
California Housing Finance Agency (CalHFA) Multi-Family Programs	Below market rate permanent financing for the acquisition/rehabilitation, preservation or new construction of rental housing that includes a portion of the units affordable to lower income households.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Acquisition of properties from 20 to 150 units ▪ Preservation
California Housing Finance Agency (CalHFA) Home Mortgage Purchase Program	CalHFA sells tax-exempt bonds to make below market loans to first-time homebuyers. Program operates through participating lenders who originate loans for CalHFA.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
CalHome Program	Grants to municipalities and nonprofit developers to assist first-time homebuyers in home purchase. Project loans for development of multi-unit homeownership projects.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance ▪ New Construction (owner)
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to municipalities to make deferred-payment second mortgage loans in projects with affordability enhanced by local regulatory incentives or barrier reductions.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
Supportive Housing	Funding for supportive housing for persons who have mental illness and are homeless, or are at imminent risk of becoming homeless. Proposition 46 provided \$195 million in funding for this program.	<ul style="list-style-type: none"> ▪ Supportive Housing
Workforce Housing Reward Program	Grants to local governments that issue permits for deed-restricted, affordable rental and ownership housing.	<ul style="list-style-type: none"> ▪ Local government reimbursement for affordable new construction
Emergency Housing and Assistance Program	Capital Development Loans and Operating Facility Grants for emergency shelters, transitional housing, and safe havens that provide shelter and supportive services for homeless individuals and families.	<ul style="list-style-type: none"> ▪ Emergency Shelters ▪ Transitional Housing ▪ Safe Havens

Table V-1: Financial Resources for Housing Activities

Program Name	Description	Eligible Activities
3. Local Programs		
Redevelopment Housing Fund	State law requires that 20% of Redevelopment Agency funds be set aside for a wide range of affordable housing activities governed by State law. The Long Beach Redevelopment Agency generates approximately \$10 million annually in Low/Mod Housing Funds.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Homebuyer Assistance
Redevelopment Tax Allocation Bonds	In January 2005, the Long Beach Redevelopment Agency issued tax allocation bonds for the North, Central, West Beach, Poly High and Los Altos Redevelopment Project Areas. Approximately \$50 million of net proceeds of the housing set-aside bonds will be contributed into the City's Housing Development Fund. Annually, \$3.5 million in Low/Mod Housing Funds will be used to repay these bonds over a 35 year period.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Homebuyer Assistance
Housing Trust Fund (pending City Council approval)	A dedicated, annually renewable source of funding for the development and preservation of affordable housing. If adopted by Long Beach City Council, Housing Trust Fund would provide an estimated \$2.5 million over 5 years.	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition/Rehab ▪ Preservation ▪ Homebuyer Assistance
Developer Contributions	Fees paid into the Long Beach Housing Development Fund by developers as a requirement during the development review process. While unable to precisely estimate future contributions, one major project (Boeing) has agreed to pay \$3 million into the fund based on development phases.	<ul style="list-style-type: none"> ▪ Any permissible use of the Housing Development Fund
City of Industry Funds	North Long Beach is eligible to compete for City of Industry Housing Funds administered by the County Community Development Commission. (Census tracts must fall within 15 mile radius of Industry)	<ul style="list-style-type: none"> ▪ Affordable Housing Development ▪ Acquisition/Rehab ▪ Special Needs Housing
4. Private Resources/Financing Programs		
Fannie Mae	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
	Mortgages which fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance ▪ Rehabilitation
	Low Down-Payment Mortgages for Single-Family Homes in under served low-income and minority cities.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance

Table V-1: Financial Resources for Housing Activities

Program Name	Description	Eligible Activities
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> ▪ New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none"> ▪ Home Buyer Assistance combined with Rehabilitation
The Enterprise Foundation	Loans and incentives to non-profit developers of low-income rental and for-sale housing.	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition/Rehab ▪ Homebuyer Assistance
Low Income Investment Fund (LIIF)	LIIF is a national non-profit community development financial intermediary, providing low-cost financing for affordable housing, as well as other community development activities.	<ul style="list-style-type: none"> ▪ Predevelopment loans ▪ Acquisition ▪ Construction ▪ Permanent financing

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B. HOUSING AND COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTS

In establishing five-year priorities for assistance, the City of Long Beach has taken several concerns into consideration:

1. Those categories of low and moderate income households most in need of housing and community development assistance
2. Which activities will best meet the needs of those identified households
3. The extent of federal and other resources available to address these needs.

The Strategy focuses on activities to be funded with the three federal entitlement grants received by Long Beach (CDBG, HOME, ESG). Specific five-year objectives, or “performance measures” are provided as benchmarks for measuring accomplishments under each activity. These performance measures are directly linked with the one-year performance measures contained the City’s annual Action Plans.

To provide a complete picture of the City’s overall housing and community development strategy, activities funded through non-federal entitlement/ redevelopment set-aside funding sources are also presented. However, activities with outside funding are not counted within the Consolidated Plan goals and objectives.

Priority Spending Levels

HUD requires jurisdictions to complete a Priority Housing Needs Table (Table V-2) which estimates unmet needs by income group and household type, prioritizes these needs, and establishes assistance goals. Pursuant to HUD’s instructions for completion of this table, the priority need level reflects the relative priority for federal funds only (HOME, CDBG, ADDI, and Section 8), and does not reflect the City’s priorities for expenditure of Low/Mod Redevelopment or other housing funds. The unmet housing needs identified in Table V-2 are based on 2000 census statistics compiled as part of the CHAS (Comprehensive Housing Affordability Strategy) Databook.

Based on input from the Consolidated Plan Needs Assessment and the public participation process, priority housing needs for expenditure of federal funds have been assigned according to the following HUD ranking:

High Priority: Activities to address this need will be funded by the City using Federal CDBG, HOME or Section 8 funds during the five-year period.

Medium Priority: If CDBG or HOME funds are available, activities to address this need may be funded by the City during this five year period. Also, the City may take other actions to help this group locate other sources of funds.

Low Priority: The City will not fund activities to address this need using CDBG or HOME funds during the five-year period, but other entities' applications for Federal assistance might be supported and found consistent with this Plan. In order to commit CDBG or HOME Program monies to a Low Priority activity, the City would have to amend the Consolidated Plan through a formal process required by the Consolidated Plan rules.

No Such Need: The City finds that there is no need or that this need is already substantially addressed. The City will not support other entities' applications for Federal assistance for activities where no such need has been identified.

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**Table V-2
Five-Year Housing Needs and Priorities**

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need ¹	Goals ²
Renter	Small Related (2-4 persons)	0-30%	H	7,037	942
		31-50%	H	5,903	2,172
		51-80%	H	4,891	29
	Large Related (5 or more persons)	0-30%	H	4,297	344
		31-50%	H	3,670	773
		51-80%	H	3,623	29
	Elderly	0-30%	H	2,167	348
		31-50%	H	1,441	805
		51-80%	H	747	7
	All Other	0-30%	H	4,872	348
		31-50%	H	3,683	806
		51-80%	H	3,334	7
	Owner	0-30%	M	2,230	96
		31-50%	H	2,537	210
		51-80%	H	5,160	280
Special Needs ³		0-80%	H		40
Total Goals					7,236
Total Section 215 Renter and Special Needs Goals⁴					6,650
Total Section 215 Owner Goals⁵					586

¹ Unmet needs are based on 2003 HUD CHAS data for households with housing problems.

² Housing goals include anticipated accomplishments under the following programs: housing production programs, housing rehabilitation and acquisition/rehabilitation programs, homeownership assistance programs, tenant-based rental assistance, and Section 8.

³ Except for HOPWA Rental Assistance, special needs goals already reflected in goals for renters and owners.

⁴ Section 215 Rental Unit – occupied by <80%MFI household and bears rent <FMR, or 30% of 65% MFI

⁵ Section 215 rehabilitated Owner Unit – occupied by <80%MFI and has after rehab value <HUD mortgage limit

1. Priority Housing Needs

The four housing priorities set forth in the Consolidated Plan are derived from the City's 2004-2009 Housing Action Plan's guiding principles for housing assistance:

- *Provide and preserve safe, decent and affordable housing for Long Beach households with the greatest need*
- *Address severe overcrowding in Long Beach neighborhoods*
- *Address substandard conditions*
- *Encourage owner-occupancy*
- *Enhance neighborhood stability*

Each of the City's housing priorities are implemented through a series of programs, as presented in the following section. Many of the City's housing programs implement multiple housing priorities, as indicated by Table V-3 at the end of this section, such as the acquisition/rehabilitation program which addresses affordable housing, overcrowding, substandard housing, and neighborhood stability. To avoid redundancy, each program is presented only once in the text.

The following presents the City's housing priorities, programs, and performance measures to address Long Beach's housing needs over the 2005-2010 period. The Housing Services Bureau takes the lead in administering HOME and Low/Mod redevelopment housing programs on behalf of the City, and the Housing Authority of the City of Long Beach administers the Section 8 rental assistance programs.

Priority 1A: Provide and preserve safe, decent and affordable housing for Long Beach households with the greatest need

Supporting Rationale: The Needs Assessment documents extremely limited rental vacancies in Long Beach, and vacancies among units with three or more bedrooms in particular. Combined with high levels of renter overcrowding and overpayment, the City has a significant need for additional affordable rental housing, especially for large family renters. And with for-sale housing prices continuing to escalate and the affordability gap widening, market conditions preclude most modest income households from homeownership. The City will continue to play a critical role in facilitating development of affordable and mixed income rental and ownership housing in the private market. Emphasis will be placed on the provision of housing for large families, integration of services (such as services for families with children, childcare, etc), and location of housing near transit.

Apartment rents in Long Beach have risen to such a level that low income households can no longer afford to live in the community without facing overpayment and/or overcrowding. Preservation of the existing stock of affordable housing through a combination of tenant rental assistance, long-term affordability controls on publicly-assisted units, and owner incentives to maintain affordable rents can all provide effective strategies.

