



City of Long Beach Five-Year Consolidated Plan for U.S. Department of Housing and Urban Development (HUD) Funds

City Council Meeting - July 19, 2022

Consolidated Plan Cycle and Funding Sources

October 1, 2022 – September 30, 2027



CDBG

- Community Development Block Grant

HOME

- Home Investment Partnerships

ESG

- Emergency Solutions Grant

Big Ideas Discussed Today

- The main focus is on all things housing, including, new housing construction through site acquisition funding, Accessory Dwelling Unit (ADU) construction programs, homelessness prevention, and continued HOME expenditures.
- Builds on community input, HUD priority areas and past and related efforts including the recent housing element
- Expands programs and staffing to prevent homelessness through landlord/tenant mediation, anti-displacement regulations and complementary programs
- Rehabilitation and Façade Programs have been refocused to support larger grant amounts that will be more impactful and reduce overhead expenses
- Federal funds will continue to support City parks however with a shifted focus from programs to physical facilities.
- The Plan supports community grants and partnerships through capacity building for nonprofits, community land-trusts and neighborhood associations

Needs Assessment

Data Analysis

- E-Con Planning Suite System
- Supplemental Census and American Community Survey (ACS)
- Social Service Records and Consultation with Agencies and Organizations
- Public Input (Survey, Meetings)

Identified Gaps

- Gaps in Services
- Disparities in Access to Opportunities (connecting analysis from the Housing Element which includes the Assessment of Fair Housing)

Priorities

- Extent of Needs (informed by Consolidated Plan public input and input from related efforts)
- Impact Toward Consolidated Plan Goals
- Availability of Other Funding Mechanisms
- Eligibility for Funding Based on Program Parameters

Public Participation

- **Multilingual Housing and Community Needs Survey (Online)**
- **Outreach Efforts**
 - Social Media Outreach
 - Promotion on City and Long Beach Development Services social media accounts (Facebook, Twitter, and Instagram)
 - Social media toolkit created and provided to City departments to help spread the word
 - Advertisements in Multilingual Newspapers
 - Sponsored posts in the Long Beach Post social media (Facebook, Twitter, Instagram, LinkedIn) and Long Beach Post Spanish social media
 - LinkLB E-Blast
 - Neighborhood Resource Center E-blasts to all Neighborhood Associations in CDBG areas and community-based organizations
 - #GoLongBeach Newsletter Feature
 - Promoted via Citywide and Departmental Website
 - Public Notice issued by City Manager's Office
 - Mailers to residents and businesses in CDBG-Eligible Racially or Ethnically Concentrated Areas of Poverty Census Tracts

Public Participation (continued)

- **Workshops and Community Meetings to Prioritize Activities**

- Neighborhood Association Meetings (March 7, 9, 14, and 16, 2022)
- Virtual Community Meetings (March 24 and 26, 2022 and April 14, 2022)
- LBCIC Public Hearings (April 20 and June 22, 2022)
- Virtual Feedback Session after publication of draft plan (June 9, 2022)

- **Consultation and Focus Groups**

- Internal Stakeholder Meetings
- LBCIC Study Session
- Continuum of Care Board
- City Council Study Session

Key Findings: Demographics - Housing

- 60% of households are renters
- 52% of households are lower and moderate income (up to 80% Area Median Income)
- 12% of households are large family-households with 5+ members
- 20% households headed by seniors
- 7% households headed by single-parents; majority (82%) by females
 - 40% of female-headed households with children living in poverty
- 10% of residents with one or more disabilities
- 3,296 persons considered to be homeless

Key Findings: Housing Market and Conditions

- 83% of housing units built prior to 1979 – requires systems upgrades and rehabilitation
- 2,089 publicly assisted affordable units considered to be at risk of converting to market-rate housing
- 63% of owner units had 3+ bedrooms versus 14% of rental units – led to discrepancies in overcrowding
- Home prices increased 22% between 2017 and 2020
- Home prices increased another 24% between January 2020 to January 2022
- Median rent is higher than Fair Market Rents for smaller units, and availability of large rental units is limited