Implementing Programs: The City will implement the following programs to address Priority 1A:

Federal Entitlement Funded Programs

1. Multi-Family Residential Rental Housing Production: The Long Beach Housing Development Company (LBHDC) provides assistance to for-profit and non-profit housing developers for the construction of affordable rental housing. LBHDC assistance may be up to a maximum of \$150,000 per unit and take the form of a predevelopment loan, bridge loan, construction loan or permanent financing. All assisted units must be deed-restricted for occupancy by low (50% MFI) and moderate (80% MFI) income families or seniors for a minimum of 55 years. The LBHDC enforces occupancy standards and monitors property maintenance. The borrowers must give preference to displaced tenants and those in transitional housing. The LBHDC maximizes leverage of City funds by assisting developers in seeking out other sources of funds to maximize the number and affordability of units provided. In many cases, the LBHDC assists other non-profits to provide affordable housing for special needs groups.

Five-Year Performance Measure:

- 34 affordable rental units, including 10 extremely low income (30% MFI), 17 low income (50% MFI) and 7 moderate income (80% MFI) units.

2. For-Sale Housing Production: The LBHDC provides assistance to for-profit and non-profit housing developers for the construction of affordable for-sale ownership housing, up to a maximum of \$200,000 per unit. LBHDC assistance usually takes the form of low-interest loans that convert to silent second mortgages to the ultimate buyers. City-provided funding is leveraged with other public and private sources of funds to maximize the number and affordability of units provided. Ultimate beneficiaries are first-time moderate income (80% MFI) and above-moderate⁶ income (120% MFI) homebuyers who live or work in Long Beach.

Five-Year Performance Measure:

- 14 affordable moderate income (80% MFI) ownership units.

⁶ Above-moderate income (120% MFI) households are assisted using Redevelopment set-aside funds.

3. Tenant-Based Rental Assistance: Tenant-Based Rental Assistance (TBRA) includes a wide range of potential assistance to low (50% MFI) and moderate (80% MFI) income households to provide more affordable housing. Specific assistance may include rental payments made on behalf of eligible tenants residing in buildings that have been rehabilitated with HOME loan funds. Assistance of this type will be provided in 2-year maximum increments, up to a maximum total of 5 years for qualified tenants.

Assistance may also be provided to assist income-eligible households in response to high levels of rent burdens or long Section 8 waiting lists. In addition, TBRA may be used to assist a qualified homebuyer family until the purchase process is completed. TBRA funds may also be used to provide security deposits, up to a maximum of two months rent, in the form of loans or grants to qualified prospective renters. TBRA funds may also be used for utility deposit assistance.

The Department of Health and Human Services and Housing Services Bureau are beginning implementation of a joint Tenant Based Rental Assistance Homeless Transition Program to assist homeless to transition into permanent rental housing. Intermediary TBRA assistance will include security deposits, first and last months rent, and moving expenses.

Five-Year Performance Measure:

- 90 households, including 27 extremely low income (30% MFI), 45 low income (50% MFI) and 18 moderate income (80% MFI) renter households.

Non-Entitlement Funded Programs

4. Section 8 Rental Assistance: The Housing Authority of the City of Long Beach (HACL B) administers the Section 8 Rental Assistance Program within Long Beach. The Program provides rent subsidies directly to the landlord in the private rental market for low income (50% MFI) tenants. HACL B has a current assignment for 6,244 Section 8 rent vouchers, all of which are fully subscribed. Given the significant gap between market rents and what these lower income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community. With over 16,000 Long Beach households on the Section 8 waiting list, the need for rental assistance is substantial.

Reductions in Federal appropriations to the Section 8 program are necessitating significant changes to HACLB's program. As a means of keeping within reduced funding limits, HACLB has taken measures such as lowering Occupancy Standards (permitting fewer bedrooms per family) and controlling rent increases. HACLB is closely monitoring monthly Voucher Program expenses and, if costs begin to exceed HUD's monthly voucher budget allocations, may restrict voucher holders from moving to more expensive jurisdictions. If costs are not controlled with these measures, HACLB will have no choice but to issue fewer vouchers.

5. Preservation of At-Risk Housing: As presented in the Needs Assessment, three federally assisted housing projects are at-risk of conversion to market rate during the five-year period of the Consolidated Plan: Del Amo Gardens and Pacific Coast Villa⁷ (Section 221 funding) and New Hope Home (Section 202 funding). In addition, numerous projects carry Section 8 contracts subject to periodic renewals and annual budget appropriations by Congress. In order to meet the housing needs of persons of all economic groups, the City must guard against the loss of housing units available to lower income households. The Housing Authority of the City of Long Beach and the Housing Services Bureau will:

- a. Coordinate with public and non-profit agencies and individuals interested in purchasing and/or managing units at-risk to inform them of the status of at-risk projects. Assist prospective purchasers in obtaining low-cost acquisition financing through CalHFA's Preservation Acquisition Program.
- b. Establish contact with owners of existing Section 202 developments to discuss potential refinancing options through CalHFA under more favorable terms and conditions.
- c. Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures.
- d. Assist tenants in projects converting to market rate to obtain Section 8 vouchers from HUD, and/or priority status for City housing assistance programs.
- e. Educate Congress members as to the continuing funding need for the Section 8 Program and affordable housing in general.

⁷ The new owner of Pacific Coast Villa has applied to HUD for incentives under the Mark-Up-to-Market program in exchange for extending affordability controls.

Priority 1B: Address substandard conditions and severe overcrowding in Long Beach neighborhoods.

Supporting Rationale: Three-quarter's of Long Beach's housing stock is greater than 30 years in age, the age at which housing begins to require major rehabilitation improvements. With over 2,200 active code violations Citywide, many of Long Beach's older neighborhoods are deteriorating, particularly in Downtown and Central Long Beach. These areas also correspond with high levels of household overcrowding and a predominance of low and moderate income households. In addition, an estimated 35,000 units occupied by low and moderate income households may contain lead hazards. To address these issues, the City administers a multi-faceted housing improvement program encompassing code enforcement, acquisition and rehabilitation of substandard properties, residential rehabilitation, and lead based paint hazard abatement.

Implementing Programs: The City will implement the following programs to address Priority 1B:

Federal Entitlement Funded Programs

1. Owner-Occupied Rehabilitation Loan Program: The Owner-Occupied Rehabilitation Loan Program offers low-interest loans to homeowners to make improvements and repairs to their homes, up to a maximum of \$35,000⁸ per unit at an interest rate of 3%. Payment on the loans may be deferred until the home is sold or transferred; depending upon the borrower's total housing cost. Proceeds can be used to correct code deficiencies, repair damage, and improve the building or grounds. Eligible applicants are low (50% MFI) and moderate (80% MFI) income homeowner-occupants. 0% loans or grants may be made to fund rehabilitation required to meet lead based paint requirements.

The Owner-Occupied Rehabilitation Program also includes a mobile home component, providing loans up to \$7,500 to correct deficiencies. Eligible corrective work includes weatherizing and energy conservation, exterior painting, roofing, vector control, and the repair of major systems (e.g., heating, air conditioning, plumbing, electrical, etc.).

Five-Year Performance Measure:

- 480 owner units, including 96 extremely low income (30% MFI), 192 low income (50% MFI), and 192 moderate income (80% MFI).

2. Multi-Family Residential Rehabilitation Loan Program: The Multi-Family Residential Rehabilitation Loan Program provides 0% interest loans, with no maximum loan amount, to owners of rental properties with two or more units on a lot. To qualify for the rehabilitation loan, the property must be occupied by low and moderate income tenants and units maintained at affordable rents.

⁸ The maximum loan amount increases to \$60,000 if all the items to be funded are Priority Code "A".

Five-Year Performance Measure:

- 205 rental units, including 60 extremely low income (30% MFI), 105 low income (50% MFI), and 40 moderate income (80% MFI) units (includes refinancing of some units)

3. Acquisition/Rehabilitation: The City works in cooperation with the LBHDC to administer an acquisition and rehabilitation program for multi-family and single-family homes, some of which are acquired from the City through HUD's "Homes to Local Government Program." LBHDC acquires buildings and sells them to a nonprofit developer to rehabilitate, who in turns sells or rents to low- and moderate-income households with affordability restrictions. The maximum cost per unit under this program is \$100,000. Many units provided by the LBHDC address special needs. As a means of addressing the City's need for large family housing, properties are often reconfigured to provide three bedroom units.

Five Year Performance Measure:

- 37 rental units, including 12 extremely low income (30% MFI), 18 low income units (50% MFI), and 7 moderate income units (80% MFI).
- 8 moderate income (80%) owner units.

4. Residential Rehabilitation in Neighborhood Improvement Strategy (NIS)

Areas: The Neighborhood Services Bureau offers several residential rehabilitation programs within the City's 10 Neighborhood Improvement Strategy Areas, including:

Home Improvement Rebate Program

\$2000 grants to be rebated to targeted low/moderate income residential property for exterior improvements.

Five-Year Performance Measure:

- 1,000 Housing Units

Tool Rental Assistance Program

Rental vouchers to be provided to targeted residential property Owners for use of tools to improve residential properties.

Five-Year Performance Measure:

- 250 Single Housing Units

Home Security Program

\$800 grants to be rebated to targeted residential property owners for security lights and deadbolt locks.

Five-Year Performance Measure:

- 500 Single Housing Units

Graffiti Landscape Home Improvement Program

Provides up to \$1,000 to commercial and residential property for plants, materials and/or concrete removal to install landscaping to prevent instances of graffiti vandalism. Must be used in conjunction with the Home Improvement Rebate Program.

Five-Year Performance Measure:

- 25 units to be assisted

5. Code Enforcement Program: The Code Enforcement Program plays an integral role in achieving the City's goals to address substandard and overcrowded housing conditions. The City has recently implemented a comprehensive restructuring of the Code Enforcement Program to improve the delivery of services, while reducing costs. The Program is now a Division of the Department of Community Development, Neighborhood Services Bureau, providing improved coordination with housing, redevelopment, and neighborhood improvement/outreach activities conducted within the Department. A more detailed discussion of the City's Code Enforcement Program is included under Priority 4C, Public and Community Services.

Priority 1C: Encourage owner-occupancy

Supporting Rationale: Many Long Beach neighborhoods exhibit both high levels of absentee ownership and signs of instability: unkempt yards, building deterioration, graffiti, gang and drug activity. In addition to code enforcement and housing rehabilitation assistance to owner-occupants, Long Beach implements several homeownership assistance programs as a means of stabilizing neighborhoods and providing affordable ownership opportunities to modest income households. Programs offered include both public and private efforts, and are designed to implement the Long Beach Strategic Plan objective of increasing homeownership. Program guidelines are reviewed periodically and may be revised to address prevailing market conditions and funding regulations.