Key Findings: Housing Problems – Owners vs. Renters

Citywide	Lower/Moderate Income Renter-Households	Lower/Moderate Income Owner-Households
Cost Burden (30% of Income)	47%	19%
Severe Cost Burden (50% of Income)	27%	11%
Overcrowding (>1 person/room)	14%	3%

Key Findings: Housing Problems – Disparities Among Racial/Ethnic Groups

Problem	Citywide	White	Black	Hispanic	Asian	American Indian/ Alaska Native	Pacific Islander
Extremely Low Income with Severe Housing problem(s)*	75%	68%	72%	84%	64%	60%	100%
Very Low Income with Severe Housing Problem(s)*	53%	49%	49%	58%	47%	24%	81%
Housing Cost Burden (30-50% of Income)	22%	18%	24%	25%	22%	33%	26%
Severe Housing Cost Burden (>50% of Income)	22%	18%	28%	25%	18%	22%	15%

*The four severe housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.5 persons per room; and, 4) Cost Burden over 50%

Other Assessments (Non-Housing Needs)

1. Homeless Needs

- 3,296 homeless persons
- 69% unsheltered
- 2% are children

2. Non-Homeless Special Needs

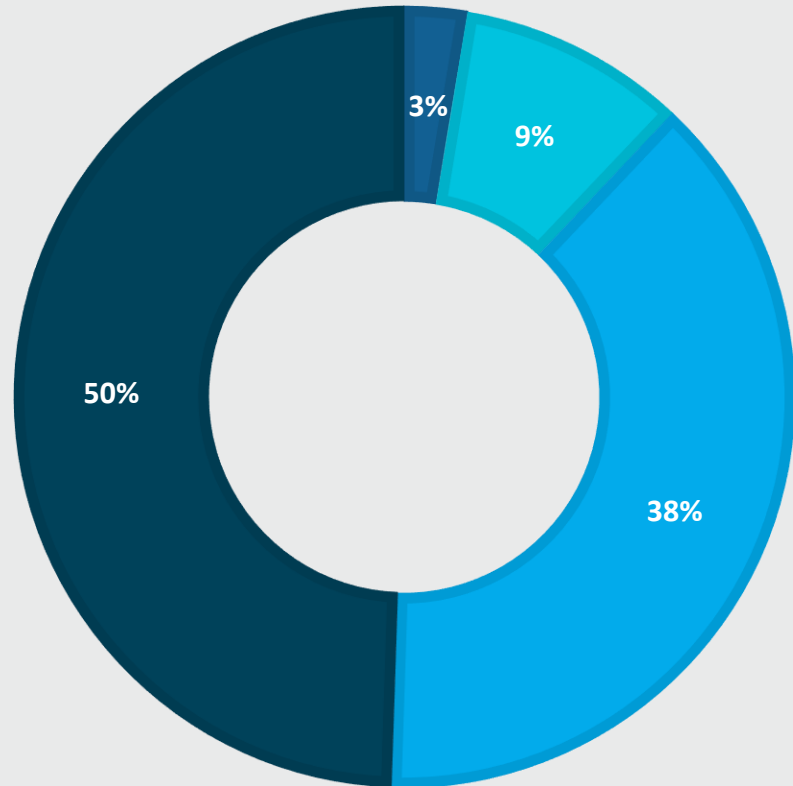
- 10% persons with disabilities
- 12% large households
- 7% single-parents; 82% female-headed

3. Non-Housing Community Development Needs

- Supportive services
- Neighborhood cleanups
- Infrastructure and public improvements
- Economic development

Current Long Beach Homeless Services and Resources

- City of Long Beach, Department of Health and Human Services receives funding from a variety of sources



■ City of Long Beach
 ■ Los Angeles County
 ■ State
 ■ Federal

Funding Activity Category	Amount
Housing	
Capital Improvement Projects (CIP)	\$18,279,021
CIP Operations	\$4,948,666
Interim and Rapid Rehousing	\$21,846,246
Permanent Supportive Housing	\$5,582,116
TOTAL	\$50,656,049
Services	
Outreach	\$5,541,600
Coordinated Entry System/Case Management	\$8,651,806
Employment Services	\$1,600,000
Prevention	\$4,502,365
TOTAL	\$20,295,771
MSC Operations	
Planning, Data and Administration	\$4,874,191
MSC Operations	\$1,318,551
TOTAL	\$6,192,742
GRAND TOTAL	\$77,144,562