Implementing Programs: The City will implement the following programs to address Priority 1C.

Federal Entitlement Funded Programs

1. Downpayment Assistance Program for Section 8 Homebuyers: This program provides conditional grants for downpayments and non-recurring closing costs to qualified first-time homebuyers purchasing in the City of Long Beach. This HOME-funded program targets participation by Section 8 families to assist these families in moving into homeownership.

Five-Year Performance Measure:

- 18 low (50% MFI) income households

2. Second Mortgage Assistance: Provides eligible low (50% MFI) and moderate (80% MFI) income borrowers with below market rate interest rate loans to assist in purchasing their first home. These loans will most often not require any payments during the tenure of the borrowers residency in the deed-restricted unit. Priority will be given to existing City residents and Long Beach workers who currently do not reside in Long Beach.

Five-Year Performance Measure:

- 35 moderate (80% MFI) households

3. Acquisition/Rehabilitation of Foreclosed Properties: As previously described under the Acquisition/Rehabilitation Program (Priority 1B), the City and LBHDC acquire foreclosed properties, sell them to a nonprofit developer to rehabilitate the units, who in turn sells the units to low- and moderate-income households with affordability restrictions in place. This program provides affordable homeownership opportunities, and helps to address blighting neighborhoods conditions.

Five-Year Performance Measure:

- 8 moderate income (80% MFI) households (goals encompassed in Acquisition/Rehabilitation Program)

4. American Dream Downpayment Initiative (ADDI): As a participating jurisdiction in the HOME program, Long Beach has received ADDI grant funding from HUD since FY 2003. ADDI was created by HUD to provide downpayment assistance towards the purchase of single-family housing through loans, advances, deferred payment loans, grants, and other forms of assistance to qualified first-time homebuyers. The program also includes provisions for rehabilitation improvements which must be completed within one year of home purchase.

ADDI can be used in conjunction with the local Public Housing Authority to target their Family Self Sufficiency and Section 8 Homebuyer Program. This program offers assistance up to \$10,000 per household, or 6% of the purchase price, whichever is greater, to households earning up to 80% MFI.

Five-Year Performance Measure:

- 31 moderate (80% MFI) income households

Non-Entitlement Funded Programs

1. Downpayment Assistance Program: The LBHDC offers a Downpayment Assistance Program for first-time homebuyers using Redevelopment Set-Aside funds. A conditional grant of up to \$10,000 is provided. This money need not be repaid if the owner continues to live in the home for at least ten years, or resells it to another income qualified buyer in that time frame.

2. Interest Rate Reduction Program: This program offers a \$3,500 conditional grant to be used to permanently buy down the initial interest rate on the purchasers mortgage. The borrower need never repay this grant, provided they maintain the property as their primary residence for ten years. This program is restricted to homes purchased within identified target areas in Long Beach.

3. Police and Firefighter Downpayment Assistance Program: This program provides Long Beach police officers and firefighters conditional grants of up to \$10,000 to be used towards their downpayment and non-recurring closing costs. Eligible applicants must not currently own a home in Long Beach, and have household incomes not exceeding 120% of the Long Beach/Los Angeles area median income.

4. Mortgage Credit Certificate Program: The City participates in the Mortgage Credit Certificate (MCC) Program administered by the Los Angeles County Community Development Commission. This program provides federal tax credits to assist low and moderate income homebuyers. The Long Beach MCC Program is available to first-time homebuyers, and also to purchasers within target areas.

5. Public Lease-Purchase Homeownership Program: Through its partnership with the California Communities Housing and Finance Agency (CCHFA), the City offers a lease-purchase program for households earning up to 120% of the Long Beach/Los Angeles area median income. Under this program, participants lease the home they plan to purchase from CCHFA for a period of 39 months. At the end of the lease period, the participant assumes the mortgage and becomes the homeowner, with no downpayment or closing costs.

6. Southern California Home Financing Authority (SCHFA) Loan Program: The SCHFA program provides first-time homebuyers below market interest rates on 30-year fixed rate mortgages. Some mortgages include rebates that can reduce the downpayment or be applied to closing costs. The City will continue to pursue funding allotments through SCHFA to offer this program to Long Beach residents.

Priority 1D: Enhance neighborhood stability

Supporting Rationale: Certain older neighborhoods in Long Beach are characterized by housing conditions, public improvements, and community facilities which have begun to deteriorate over time. In 2004, the City Council adopted the 2005-2009 Housing Action Plan which targets the following three Focus Neighborhoods in various stages of decline for concentrated public investment in housing and neighborhood improvements:

- **Washington School Focus Area**
Anaheim Street – Pacific Coast Highway/Oregon Avenue – Long Beach Blvd.
- **Central Focus Area**
Pacific Coast Highway – Willow Street/Pacific Avenue – Western boundary of Signal Hill
- **North Long Beach King School Focus Area**
Artesia Freeway – Greenleaf Blvd (North City limits)/ Delta Avenue - Long Beach Freeway

After extensive review of neighborhood conditions throughout the City, these particular neighborhoods were selected based on the following criteria:

- Severe renter overpayment
- Severe renter overcrowding
- High poverty levels
- High absentee ownership
- Concentrated building code violations
- High crime rates
- Geographic distribution
- Existence of other investment/programs

Federal Entitlement Funded Programs

1. HAP Interim Assistance: HAP Interim Assistance joins the efforts of neighborhood outreach and organization programs to strengthen the Neighborhood Improvement Strategy (NIS) area partnerships with residents and the City, organizing neighborhood clean ups and beautification projects, property management training and encouragement of on-site managers, and minor rehabilitation of properties through CDBG funded program activities.

Five-Year Performance Measure:

- Assist in outreach and implementation of Housing Action Plan

Non-Entitlement Funded Programs

1. Focus Area Neighborhood Implementation: As a means of providing sufficient resources to address Long Beach's priority housing issues – housing affordability, substandard housing, overcrowding, owner-occupancy and neighborhood stability – the Redevelopment Agency has issued \$50 million in housing set-aside bonds which will be directed primarily towards the three Focus Area neighborhoods. The goal of this approach is to achieve measurable improvement in the quality of life in these distressed neighborhoods through the focused investment of resources, and to stem the spread of deterioration to adjacent neighborhoods.

In addition to housing needs, as a means of addressing the broader community development needs of each Focus Area neighborhood, the City envisions a comprehensive approach to neighborhood improvement involving the following City departments and public entities:

- Community Development Department
- Planning and Building Department
- Parks and Recreation Department
- Police Department
- Public Works Department
- Health and Human Services Department
- City Prosecutor
- Long Beach Unified School District

As a first step in developing a strategic approach to investment of resources, the City is working with a consultant to prepare Affordable Housing and Revitalization Neighborhood Implementation Plans for each of the three Focus Areas. A detailed needs assessment will be conducted of each neighborhood including field surveys and stakeholder coordination to assess land use, housing, infrastructure, open space, and community resources and services. The Focus Area Implementation Plans will be developed with extensive community involvement, and will set forth specific strategies/programs for each neighborhood to address issues of overcrowding, affordable housing development, substandard conditions, and homeownership, among other community development issues.

**Table V-3
Relationship Between Housing Priorities and Programs**

PROGRAMS	HOUSING PRIORITIES			
	Provide/Preserve Affordable Housing	Substandard Conditions/Overcrowding	Encourage Owner Occupancy	Neighborhood Stability
Rental Production	✓	✓		✓
For-Sale Production	✓	✓	✓	✓
Tenant-Based Rental Assistance	✓			
Section 8 Rental Assistance	✓			
Preserve At-Risk Housing	✓			
Owner-Occupied Rehabilitation		✓		✓
Multi-Family Rehabilitation		✓		✓
Acquisition/Rehabilitation	✓	✓	✓	✓
Residential Rehabilitation in NIS Areas		✓		✓
Code Enforcement		✓		✓
Section 8 Downpayment Assistance			✓	✓
2 nd Mortgage Assistance			✓	✓
Acquisition/Rehabilitation of Foreclosed Properties		✓	✓	✓
American Dream Downpayment Initiative			✓	✓
Downpayment Assistance Program			✓	✓
Interest Rate Reduction Program			✓	✓
Police/Firefighter Downpayment Program			✓	✓
Mortgage Credit Certificate Program			✓	✓
Public Lease-Purchase Homeownership Program			✓	✓
So. California Home Financing Authority			✓	✓
HAP Interim Assistance	✓	✓	✓	✓
Focus Area Neighborhood Implementation	✓	✓	✓	✓

2. Priority Homeless Needs

Priority 2A: Following a Continuum of Care Model, Provide Supportive Services and Housing for Homeless and Persons At-Risk of Becoming Homeless

Priorities for the City's Continuum of Care application reflect the rising numbers of unaccompanied homeless youth, persons with mental illness, dually and multi-diagnosed individuals, those affected by domestic violence, and persons with HIV/AIDS, all living on the streets in Long Beach. Additionally, the impact of welfare reform on the City's and the surrounding cities' homeless population is predicted to greatly increase the need for housing and supportive services. The use of surplus Naval properties (e.g. The Villages at Cabrillo) has assisted the City in providing expanded supportive services and transitional housing, assisting the newly homeless populations created by welfare reform, and those on the streets due to unemployment, domestic violence, mental illness and/or substance abuse.

Implementing Programs: The following programs address Priority 2A:

Federal Entitlement Funded Programs

1. Emergency Shelters and Services: The City uses CDBG funds to partially support the position of the Homeless Services Coordinator. This position acts as a liaison between the City and homeless advocates, agencies, homeless, previously homeless, community groups, businesses, and county/state/federal agencies.

ESG allocations are used to address the emergency shelter component of the Continuum of Care model. Other funding sources are used to address additional gaps identified in the gap analysis.

Five-Year Performance Measures:

- Provide emergency shelter services for 30,000 persons (duplicated) during the 5-year period.

Non-Entitlement Funded Programs

1. Long Beach Continuum of Care: The Long Beach Continuum of Care model consists of these components: outreach intake assessment, emergency shelter, transitional housing, permanent supportive housing, permanent housing, employment and other supportive services. The Long Beach Health and Human Services Department annually applies to the Shelter Plus Care program for funding the Continuum of Care activities. Table V-4 below from the Continuum of Care presents the City's activities and specific objectives to address chronic homelessness in Long Beach.