Housing Solutions

- Consolidated Plan's Key Findings indicate the continuing **production of affordable housing** is critical to addressing housing stability and preventing homelessness
- City's current annual funding for affordable housing includes:
 - HOME Approximately \$4.3 million
 - PLHA Approximately \$3 million
- The Consolidated Plan and First Year Action Plan maximizes the use of HOME funds for affordable housing production and includes the use of CDBG funds for housing site acquisition and homeless prevention
- Other one-time funds such as CalHome and Successor Agency funds further support affordable housing construction

Current Affordable Rental Housing Production (under construction)

- 1500 E. Anaheim (District 6)
 - 87 affordable **family** rental units serving:
 - **Extremely-low** – 40 units
 - **Very Low** – 13 Units
 - **Low** – 34 units
- Total Development Cost \$50.7 M
- City/LBCIC Subsidy \$4 M (**HOME Funds**)
- Leveraged Funds \$46.7 M

Anaheim/Walnut



Current Affordable Rental Housing Production (under construction)

- 901 – 941 E. Pacific Coast Highway (District 6)
 - 67 affordable **senior** rental units serving:
 - **Extremely-low – 33 units**
 - **Very Low – 25 Units**
 - **Low – 9 units**
- Total Development Cost \$41.5 M
- 34 Project-Based Vouchers (18 VASH)
- City/LBCIC Subsidy \$3 M (**HOME Funds**)
- Leveraged Funds \$38.5 M

Long Beach Senior Housing



Current Affordable Rental Housing Production (under construction)

- 3590 E. Pacific Coast Highway (District 3)
 - 76 affordable **homeless** rental units serving:
 - **Extremely-low – 38 units**
 - **Very Low – 23 Units**
 - **Low – 15 units**
- Total Development Cost \$43.5 M
- 76 Project-Based Vouchers
- City/LBCIC Subsidy \$3 M (**Successor Funds**)
- Leveraged Funds \$40.5 M

26 point 2 Apartments



Current Affordable Rental Housing Production (under construction)

- 2121 W. Williams St. (District 7)
 - 89 affordable **homeless veteran** rental units serving:
 - **Extremely-low** – 45 units
 - **Very Low** – 27 Units
 - **Low** – 17 units
- Total Development Cost \$44.6 M
- 60 Project-Based VASH Vouchers
- City/LBCIC Subsidy \$4 M (**HOME Funds**)
- Leveraged Funds \$40.6 M

The Cove



Housing Element

Housing Element Goals

1. Provide Increased Opportunities for the Construction of High-Quality Housing
2. Mitigate Government Constraints to Housing Investment and Affordability
3. Provide Housing Assistance and Preserve Publicly Assisted Units
4. Address the Unique Housing Needs of Special Needs Residents
5. Retain and Improve the Quality of Existing Housing and Neighborhoods
6. Ensure Fair and Equal Housing Opportunity
7. Ensure Effective and Efficient Delivery of Housing Programs and Services



Consolidated Plan Goals

Regional Housing Needs Allocation (RHNA) Requirement

Area/Income	Long Beach		Los Angeles County		SCAG	
	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
Total	26,502	100%	812,060	100%	1,341,827	100%
Extremely Low/Very Low	7,141	26.9%	217,273	26.8%	351,796	26.2%
Low	4,047	15.3%	123,022	15.1%	206,807	15.4%
Moderate	4,158	15.7%	131,381	16.2%	223,957	16.7%
Above Moderate	11,156	42.1%	340,384	41.9%	559,267	41.7%

Note: Projected housing needs for extremely low income households are estimated at 50% of the very low income RHNA, i.e., at 3,570 units. However, for the purpose of identifying sites for the RHNA, no separate accounting of sites capacity for extremely low income housing is required.