**Table V-4
Continuum of Care Objectives and Activities to Address Chronic Homelessness**

Specific Objectives	Performance Measure	Expected Units	Actual Units
HMIS implementation Citywide	<ul style="list-style-type: none"> Participating in the LA/OC Steering Committee meetings; selecting a software vendor (12/03); host numerous workgroups, trainings for system administrators and outcome specialists. The implementation will be phased in three parts starting with the Multi-Service Center, then the Villages of Cabrillo collaborative and completing with scattered site locations citywide. 	N/A	N/A
Increase communication and participation of the DLBA in solving homeless	<ul style="list-style-type: none"> Increase participation of DLBA in addressing homelessness within the downtown area. The operations manager has: started attending the monthly homeless coalition and HSAC meeting, participating in the development of the Homeless Assistance Response Team (HART), collaborated with the Outreach Network to provide training for downtown bicycle patrol. Increase DLBA involvement with homeless services staff to address the concerns of downtown redevelopment, business and neighborhood associations. 	N/A	N/A
Coordinate planning efforts for the development of very low and low-income permanent housing	<ul style="list-style-type: none"> Increased number of permanent housing units that fit the criteria of being affordable to very low and low-income residents. 	56,000 units by 2015	3,307
Filling of gaps in services for all homeless population	<ul style="list-style-type: none"> Increase services to homeless to assist in exiting the streets and becoming stably housed by strengthening the Continuum of Care System 	5,845	1,500
Homeless Prevention strategies	<ul style="list-style-type: none"> Increase the number of landlords that are willing to accept referrals to prevent evictions via conflict mediation – Legal Aid Referrals Increase the amount of funding available for eviction prevention Begin utilizing HOME funds for move-in deposits 	N/A	N/A
Develop additional affordable housing opportunities for homeless persons	<ul style="list-style-type: none"> Increase the number of providers to develop affordable housing project to fill this gap in our CoC Provide rental/move-in assistance for homeless with monthly sustainable income (ESG, HOME) 	N/A	N/A
Develop diverse methods of educating community stakeholders	<ul style="list-style-type: none"> Invite community stakeholders to meetings held throughout the year on homeless issues Attend neighborhood/business association meetings to discuss scope of homelessness, current resources and possible solutions Make presentations at local churches, community centers through the Speakers Bureau service on the City website 	1 meeting per month	3 mtgs annually

Specific Objectives	Performance Measure	Expected Units	Actual Units
Increase Housing First type programs	<ul style="list-style-type: none"> • Work in partnership with current HOME providers and community landlords, using incentives to encourage housing providers to accept referrals for housing • Develop program/protocols based on evidence-based practices • Attend trainings to educate and network with new landlords at the Neighborhood Resource Center operated by Community Development Department • Coordinate service providers efforts to develop housing resources existing in the community 	100 a year	20 a year
Improve Discharge Planning Protocols	<ul style="list-style-type: none"> • Formalize Memorandum of Understanding with local medical centers • Distribute resource materials to programs that work with foster youth and prison to prevent discharge into homelessness • Schedule community trainings citywide to ensure proper referral mechanisms are in place 	N/A	N/A

2. The Multi-Service Center (MSC): Located on West 12th Street in Long Beach, MSC is the entry point into all services in the Continuum of Care System. The opening of the Multi-Service Center in February 1999 made a full range of life skills and job readiness classes available free of charge to extremely low income persons in Long Beach, thus preventing homelessness.

The MSC is operated by the City of Long Beach, Department of Health and Human Services, with several co-located nonprofit agencies. The MSC is designed to provide one-stop access to resources for individuals and families experiencing homelessness within the City of Long Beach. The MSC serves as the point of entry for homeless services city-wide, providing a wide range of services from basic amenities to transportation, childcare, medical care, mental health services, substance abuse treatment, HIV/AIDS, integrated case management, and housing coordination. MSC Coordinators link clients with housing assistance programs available through the Housing Services Bureau and the Housing Authority, and veterans with housing available through the Villages at Cabrillo. The MSC mission is to provide comprehensive supportive services to promote progress towards permanent housing and self-sufficiency by creating a community where health, safety, and well-being are established.

Current funding resources include the Supportive Housing Program (SHP) grants.

3. Villages at Cabrillo Program: The Villages at Cabrillo is a planned community located north of Pacific Coast Highway and west of Santa Fe Avenue in the City of Long Beach. A 26-acre portion of the 135-acre former Naval Housing site was awarded to the Los Angeles Veterans Educational and Training Services, Inc. under a master lease agreement. The Villages administers homeless veteran's programs in partnership with the Long Beach Veteran's Affairs Medical Center and is leasing the remaining property to four different agencies to provide transitional housing, emergency shelter, childcare, and educational programming to other subpopulations of homeless individuals and families.

DRAFT

3. Priority Special Needs Populations

Priority 3A: Provide Housing and Supportive Services for Special Needs Populations

Supporting Rationale: Special needs groups in Long Beach include the elderly; persons with physical, mental and developmental disabilities; persons with drug and/or alcohol dependencies; and persons with AIDS and related diseases. The special housing needs for these groups include affordable and accessible housing, housing in proximity to public services and transportation, and housing with supportive services. Because many special needs populations have limited ability and opportunity to work, they require housing which is both affordable and enables them to live as independently as possible.

Table V-5 at the end of this section estimates the number of persons with special needs in Long Beach, and presents the City's five-year housing assistance goals using federal CDBG, HOME, ESG and HOPWA funds. While additional special needs households will likely be assisted through the City's various housing programs, numbers vary year to year and are difficult to project into the future.

Implementing Programs: The following programs address Priority 3.1:

Federal Entitlement Funded Programs

1. Service-Enriched Housing: Service-enriched housing involves providing awareness of and access to social services and community resources which individuals and families with special needs often require. Resources may include affordable childcare, after-school programs, health programs, job-training, financial and legal counseling. Through the LBHDC and other providers, the City provides for service-enriched housing for chronically mentally ill, the homeless, disabled persons, seniors, large families, single parent families, and persons with substance abuse problems. The LBHDC gives funding priority to affordable housing projects which have a strong service-enriched component. Two service-enriched housing projects currently under development include Menorah Senior Housing, and Jamboree Housing Corporation's workforce housing project.

Five-Year Performance Measure:

- Continue to support and provide funding priority for service-enriched housing

2. Services for Special Needs Populations: Long Beach supports a variety of services for special needs populations, both directly through the Health and Human Services Department, and through support of public service providers.

Five-Year Performance Measure:

- Continue to provide funding support to organizations who serve special needs populations

Non-Entitlement Funded Programs

3. Family Self-Sufficiency: The Family Self-Sufficiency Program is designed to assist Section 8 and Public Housing participants in identifying and breaking down barriers that keep them from securing and maintaining employment that will eventually lead to self-sufficiency. The goal of the program is to break down these barriers, provide opportunities that allow participants to gain education and supportive services necessary to secure and maintain employment, and eventually transfer them off welfare services. During the program, the Housing Authority of the City of Long Beach provides rent subsidies, and also administers an escrow savings account for extra income earned by the participant.

4. Adaptive Re-use of Hotels/Motels: Long Beach contains several existing motel and hotel buildings that have a blighting influence upon the surrounding community. These buildings often serve as long-term housing rather than as the temporary lodgings originally intended. The City is currently evaluating potential modifications to Zoning and Building Regulations to allow a pilot program for the conversion of existing motel and hotel buildings to long-term residential use. This adaptive re-use program would provide needed housing for extremely low income single persons, while addressing blight and public safety concerns.

**Table V-5
Priority Special Housing Needs**

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Need	Unmet Need	Dollars to Address Unmet Need	Goals⁹
Elderly		14,435 ¹⁰		50
Frail Elderly		2,810 ¹¹		
Severe Mental Illness		5,314 ¹²		
Developmentally Disabled		3,086 ¹³		
Physically Disabled		9,774 ¹⁴		5
Persons with Alcohol/Other Drug Addictions		No data		
Persons w/HIV/AIDS (Living)		5,500 ¹⁵		40

⁹ Goals based number of seniors and disabled persons anticipated to be assisted through City's Owner-Occupied Rehabilitation Program, and persons assisted through HOPWA Long-Term Rental Assistance Program. While additional special needs households are assisted through the City's various housing programs, numbers vary year to year and are difficult to project into the future.

¹⁰ Unmet needs of total elderly population (41,902) derived from proportion of elderly households of low-to-moderate income (53%), and proportion of these low/mod households with housing problems (65%) per 2000 HUD CHAS data.

¹¹ Unmet needs of frail elderly (85+ years) population estimated at half which require personal assistance to perform daily activities. Los Angeles County Dept of Community and Senior Services, and Dept of Health Services "Preparing for the Future"

¹² 2000 Census identifies 5,314 persons in Long Beach with a mental disability. However, does not account for persons who are dually diagnosed with more than one disability.

¹³ Harbor Regional Center, City of Long Beach clients, 2004.

¹⁴ 2000 Census identifies 9,774 persons in Long Beach with a physical disability. However, does not account for persons who are dually diagnosed with more than one disability.

¹⁵ *Long Beach HIV/AIDS Care and Prevention Needs Assessment Report*, 2003.

4. Priority Community Development Needs

Long Beach's priority non-housing community development needs are reflected in HUD Table V-6 which follows. These needs include unmet community facility, infrastructure, public service, economic development and planning needs. Identified needs and priorities reflect the results of input from various City departments, as well as input from agency consultations and the citizen participation process.

Similar to Table V-2 - Housing Needs, Table V-6 assigns a priority need ranking for federal CDBG funds of High, Medium, Low or No Such Need (refer to earlier description of rankings under *1. Priority Housing Needs*). Where CDBG funds are anticipated to be requested to address these needs, the estimated dollars needed over the five year period are identified. Finally, the estimated five year goals to be achieved using CDBG funds are indicated. As a means of estimating 5 year public service goals, funding levels and assistance goals for service agencies funded in 2005-06 have been projected forward for the entire period. The goals in Table V-6 are based on current levels of CDBG funding, and serve as general estimates only.