Consolidated Plan Goals

- Assist in the Creation and Preservation of Affordable Housing for Lower-Income and Special Needs Households
- Support Activities to End Homelessness
- Support Activities that Assist with Basic Needs, Eliminate Blight, and/or Strengthen Neighborhoods
- Expand Economic Opportunities for Low-Income Households
- Promote Fair Housing Choice

Consolidated Plan Priority Areas

- Affordable Rental Housing
- Homeowner Rehabilitation Financial Assistance
- Code Enforcement
- Rental Security Deposit Assistance

Housing Needs



- Street Outreach
- Emergency Shelters and Essential Services
- Services for Domestic Violence
- Transitional Housing for Homeless

Homeless Needs



- Create Jobs
- Programs to Attract or Retain Businesses
- Business Assistance for Entrepreneurs
- Business Technical Assistance
- Business Corridor Beautification

Economic Development Needs



- Street Improvements
- Outdoor Parks & Recreation Facilities
- Small-Scale Beautification Projects
- Urban Forestry
- Sidewalk improvement (Accessibility)

Community Facilities and Infrastructure

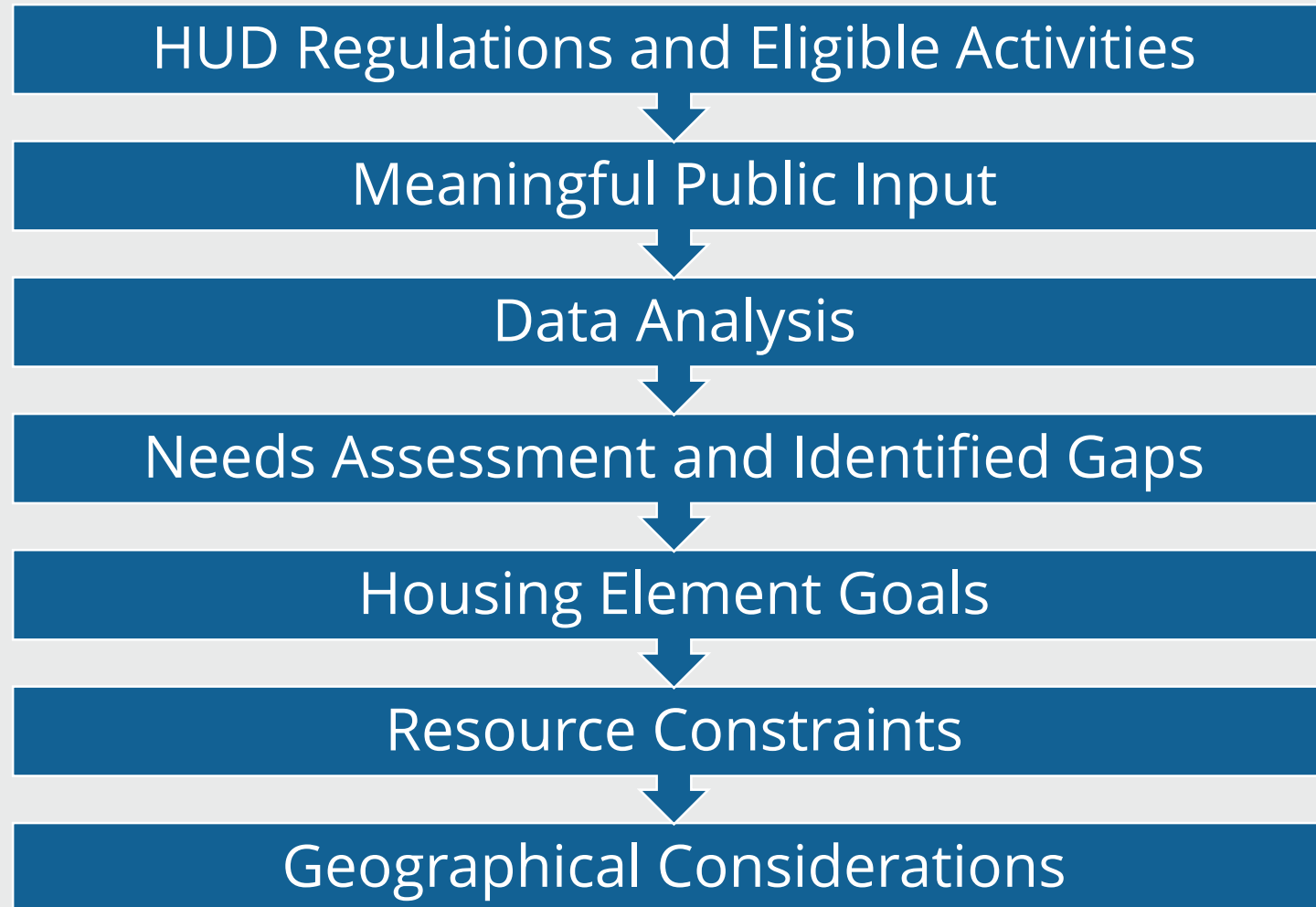


- Mental Health Services
- Youth Services
- Graffiti Removal
- Senior Services
- Services for People with Disabilities