**Table V-6
Community Development Needs**

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level: High, Medium, Low, No Such Need	Dollars to Address Unmet Priority Need	Goals
PUBLIC FACILITY NEEDS (Projects)			
Senior Centers	H	\$1,032,394	1
Handicapped Centers	M	0	
Youth Centers	H	\$488,000	1
Child Care Centers	M	0	
Health Facilities	M	0	
Neighborhood Facilities	M	0	
Parks and/or Recreation Facilities	H	\$2,442,500	5
Parking Facilities	L	\$296,000	2
Non-Residential Historic Preservation	M	0	1
Other Public Facility Needs	M	\$987,000	17
INFRASTRUCTURE (Projects)			
Water/Sewer Improvements	M	0	
Street Improvements	H	\$250,000	1
Sidewalks	H	520,000	2
Solid Waste Disposal Improvements	NSN	0	
Flood Drain Improvements	L	0	
Other Infrastructure Needs	M	\$130,028	1
PUBLIC SERVICE NEEDS (People)			
Senior Services	H	\$69,825	20,000
Handicapped Services	H	\$355,530	50,000
Youth Services	H	\$3,426,616	300,000
Child Care Services	H	\$564,661	60,000
Transportation Services	NSN	0	
Substance Abuse Services	H	\$319,837	7,000
Employment Training	M	\$1,000,000	5,000
Health Services	NSN	0	
Lead Hazard Screening	H	\$42,400	10,000
Crime Awareness	H	\$1,353,030	50,000
Other Public Service Needs	M	0	
ECONOMIC DEVELOPMENT			
ED Assistance to For-Profits (Businesses)	H	\$2,500,000	
ED Technical Assistance (Businesses)	H	\$5,917,660	
Micro-Enterprise Assistance (Businesses)	H	\$1,250,000	
Rehab; Publicly – or Privately-Owned Commercial/Industrial (Projects)	H	\$3,000,000	
C/I ¹⁶ Infrastructure Development (Projects)	L	0	
Other C/I Improvements (Projects)	L	0	
PLANNING		0	
Planning	H	\$100,000	1
TOTAL ESTIMATED DOLLARS NEEDED		\$26,045,481.00	

¹⁶ Commerical or Industrial Improvements by Grantee or Non-Profit

ECONOMIC DEVELOPMENT

Priority 4A: Retain, Expand and Attract Businesses by Encouraging Development Centered on Small Businesses and Job Creation

Job creation has been identified by residents and the business community as one of the most important community development needs in Long Beach. To address low income and poverty issues, the City must focus on economic development activities to expand employment opportunities for all residents.

Federal Entitlement Funded Programs

A variety of business support services and technical assistance programs are available to businesses in low and moderate income areas. These programs, identified below:

- 1. Economic Development Loan for Jobs Program:** Loans to commercial and industrial businesses, for equipment, fixtures, and working capital to provide jobs or services to low/moderate income persons

Five-Year Performance Measure:

- 15 Loans to be funded

- 2. Micro-enterprise Loan Program:** Loans assisting businesses owned by low/moderate income persons having 5 or less employees, including the owner. Businesses serve low/moderate income communities

Five-Year Performance Measure:

- 25 loans to be provided

- 3. Hire-A-Youth:** Partners with businesses to develop employment skills for youth to expand job experience. Also provides resume and job interview workshops to low/moderate income youth in target areas.

Five-Year Performance Measure:

- 750 youth to be employed

- 4. Loan Program for Area Benefit:** Working capital loans targeted to minority businesses.

Five-Year Performance Measure:

- 20 loans to be initiated

There are also programs that are targeted specifically for the areas identified by HUD as CDBG eligible areas.

5. Neighborhood Business Investment Program (Target Area): Provides working capital grants up to \$2000 for start-up businesses serving low/moderate income areas.

Five-Year Performance Measure:

- 250 businesses to be assisted

6. Store Front Improvement Program (Target Area): Stimulates business growth in low-income commercial areas by providing funding for enhancement for business facades.

Five-Year Performance Measure:

- 50 businesses to be assisted

7. Small Business Outreach Program (Target Area): Outreach to businesses within low/moderate income target areas. Program provides counseling, technical assistance and access to loan programs.

Five-Year Performance Measure:

- 2,000 businesses to be interviewed

8. Business Revitalization Program (Target Area): Provides reimbursement of up to \$2,000 per business to commercial property owner and business owners on Santa Fe Avenue and Anaheim Street to improve the exterior of their businesses and ensure proper code standards.

Five-Year Performance Measure:

- 50 businesses to be assisted

9. Empowerment Zone Support (Target Area): Activities to support community group developed during federal empowerment zone designation application process.

Five-Year Performance Measure:

- Technical assistance to be provided to organizations

10. Future Generations Youth Center (Target Area): Provide specialized computerized training design with basic job skills including; resume building and job referral activities for youth.

Five-Year Performance Measure:

- 2,500 youth to participate

COMMUNITY FACILITIES

Priority 4B: Improve and Provide Public and Community Facilities, and Make Necessary Infrastructure Improvements to Serve Low and Moderate Income Persons and Persons with Special Needs

Provision of a suitable living environment is a goal of the CDBG program. Adequate community facilities and infrastructure must be available to serve all residents of Long Beach, including those of low and moderate income. The City may use CDBG funds to assist in the construction, expansion, and/or rehabilitation of other non-City owned community facilities serving low and moderate income households as well as persons with special needs. Special needs populations include children, youth, elderly and frail elderly persons, persons with disabilities, low income families with dependent children, and low and moderate income households in general.

Long Beach nonprofit agencies providing a community benefit or service to a specifically defined limited clientele, can receive funding for facility improvements, expansion, and construction. Funds are made available annually through a competitive process. Improvements focus on correcting code violations and upgrades to enhance services. In addition to nonprofit-owned facilities, public facilities and community facilities owned and operated by the City may be eligible to receive funding for upgrading.

Federal Entitlement Funded Programs

1. Nonprofit Assistance Program (NAP): NAP provides facility improvements to nonprofit organizations serving low/moderate income persons. This program serves to enhance social services in the community by improving the facilities utilized by the non-profit organizations providing these services.

Five-Year Performance Measure:

- 45 new projects to receive approval

2. Public Facility/Infrastructure Access (Americans with Disabilities Act): The City's Transition Plan outlines improvements needed at each City facility to come into compliance with the American's with Disabilities Act (ADA). Funds are allocated each year to address Transition Plan recommendations. The Public Facility/Infrastructure Access program is designed to upgrade public facilities and improve infrastructure for disabled accessibility and to ensure compliance with the ADA.

Five-Year Performance Measure

- 25 facilities to be funded

3. Park ADA Development: Ensures accessibility for the disabled and complies with the Americans with Disabilities Act.

Five Year Performance Measure:

- 5 Parks to receive ADA improvements

4. Neighborhood Partners Program: Provides neighborhood/community groups within CDBG target zone, with matching grants of up to \$5000 in goods and services for community projects. The projects must have a public benefit and be supported by the organization's governing body, as well as the affected neighborhood. Providing for the improvement and enhancement of facilities serving low/moderate income neighborhoods.

Five-Year Performance Measure:

- 50 projects to be completed

5. Neighborhood Sidewalk Program: Deteriorated and inadequate streets and sidewalks impact the functioning of the traffic system, present public safety issues, and affect the aesthetic quality of a neighborhood. CDBG funds may be used to repair streets and sidewalks in low and moderate income areas. The Neighborhood Sidewalk Program trains youth to create sidewalks to improve and enhance low/moderate income neighborhoods.

Five-Year Performance Measure:

- 2,500 Square Feet of Sidewalk Created

6. Sidewalk Replacement Project: Rehabilitates sidewalks to improve and enhance low/moderate income neighborhoods that will be overseen by the City's Public Works Department.

Five-Year Performance Measure:

- Install sidewalks in 10 low/moderate income neighborhoods

7. New Park Development: Creation of smaller "Pocket Parks" and expansion of existing parks to provide open and recreational space for low and moderate income families and individuals in densely populated areas.

Five-Year Performance Measure:

- 10 park expansions or new parks to be created within targeted CDBG areas

8. Urban Forestry Program: The City actively seeks state and federal funding to operate a volunteer based urban tree planting program. The program utilizes neighborhood volunteers to plant and maintain trees along public parkways in target areas.

Five-Year Performance Measure:

- 1,250 trees to be planted

PUBLIC AND COMMUNITY SERVICES

Priority 4C: Provide needed public and community services for low and moderate income persons and those with special needs

Persons of low and moderate incomes or with special needs typically have difficulty obtaining services either due to cost or availability. The City is committed to providing support to improve the quality of life for its residents.

Federal Entitlement Funded Programs

1. Public and Supportive Services

The City uses CDBG funds to provide a variety of public and supportive services, including, but not limited to, fair housing, tenant/landlord counseling, youth, and health services.

1a. Social Service Grant: The Social Service Grant (SSG) program is coordinated with the Health and Human Services Department, and provides large scale funding grants to non-profit organizations serving low and moderate income persons. The SSG incorporates City of Long Beach general funds, CDBG and ESG funds. Based on public testimony and a review of related information concerning social services resources and needs in the community, the City has established the following SSG funding priorities for fiscal years 2005-2007 (listed alphabetically):

- ✓ Alcohol and Drug Abuse Treatment Services
- ✓ Children, Youth, and Family Services
- ✓ Homeless Services
- ✓ Family Violence and Sexual Abuse/Assault Services
- ✓ Gang Violence Prevention Programs
- ✓ Health and Mental Health Services
- ✓ Senior Citizen Services
- ✓ Services for Persons with Disabilities
- ✓ Supportive Services that Support Access to Affordable Housing

In addition to these categories, special attention is given to culturally and linguistically sensitive provision of services.

Five-Year Performance Measure:

- Fund a minimum of 10 projects on an annual basis

1b. Fair Housing and Tenant/Landlord Counseling: The City enforces the Fair Housing Act within its jurisdiction. Long Beach contracts with the Fair Housing Foundation, a private, nonprofit, nonpartisan educational agency dedicated to promoting the enforcement of fair housing laws.

The Fair Housing Foundation works with the City to encourage an atmosphere of open housing opportunities through education, enforcement activities, counseling services, and outreach programs. Fair Housing Foundation investigates discrimination complaints and when cases warrant action and/or remedy, they provide counseling, referrals and mediation services. In addition to working with the Fair Housing Foundation, the City uses its *Analysis of Impediments to Fair Housing Choice* as a guide for other necessary and appropriate actions.

Five-Year Performance Measure:

- Provide fair housing services to a total of 12,000 persons including discrimination-complaint services to 2,000 persons and tenant/landlord counseling to 10,000 persons.
- Update the *Analysis of Impediments to Fair Housing Choice (AI)* in compliance with HUD regulations and guidelines.