Community Services Needs



Strategies and Issues Factored into Action Plan Development



Survey and Public Comment Results

Ranked Priorities (Highest-Lowest)

Community Development Needs

1. Services for people experiencing homelessness
2. Street improvements
3. Neighborhood improvements and engagement
4. Park, recreation, and community facilities
5. Youth programs
6. Services for older adults
7. Services for people experiencing a disability

Housing Needs

1. Housing for People Experiencing Homelessness
2. Rental Housing for Low Income Families
3. Low Income Housing for Older Adults
4. Housing for People Experiencing a Disability
5. First-Time Homebuyer Assistance
6. Home Repair Assistance

Economic Development Needs

1. Job Creation/Retention Programs
2. Small Business Assistance

Proposed Structural Changes from Previous Consolidated Plan/Action Plans

- Increase Home Improvement Grant from \$2,000 to \$25,000
- Increase Commercial Improvement Grant from \$2,000 to \$25,000
- Create a CDBG-funded Housing Site Acquisition Program to increase affordable housing production
- Move Security Deposit Assistance from HOME to CDBG to free up more HOME funds for housing production
- Add staff position to assist tenants with housing issues and help prevent displacement
- Pause sidewalk funding for one year to fund Housing Site Acquisition Program, existing carryover funds will be available to use
- Provide increased funding for park facilities improvements
- Provide enhanced Neighborhood Leadership Program with training for Alumni
- Create an ADU grant program
- Increase funding for Mural Restoration Program
- Increase funding for Fair Housing services
- Provide grants to Neighborhood Organizations, Community Based Organizations, Business Improvement Districts, and Land Trusts for grant writing efforts
- Phase out the Place-Based Neighborhood Improvement Strategy Program to focus on housing development opportunities

FY 23 Action Plan Activities

Goal 1: Create and Preserve Affordable Housing

Goal 1 Activities	Amount	Source	HE Goal Addressed
Housing Site Acquisition Loan Program	\$ 1,250,000	CDBG	1, 3, 6
Housing Services – Anti-Tenant Displacement	\$ 95,224	CDBG	5, 6, 7
ADU Grant Program	\$ 300,000	CDBG	1, 2, 3, 6
Multi-Family Residential Rehabilitation Loan	\$ 463,060	HOME	1, 3, 6
New Construction/ Acquisition/ Rehabilitation	\$ 3,815,302	HOME	1, 3, 6

HE Goal 1: Provide Increased Opportunities for the Construction of High-Quality Housing

HE Goal 2: Mitigate Government Constraints to Housing Investment and Affordability

HE Goal 3: Provide Housing Assistance and Preserve Publicly Assisted Units

HE Goal 5: Retain and Improve the Quality of Existing Housing and Neighborhoods

HE Goal 6: Ensure Fair and Equal Housing Opportunity

HE Goal 7: Ensure Effective and Efficient Delivery of Housing Programs and Services

Goal 2: Support Activities to End Homelessness

Goal 2 Activities	Amount	Source	HE Goal Addressed
Emergency Shelter	\$ 220,000	ESG	4
Street Outreach	\$ 88,148	ESG	4
Homeless Prevention	\$ 150,000	ESG	4
Security Deposit Assistance	\$ 200,000	CDBG	3, 4