1c. Youth Services: The City may use CDBG funds to provide a variety of needed services to low and moderate income children, youth, and their families. Youth services, particularly those for youth at-risk of gang involvement, are needed to provide youth with a positive direction in life.

After School & Weekend Recreation Program offers activities to youth at risk of gang involvement.

Intervention and Prevention Program offers activities to youth at risk of gang involvement.

Mobile Recreation Program provides services to youth in low income areas where no parks and schools are located. Supplies are driven to areas, and surrounding streets are closed during activities.

Five-Year Performance Measure:

- After School/Weekend Recreation Program - 250,000 youth to participate
- Intervention/Prevention Program – 5,000 youth to participate
- Mobile Recreation Program – 10,000 youth to participate

2. Code Enforcement/Graffiti Removal

Code enforcement has been an important mechanism for neighborhood stabilization which is targeted through the NIS areas. Programs involve building inspections, neighborhood cleanup, and graffiti removal and prevention.

2a. Code Enforcement – Intensified Code Enforcement (ICE): Activities to eliminate blighted properties through code enforcement and property maintenance activities within target areas.

Five-Year Performance Measure:

- 75,000 properties to be inspected

2b. Nuisance Abatement/Property Management Training: Provide property management training seminars and programs to assist neighborhood residents with eliminating neighborhood nuisances. Training workshops are provided to educate residents on public nuisance laws, property ownership responsibilities, effective mediation techniques, documenting nuisance problems, and procedures for filing actions in small claims courts.

Five-Year Performance Measure:

- 375 residents to receive training to address neighborhood problems

2c. Neighborhood Improvement Strategy (NIS) Proactive Code Enforcement: Identifies potential blight in neighborhoods and on business corridors. Once problems are identified, property/business owners are contacted and provided information about how to access City resources that are available to improve the physical appearance of their residence and/or business. Program eliminates blighted conditions in low/moderate income areas.

Five-Year Performance Measure:

- 50,000 housing units inspected

2d. Code Enforcement – Fresh Start: Activities to eliminate extremely blighted properties through condemnation and clearance within Fresh Start project area.

Five-Year Performance Measure:

- 500 properties to be inspected

2e. City Prosecutor– Code Enforcement: City Prosecutor support of CDBG funded code enforcement cases.

Five-Year Performance Measure:

- 250 cases to be initiated

2f. Graffiti Removal Program: Removal of graffiti from public and private property in order to improve neighborhoods and discourage further graffiti. The program is offered citywide at no cost to property owners or tenants. Free paint for graffiti removal is also offered through this program. Graffiti removal crews respond to calls for service to paint out graffiti.

Five-Year Performance Measure:

- 125,000 locations to be assisted

2g. Mural Arts Program: Murals painted with community input and placed at various locations to deter graffiti. Serves as a deterrent to graffiti by creating murals at locations repeatedly targeted for graffiti vandalism. Community volunteers work with artists to design/paint murals.

Five-Year Performance Measure:

- 5 new murals to be completed. 100 existing murals maintained.

3. Community Education and Empowerment

The City utilizes CDBG funds to provide education and outreach to residents in low and moderate income neighborhoods.

3a. Neighborhood Improvement Strategy (NIS) Social Service: Program designed to provide community focused education to assist residents in designated neighborhoods to take action in identifying neighborhood problems and accessing resources to solve these problems. The NIS emphasizes the importance of community participation in achieving sustainable success in making physical improvements to neighborhood structures, streets, alleys and other blighted conditions.

Five-Year Performance Measure:

- 250 neighborhood meetings
- 100 neighborhood clean-ups

3b. Neighborhood Resource Center: Administrative and technical training for organizations located within a target zone. A community room and meeting space is also available for organizations.

Five-Year Performance Measure:

- Provide publication assistance to 40 neighborhood groups
- Provide 15 training and workshops to neighborhood and community groups

3c. Neighborhood Leadership Training Program: Six-month training program teaching target area residents the principles of effective leadership and provides examples of how to solve neighborhood problems. Each student must complete a community project.

Five-Year Performance Measure:

- 150 persons graduate from program

4. Crime Prevention

Public Safety is one of the criteria used to select neighborhoods for NIS areas. Critical issues included crimes against persons and property, fire responses, and paramedic responses. The City focuses community-based policing and crime prevention programs in NIS areas.

4a. NIS Community Police Centers: The City has formed partnerships with residents of the Hellman Street, Willmore City, South Wrigley and St. Mary NIS areas to establish neighborhood-based Community Police Centers. The centers promote crime prevention activities and provide community information and resources. It is anticipated that an additional center will be opened in Central NIS area.

Five-Year Performance Measure:

- Provide funding to support 4 Community Police Centers throughout NIS areas.

5. Planning and Administration

To ensure effective use of limited resources, the City needs to better understand its housing and community development needs. Preparation of the Consolidated Plan and annual updates allows the City to address the community's changing needs. Continued outreach to the low and moderate income households will be conducted as part of the entitlement programs' required citizen participation process. City staff will keep abreast of current program requirements and future program developments by attending training workshops with related agencies.

C. ANTI-POVERTY STRATEGY

In Long Beach, factors that contribute to nearly one-quarter of the population living below poverty include: low level of education; inadequate job skills; unemployment or underemployment at minimum wage; and language barriers. Poverty imposes many difficult issues on residents and families, including: living in overcrowded and substandard housing; overpaying for housing; and inadequate income to provide for basic necessities such as food, clothing and healthcare.

The City supports a comprehensive strategy of moving people out of poverty towards self-sufficiency in part by funding activities with CDBG, HOME and ESG. This strategy includes affordable housing; economic development and job training activities; and provision of needed support services.

Affordable Housing

Stable, affordable housing enhances a family's ability to transition from poverty to self-sufficiency. A secure housing environment can serve as a foundation for family security, improving opportunities for successful job performance, school performance and family health. The City's Housing Services Bureau, Housing Authority (HACLB), Redevelopment Bureau, and Health Department all work closely together in the provision of affordable housing and related support services to improve the quality of life of low and moderate income households.

- HACLB's **Family Self-Sufficiency Program** links Section 8 recipients with a network of Long Beach service providers to offer job training, personal development, and educational programs to help move them towards self-sufficiency. During the program, HACLB provides rent subsidies, and also administers an escrow savings account for extra income earned by the participant. Program participants are eligible to participate in the Section 8 Homeownership Assistance Program administered by the Housing Services Bureau. Approximately 1,000 Section 8 voucher holders in Long Beach participate in the Family Self-Sufficiency Program, representing over 15% of the City's total voucher recipients.
- **Affordable Housing Development and Acquisition/Rehabilitation** provides long-term affordable housing for low and moderate income households. Stable housing fights poverty by helping families to maintain economic stability. The City gives funding priority for service-enriched housing that provides access to social services, such as childcare, after-school educational and recreational programs, health programs, job-training, financial and legal counseling. As part of the City's Continuum of Care, the City's Department of Health and Human Services, and Housing Services Bureau are currently considering a policy to provide preference for affordable housing for persons referred by the Long Beach Multi-Service Center.

- The Department of Health and Human Services and Housing Services Bureau are beginning implementation of a joint **Tenant Based Rental Assistance (TBRA) Homeless Transition Program** to assist homeless to transition into permanent rental housing. Intermediary TBRA assistance will include security deposits, 1st and last months rent, and moving expenses.
- Residents of the 743 unit **Carmelitos public housing development** in North Long Beach have access to several programs aimed at lifting residents up out of poverty. The Housing Authority of the County of Los Angeles offers public housing CalWORKS¹⁷ recipients career development and work experience opportunities. A Service Learning Program on-site at Carmelitos provided in conjunction with local universities and colleges, offers a range of educational opportunities for residents, with a focus on family literacy, workforce development, and family issues.
- The City's **Homeless Task Force** provides for the coordination of services, programs, and funding sources for the homeless amongst various public and private entities. The Task Force conducts monthly meetings, and includes participation of homeless service providers active in Long Beach, along with staff from the following City Departments: Health and Human Services; Community Development (Housing Services, Neighborhood Services, Economic Development, Redevelopment, Workforce Development, and Housing Authority Bureaus); Planning and Building; Police; and the City Manager's Office.

Economic Development/Job Training

Another critical component to the City's anti-poverty strategy is to increase the local employment base, in conjunction with educational and job training opportunities for the local workforce. The City is in the process of developing a new **Jobs and Business Strategy** to help guide the City's economic development efforts for the next five years. Citywide meetings are being conducted with residents, City Council representatives, community leaders and business owners to help shape the City's strategy to:

- ✓ Grow Jobs and Businesses
- ✓ Revitalize Neighborhoods
- ✓ Improve the Quality of Life

¹⁷ CalWORKS: California Work Opportunity and Responsibility to Kids. Program represents California's welfare reform plan, and provides cash aid and services to eligible needy families.

The Long Beach Workforce Development Bureau utilizes federal, state, and local funding resources to support employment training and development programs and job creation and retention efforts. The One-Stop Career Transition Center provides training and access to employment for Long Beach residents, including the Welfare-to-Work program that targets the lowest income residents of the City. The City will continue its annual Youth Employment Services for low/moderate income youth and offer the Hire-A-Youth program that assists with the placement of youth into available job opportunities.

A new **Long Beach Jobs Initiative** targeted for implementation beginning in 2006 will increase opportunities for residents and local emerging business enterprises in connection with City assisted construction projects. The Jobs Initiative will establish local hiring requirements for projects with a minimum of \$500,000 in City assistance, with a goal of 25% of the construction workforce consisting of Long Beach workers. To help participants of pre-apprentice training programs gain work experience, 50% of apprenticeship hours will be reserved for local low-income residents. In addition to individuals, to promote development of local small construction firms, 25% of the construction contract will be reserved for certified disadvantaged Long Beach businesses.

Support Services

Supportive services can help to address poverty by providing needed services to enable people to prepare for, locate, and maintain employment. Through the Social Service Grant (SSG) Program, the City funds a variety of non-profit agencies offering a range of services to foster self-sufficiency. For example, services that support independence for special needs populations - persons with disabilities, persons with alcohol and/or drug dependencies, homeless - can help to prepare these populations for employment. And youth and gang-prevention programs geared towards keeping kids in school and improving the high school graduation rate help to reduce long-term poverty rates in Long Beach.