HE Goal 3: Provide Housing Assistance and Preserve Publicly Assisted Units

HE Goal 4: Address the Unique Housing Needs of Special Needs Residents

FY 23 Action Plan Activities

Goal 3: Eliminate Blight and Strengthen Neighborhoods

Goal 3 Activities	Amount	Source	HE Goal Addressed
Graffiti Removal Program	\$ 150,000	CDBG	5
Graffiti Prevention Program (Mural Restoration)	\$ 25,000	CDBG	5
Neighborhood Resource Center	\$ 150,000	CDBG	5
Enhanced Neighborhood Leadership Training Program	\$ 40,000	CDBG	5
Grants to Assist Non-Profits (CBO/BID/CLT)	\$ 150,000	CDBG	5, 6
Park Facilities and Playgrounds	\$ 550,000	CDBG	5
Code Enforcement	\$ 1,159,551	CDBG	5
Code Enforcement (City Attorney)	\$ 150,000	CDBG	5
Urban Forestry	\$ 80,000	CDBG	5

HE Goal 5: Retain and Improve the Quality of Existing Neighborhoods

HE Goal 6: Ensure Fair and Equal Housing Opportunity

FY 23 Action Plan Activities

Goal 4: Expand Economic Opportunities

Goal 4 Activities	Amount	Source	HE Goal Addressed
Technical Business Assistance/SBDC Support	\$ 110,000	CDBG	5

HE Goal 5: Retain and Improve the Quality of Existing Housing and Neighborhoods

Goal 5: Promote Fair Housing Choice

Goal 5 Activity	Amount	Source	HE Goal Addressed
Fair Housing Services	\$ 100,000	CDBG	6

HE Goal 6: Ensure Fair and Equal Housing Opportunity

Continuing Consolidated Plan Activities Not Funded in Year 1 Action Plan

Consolidated Plan Activity	Amount from Prior Consolidated Plan
Home Improvement Grant Program \$25,000 repair grants for qualified homeowners Goal 3: Eliminate Blight and Strengthen Neighborhoods	\$850,000
Enhanced Commercial Façade Program \$25,000 per storefront grants for façade improvements Goal 4: Expand Economic Opportunities	\$1,706,794
Sidewalk Improvement Program Public Works sidewalk repair/ADA improvements Goal 3: Eliminate Blight and Strengthen Neighborhoods	\$998,279
Senior Services Meals for seniors Goal 3: Eliminate Blight and Strengthen Neighborhoods	\$60,000

Note: Activities are considered high-priority during the proposed Consolidated Plan and will be funded in Year 2-5 based on available funding.

Other Programs That Support the Housing Element and Consolidated Plan Goals

Program	Description
Long Beach Closing Cost Grant Program	\$3 million in Recovery Funds dedicated to providing homebuyer assistance
CalHFA Forgivable Equity Builder Loan	California Housing Finance Agency provides forgivable loans up to 10 percent of purchase price <ul style="list-style-type: none">• Low-income first-time homebuyer• Forgivable after 5 years of occupancy
Community Land Trust Development Program	\$1 million in Recovery Funds dedicated to creating a Community Land Trust
CalHOME ADU Loan Program	State grant funds awarded to the LBCIC offering \$100,000 loans to develop and ADU
Stay Housed LA Program	City-funded partnership with LA County to provide eviction defense services

Amendments to Previous Action Plans

Year	Program	Reduced Amount	Program	Increased Amount
2018	Unspent Funds from Various Activities	(\$100,000)	Home Improvement Program Delivery (2017, 2018)	\$450,000
2019	Unspent Funds from Various Activities	(\$350,000)	Housing Acquisition Project (2020, 2021)	\$1,710,000
2021	Administration	(\$310,000)		
2021	City Attorney	(\$50,000)		
2021	Code Enforcement	(\$350,000)		
2022	Administration	(\$425,000)		
2022	Code Enforcement	(\$575,000)		
	Total Reallocated	(\$2,160,000)	Total	\$2,160,000

Recommendation

Approve the 2023 – 2027 Five-Year Consolidated Plan (Consolidated Plan) and Fiscal Year 2022 – 2023 First Action Plan (Action Plan), and prior Action Plan Amendments (FY 2021-2022, 2020-2021, 2018-2019, 2017-2018) for the Community Development Block Grant, the HOME Investment Partnerships Program, and the Emergency Solutions Grant Program Grant Funds; and,

Authorize the City Manager, or designee, to execute all necessary documents with the U.S. Department of Housing and Urban Development (HUD), and other entities necessary to receive these funds, and execute agreements necessary to implement and comply with related federal regulations. (Citywide)



Thank you

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