The Long Beach Multi-Service Center (MSC) is designed to provide one-stop access to resources for persons and families experiencing homelessness in the City. The MSC provides comprehensive supportive services to promote progress towards permanent housing and self-sufficiency. Among the many services offered include employment preparation and placement, child care, transportation, medical and mental health care, substance abuse treatment, integrated case management, and housing coordination.

D. LEAD-BASED PAINT HAZARD REDUCTION

Based on national averages established by HUD, an estimated 35,000 pre-1978 rental units and 11,000 owner units in Long Beach occupied by lower income households may contain lead based paint (refer to earlier Table III-16). Cumulative lead surveillance data provided by the Long Beach Department of Health and Human Services (LBDHHS) between December 2001 - February 2005 identifies a total of 916 childhood lead poisoning cases (defined as 10 ug/dl lead or greater).

LBDHHS administers the City's Lead Hazard Control Program, and primarily focuses its work in a twelve contiguous census tract target area which had the highest numbers of childhood lead poisoning. This area has been termed a "lead-safe zone," in which significant numbers of pre-1950 housing have been made lead-safe. Since 1994, the LBDHHS has received and administered three HUD Lead Hazard Control Grants, allowing the City to remove or control lead hazards in 1,114 affordable housing units.

In October 2004, HUD awarded LBDHHS a fourth, \$3 million lead grant the City has used to launch a new program entitled "Lead Safe Long Beach." This program establishes a partnership between LBDHHS and the Housing Services Bureau's Rehabilitation Loan Program to impact and reduce childhood lead poisoning in the City. All of the RLP's estimated three year production of 560 units throughout September 2007 which are grant-eligible for the Lead-Safe Long Beach program will be targeted for enrollment. In addition, units from several other sources will be referred to the RLP for an opportunity to address code enforcement repair, rehabilitation, and lead hazard control work, including: 1) several hundred units associated with children with elevated blood lead levels; 2) units referred from the VICS Weatherization Program; and 3) other units recruited through the Lead Safe Long Beach program. LBDHHS estimates they will be able to address 600 units through this program. The program will continue to target pre-1950 housing in the twelve census tract lead-safe zone, as well as make allowances for a wider geographic distribution to accommodate units from its various grant partner sources.

In an effort to increase the number of local low income individuals (Section 3 residents) providing lead hazard control services, the project has selected two community-based organizations, the Conservation Corps of Long Beach and the Long Beach Community Action Partnership, to receive infrastructure development and support. This will include job training and employment opportunities for up to 15 unemployed/underemployed low-income candidates. They will receive certified lead training to provide lead hazard control services for project-enrolled units requiring low level cleaning and paint stabilization work.

Other program tasks under the Lead Safe Long Beach program include: lead paint inspections, risk assessments, health education for child care givers and heads of household, blood lead testing of young children and pregnant women, lead-safe work practices training of property owner's maintenance workers, temporary family relocation for each enrolled unit, project monitoring of the contractor, and clearance testing. The outcome of these activities will ultimately result in a diffuse "lead-safe zone" of approximately 1,700-1,800 affordable housing units in City areas most impacted by childhood lead poisoning.

Three important developments have occurred in the city that will enhance the integration of lead-safe work practices (i.e., maintenance, repair and housing renovation practices that prevent the occurrence or help in the control or removal of LBP hazards) and the promotion of lead-safe housing (i.e. housing in which LBP hazards have been removed or controlled). First, the City's Community Development Housing Rehabilitation Program has been implementing Section 1012 of the "Residential Housing LBP Hazard Control Act of 1992," which requires three levels of progressive standards for paint evaluation, work practices and worker training, lead hazard control work, resident relocation, and clearance testing, depending on the per unit amount of Federal rehabilitation dollars involved in the project (e.g. less than \$5,000 per unit, \$5,001 to \$25,000 per unit, and above \$25,000 per unit).

The estimated 1,000+ units that will receive Community Development Department Rehabilitation (HUD) funds during the 2005-2010 Consolidated Plan period will be repaired/ renovated according to these standards, and will be "lead-safe." This Program primarily operates and enrolls housing in the CDBG tract areas. Second, the City Health Department's [LBDHHS] 3-year HUD Lead Grant Program ["Lead-Safe Long Beach"] has integrated its program with the Community Development Department Rehabilitation Program to maximize cost-efficient remediation of LBP hazards in eligible housing enrolled for both their programs. The amended Work Plan of the Lead-Safe Long Beach Program will include identifying and enrolling properties that have been responsible for previous childhood lead poisoning cases (which did not receive services from any previous HUD Lead Grant), with priority given to properties with multiple cases, especially occurring since 2001.

And third, the LBDHHS Lead Program has a contract with the State of California to be the enforcement agency for implementation of SB 460, "The California Lead Law," which makes the existence and creation of LBP hazards in pre-1978 public and residential housing, unlawful. Staff from the Health Department investigate and cite owners and workers for being in violation of this law. This project requires dissemination of lead-safe work practices to owner's with paint-related violations, and public outreach and information about the standards of this law.

The Health Department's 36-month \$3M HUD Lead Grant Program is funded to start in 2005, and will target a minimum of four-hundred [400] older, family-occupied, affordable housing units to make them "lead-safe" for the residents. The amended Work Plan of this grant program, which will start in the summer of 2005, will prioritize the accommodation of eligible housing in any CDBG tract. Lead-Safe Long Beach has targeted ninety-units [90] to be made lead-safe for 2005, one-hundred and ninety-eight [198] units for 2006, and another 102 units for 2007. These will include Community Development Department Rehabilitation Program production, too. With successful inter-program coordination, it is possible this production could be significantly higher. All of these units will be family-occupied, affordable housing.

The LBDHHS has made eleven-hundred and fourteen [1,114] family-occupied affordable housing units lead-safe through activities funded by three consecutive HUD Lead Grants, starting in 1994. The city's inventory of lead-safe housing is provided to the public online: [the Lead-Safe Housing Registry] is available at: www.longbeach.gov/health/organization/eh/lead/safe_housing.asp. The Lead-Safe Long Beach Program will update this directory for public access on a monthly basis, as older affordable housing is transformed into lead-safe housing by City and community rehab programs and agencies.

E. REDUCTION OF BARRIERS TO AFFORDABLE HOUSING

In an effort to address specific findings identified in the 2001 Analysis of Impediments to Fair Housing Choice (AI), the City of Long Beach (City) included in the annual contract with the Fair Housing Foundation (FHF) goals and strategies as they relate to the AI. The following outlines the finding, goals, strategy, accomplishment, and if relevant, the pending responsibilities:

FINDING

B. Jurisdictional Profile - Finding 1: While Whites make up 33.1% of the total population of the City; the eastern part of the city contains 17 census tracts in which Whites make up at least 75% of the total population of each census tract.

Goal

Investigate Housing Segregation Patterns within the eastern part of the City.

Strategy

Conduct in-depth audit testing of housing practices within the rental market focused on the area containing the 17 census tracts with more than 75% white residents to identify potential violations of fair housing laws.

Accomplishment

Starting in May 2003, FHF conducted 17 in-depth audits, 1 in each of the noted census tracts. This was not completed until September of 2004 as 7 of the census tracts have a majority of single-family homes and therefore the few rental properties had no vacancies. The investigations consisted of scouting properties for vacancies and once identified, FHF's Director of Investigation sent 2 testers to each property. Both testers assumed the exact same profile with the exception of their individual race. The protected class was African American, as the assumed protected class, and the control class was Caucasian, the assumed preferred race. Of the 17 audits, 13 showed no evidence of discrimination, 2 were inconclusive (suspicious but not conclusive), and 2 were incomplete.

Follow-up

There was no follow-up applicable since no evidence of discrimination based on race was found. It is FHF's opinion the segregation is based on economics and not race. All but 1 of the census tracts is extremely high-income areas and therefore is not accessible to many.

FINDING

C. Current Fair Housing Profile - Finding 1: Black/African American households face a disproportionate number of fair housing issues in the City of Long Beach. Representing 14.5% of the population, while reporting 36.7% of housing complaints and 45% of housing discrimination complaints filed.

Goal

Investigate and address evidence of differential treatment faced by African Americans in the Rental Housing Market.

Strategy

Conduct 20 citywide random audits of rental vacancies to identify potential violations of fair housing laws.

Conduct interviews with a sampling of African American clients served by FHF to identify pattern and practice

Follow-up on findings that suggest potential violations and pursue available enforcement actions.

Accomplishment

In May and June 2003, FHF conducted 21 in-depth citywide audits. The investigations consisted of scouting properties for vacancies and once identified, FHF's Director of Investigation sent 2 testers to each property. Both testers assumed the exact same profile with the exception of their individual race. The protected class was African American and the control class was Caucasian. Of the 21 audits, 12 showed no evidence of discrimination, 6 were inconclusive (suspicious but not conclusive), and 2 showed evidence of discrimination.

FHF developed an African American Interview Survey tool. The survey was designed to identify pattern and practices of discrimination faced by African Americans. It included obtaining information on the client's gender, female head of household status, whether or not they had ever been discriminated against in housing and/or housing choices based on their race, if yes was it based on denial of access, harassment, or differential treatment, who discriminated against them i.e., the landlord or owner, what type of housing was it, and the types of discrimination i.e., refused assistance, refused maintenance, restrictive rules, whether or not the client reported the incident and if the incident was resolved to their satisfaction. During the months of June and July 2004, during the intake process for all general housing and discrimination clients, all clients reporting their race as African American were asked if they would participate in an anonymous interview survey. A total of 96 African Americans participated in the Survey

with the following results:

- Gender
 - 68 (71%) Female, 28 (29%) Male
- Female head of household
 - 46 (48%)
- Discriminated against in housing and/or housing choice
 - 58 (60%) Stated they had been discriminated against in housing choice based on their race
- How were they discriminated against
 - 38 (63%) received differential treatment as an in-place tenant
 - 12 (21%) were denied housing or choice of housing
 - 8 (16%) were harassed as an in-place tenant
- Who discriminated against them
 - 34 (58%) were discriminated against by the landlord/manager
 - 19 (33%) were discriminated against by the owner
 - 8 (8%) were discriminated against by the management company
- Type of Housing
 - 47 (81%) were seeking or living in a non-subsidized apartment
 - 9 (16%) were living in subsidized housing
 - 2 (3%) were seeking housing in a single family residence
- Did they report the incident
 - 33 (56%) reported the incident to FHF or the Department of Fair Employment and Housing
 - 25 (44%) did not report the incident

Follow-up

In both audits where evidence of discrimination was found, it was based on testers receiving different levels of information. As with all educational audits, FHF's first course of action is to speak with the owner and/or manager first in hopes of education on fair housing laws. In both cases FHF was successful in conciliating these cases with the on-site managers attending a 4-hour Certificate Fair Housing Training to Housing Providers. Both managers passed and received their certificates.

With 63% percent of incidents of discrimination occurring with in-place tenants, FHF strongly believes that racial discrimination against African Americans is still as rampant as 20 years ago, only less blatant in the form of harassment rather than denial of access. Therefore it is recommended that the City institute a requirement of all property owners and their managers that fair housing education be received as a condition of their business license.

FINDING

C. Current Fair Housing Profile - Finding 2: Based on client data collected by the Fair Housing Foundation, female-headed-households face a disproportionate number of housing issues.

Goal

Develop special promotion campaign to discourage discriminatory practices.

Strategy

Develop interview and focus group protocol, methodology, and tool.

Conduct interviews with a sampling of clients from female-headed households served by FHF to identify pattern and practice

Analyze results of interview and focus groups and work with the FHF and other community organizations to develop a strategy to address issues and concerns specific to this population.

Accomplishment

FHF developed a Female Head of Household Survey tool. The survey was designed to identify pattern and practices of discrimination faced by female-headed households. It included obtaining information on whether or not they had ever been discriminated against in housing and/or housing choices based on their female-headed household status, if yes was it based on denial of access, harassment, or differential treatment, who discriminated against them i.e., the landlord or owner, what type of housing was it, and the types of discrimination i.e., refused assistance, refused maintenance, restrictive rules, whether or not the client reported the incident and if the incident was resolved to their satisfaction. During the months of June and July 2004, during the intake process for all general housing and discrimination clients, all clients reporting themselves as female head of household were asked if they would participate in an anonymous interview survey. A total of 57 Female-headed Households participated in the Survey with the following results:

- Discriminated against in housing and/or housing choice
 - 40 (70%) Stated they had been discriminated against in housing choice based on their household status
- How were they discriminated against
 - 24 (60%) received differential treatment as an in-place tenant
 - 12 (30%) were denied housing or choice of housing
 - 4 (10%) were harassed as an in-place tenant
- Who discriminated against them

- 26 (65%) were discriminated against by the landlord/manager
- 10 (25%) were discriminated against by the owner
- 2 (5%) were discriminated against by the management company
- 2 (5%) were discriminated by other
- Type of Housing
 - 30 (75%) were seeking or living in a non-subsidized apartment
 - 8 (20%) were seeking housing in a single family residence
 - 2 (5%) were living in subsidized housing
- Did they report the incident
 - 14 (35%) reported the incident to FHF or the Department of Fair Employment and Housing
 - 26 (65%) did not report the incident

FHF developed the protocol, methodology, and tools for a focus group to address concerns faced in housing by female-headed households as well as a flyer announcing the dates for the focus group. The flyer was mailed to 802 female clients serviced by FHF during the 2003/2004 year. The focus groups were scheduled for Thursday, August 26, 2004 from 6:00 p.m. to 8:00 p.m. at the Cesar E. Chavez Park, and Saturday, August 21, 2004 from 10:00 a.m. to 12:00 p.m. at the Long Beach Main Library. There was no attendance at either focus group.

In September 2004 FHF developed topic specific literature for female-headed households. The literature explains the rights of female-headed households, examples of illegal housing discrimination, examples of harassment, and remedies available. FHF has distributed 1,258 pieces of the topic specific literature in the last 8 months.

F. ACTIVITIES TO FURTHER FAIR HOUSING

The City of Long Beach is firmly committed to affirmatively furthering fair housing choice for all in our community. The U.S. Department of Housing and Urban Development requires jurisdictions receiving funding from federal housing and community development programs to certify that they will affirmatively further fair housing by:

- (1) conducting an analysis to identify impediments to fair housing choice within the jurisdiction;
- (2) taking appropriate actions to overcome the effects of any impediments identified through the analysis;
- (3) maintaining records reflecting the analysis and actions taken in this regard.

The City of Long Beach has an ongoing commitment to providing comprehensive fair housing education, outreach, counseling and enforcement for the benefit of housing consumers and providers. Fair Housing services to be provided under contract with The Fair Housing Foundation shall include:

- 1) Enforcement of fair housing laws through intake, investigation and processing of allegations of illegal housing discrimination complaints reported by Long Beach housing consumers.
- 2) Comprehensive counseling, information, referral and conciliation services provided to housing consumers and providers seeking assistance with both fair housing and general housing issues and concerns.
- 3) Expanded educational audit services to include a minimum of 10 random tests conducted annually. Annual audits will be structured to focus on protected classes.
- 4) Education and Outreach services to include certificate trainings to housing industry professionals, tenant workshops, landlord workshops, presentations, staffing of booths, paid advertisements, public service announcements and literature distribution.
- 5) Education and outreach services specifically to the Cambodian community to include fair housing workshops, paid advertisements, public service announcements and literature distribution
- 6) Provide education, training and outreach regarding Fair Housing Laws and issues of cultural sensitivity for local realtors, rental property owners, managers, and agents.
- 7) Habitability program assists housing consumers in getting repairs made through case intake, counseling and documentation.

- 8) Mediations of general housing complaints between owner/landlord and tenant.
- 9) Expand Fair Housing Foundation Client Intake Form to include information on whether clients are seniors and/or disabled.
- 10) Track and review, on a periodic basis, all general housing complaints (such as substandard conditions, harassment, etc.) for patterns that may demonstrate fair housing implications.
- 11) Review on an annual basis any recurring and flagrant problems related to fair housing and suggest appropriate responses.

G. INSTITUTIONAL STRUCTURE/COORDINATION AMONG AGENCIES

The City has made a concerted effort to eliminate institutional gaps, and enhance coordination of programs to all segments of the community. The City and non-profits work closely with other governmental entities to determine the critical needs of households in order to ensure CDBG funded programs addressed gaps in services. The City of Long Beach continues to reach out through public meetings and public hearings with the Community Development Advisory Commission to extract public and non-profit agencies comments.

The Long Beach Community Development Department is the lead agency responsible for implementing the Consolidated Plan. Several Bureaus within the Department - including Neighborhood Services, Housing Services, Housing Authority, Economic Development, and Redevelopment - work closely together in implementing the Plan's activities. The Community Development Department also maintains staff linkages with other City departments, including Health and Human Services, which oversees the Homeless Continuum of Care, Social Service Grant, and Lead Based Paint Reduction Program; Planning and Building; Parks, Recreation and Marine; Public Works; Police; and the City Manager's Office. Memorandums of Understanding (MOU's) among various departments for administration of Consolidated Plan programs have led to collaborative partnerships using the most effective and experienced City staff.

In addition to the City's internal network, Long Beach expands its existing relationships with local jurisdictions through participation in subregional planning efforts through the Gateway Cities Council of Governments. In addition, the City regularly meets with representatives from other cities through the Southern California Neighborhood Partners to share ideas and achieve coordinated solutions to regional issues. The City also regularly distributes its Federal HUD reports and public meeting announcements to local and county officials.

Long Beach interacts with various non-profit agencies and public service groups in the delivery of programs through its federal entitlement and other resources. These agencies are assisted by City staff in planning programs and projects, ensuring activity eligibility and costs, complying with federal regulations and requirements, and monitoring the timely expenditure of annually allocated program funds. The City requires agencies to submit quarterly and annual reports to meet federal requirements, and periodically conducts on-site monitoring reviews.

H. MONITORING

The Department of Community Development, Neighborhood Services Bureau, is responsible for ensuring that the U.S. Department of Housing and Urban Development (HUD) funds comply with program requirements through the monitoring of program performance. Monitoring is proactive and ongoing to ensure federal compliance, continual receipt of federal funding and the avoidance of penalties, and to evaluate the effectiveness of HUD funded programs. The primary goals of monitoring are to:

- Ensure production and accountability;
- Ensure compliance and consistency with HUD; and
- Evaluate organizational and project performance.

A monitoring plan has been developed and has been implemented. The plan includes:

- Standardized procedures for reporting by program service providers;
- Standardized procedures for and frequency of review and monitoring; and the
- Availability of staff and other resources to assist in meeting HUD regulations.

The Process

At the beginning of the program year a meeting is set with program providers to discuss the reporting requirements and the monitoring plan. Program providers are required on a quarterly basis to provide progress reports, which are reviewed for compliance. A site review, held quarterly, is scheduled with the program providers. An entrance interview is held at the beginning with key representatives for clarification of the program's purpose, scope, objectives and goals. HUD required records of information are then reviewed. The review ends with an exit conference, to present preliminary results of the monitoring; provide an opportunity to discuss program compliance and reporting concerns; and provides an opportunity for the program provider to report on steps being taken to address areas of non-compliance or non-performance. Formal notification of the results of the monitoring review is sent to the program provider, which creates a permanent written record; outline concerns and findings; and set deadlines for a written response and corrective actions, if any.

It is the monitors responsibility to provide the technical assistance needed to ensure that the programs are productive and in compliance with federal regulations.

I. PUBLIC HOUSING IMPROVEMENT AND RESIDENT INITIATIVES

The Housing Authority of the County of Los Angeles (HACoLA) owns and operates the only public housing project in Long Beach - the Carmelitos Housing Development located in North Long Beach. HACoLA receives modernization funds annually from HUD to maintain its public housing stock. The Carmelitos housing development has undergone several improvements in recent years, including a complete facelift involving new building exteriors, replacement of several parking areas, new roofs, and remodeled kitchens and bathrooms. Planned improvements over the coming five years include replacement of gas lines, parking lot replacement, and new flooring in the common areas of the senior building.

The Resident Council in place at Carmelitos meets with HACoLA staff regularly. The residents, through the Council, are encouraged to take part in determining the needs of their neighborhood by completing various surveys and attending meetings with HACoLA's Resident Initiatives staff.

An on-site Service Learning Program provides residents a range of learning opportunities. The Carmelitos Community Garden represents another community partnership to improve the quality of life for public housing residents.

The City will continue to inform Carmelitos residents about available City programs, including Welfare-to-Work, and will continue to coordinate with HACoLA to increase activities and improve the living conditions of residents.