

CITY OF MISSION VIEJO 2023-2024 ANNUAL ACTION PLAN



APRIL 11, 2023

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Executive Summary

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

1. Introduction

The 2023-2024 Annual Action Plan for the City of Mission Viejo satisfies federal requirements to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG program was created by the Housing and Community Development Act of 1974. This program's primary objective is to develop viable urban communities by providing 1) decent housing, 2) a suitable living environment, and 3) economic opportunities, principally for persons of low- and moderate-income.

Regulations governing the program require that each activity undertaken with CDBG funds meet one of three national objectives:

- Benefit low- and moderate-income persons,
- Aid in the prevention or elimination of slums and blight, or
- Meet a community development need having a particular urgency

The Action Plan implements the objectives delineated in the City's Consolidated Plan to address priority housing and community needs using CDBG resources. The Consolidated Plan is a five-year strategic plan that identifies priority housing and community needs, activities that will be implemented to address needs, and five-year goals. The Mission Viejo City Council adopted the current Consolidated Plan in June 2020; the Consolidated Plan covers Fiscal Year 2020-21 through Fiscal Year 2024-25. The Action Plan provides specific information regarding the City's resources and activities the City will undertake to address priority needs and objectives identified in the City's Consolidated Plan for the fiscal year.

HUD has notified the City it will receive \$376,534 in CDBG funds for FY 2023-24. Additionally, \$255,243 in prior year funds will be available for programming. Program income received during the fiscal year will also be available to support CDBG-funded activities. The 2023-24 Fiscal Year (FY) begins July 1, 2023, and ends June 30, 2024.

2. Summarize the objectives and outcomes identified in the Consolidated Plan

The 2020-2024 Consolidated Plan identified the objectives and outcomes to be accomplished over five years. These objectives and outcomes are summarized below:

- Infrastructure and Facility Improvements: 5-year Goal: Assist 6,000 Persons. FY 23-24 Goal: No planned activity.
- Housing Preservation: Five-year Goal: Assist 41 Units. FY 23-24 Goal: Rehabilitate 8 Units and acquire 1 unit.

- Public Social Services: Five-year Goal: Assist 8,250 Persons. FY 23-24 Goal: Assist 1,875 Individuals.
- Homeless Continuum of Care: Five-year Goal: Assist 2,450 Persons. FY 23-24 Goal: Assist 554 individuals.
- Administration and Planning: Five-year Goal: Assist 375 Households (fair housing services) and provide five years of program administration. FY 23-24 Goal: Assist 70 households.

Non-CDBG Funded High Priority Objective & Outcomes

- Housing Assistance Vouchers: Rental Housing Choice vouchers and certificates provided by the Orange County Housing Authority - Five-year Goal: assist an average of 250 Mission Viejo renter households annually.
- Social Service Grants: City grants for various social services that benefit Mission Viejo residents.

3. Evaluation of past performance

FY 2022-23 (the current fiscal year) is the third year of the City's 2020-2024 Consolidated Plan cycle. Most planned activities will be completed by June 30, 2023. A table that summarizes the City's Consolidated Plan accomplishments over two completed fiscal years (FY 2020-21 and FY 2021-22) is provided in **Attachment 1**.

4. Summary of Citizen Participation Process and consultation process

Residents and local/regional organizations were encouraged to participate in preparing the City's 2023-2024 Annual Action Plan. There were several opportunities for residents and local agencies, and organizations to provide input:

- On December 22, 2022, a notice was published in the newspaper and posted on the City's website inviting local nonprofit service providers to apply for FY 2023-24 CDBG funding.
- The City's Community Services Commission held a public meeting on February 21, 2023. The commission accepted public input regarding public service funding recommendations and developed a slate of public service grant recommendations.
- A 2023-24 Action Plan draft was available for a 30-day public comment period from February 16 to March 17, 2023.
- The City's Planning and Transportation Commission held a public hearing on March 13, 2023, to accept additional public input regarding the proposed use of CDBG funds as delineated in the 2023-2024 Annual Action Plan.
- The City Council adopted the Annual Action Plan at its April 11, 2023, meeting.

5. Summary of public comments

See **Attachment 2**.

6. Summary of comments or views not accepted and the reasons for not accepting them

See **Attachment 2**.

7. Summary

The Annual Action Plan implements the Consolidated Plan objectives developed to address priority housing and community needs using federal resources (i.e., CDBG). The Annual Action Plan provides specific information regarding the resources and activities the City will utilize to address priority needs and objectives identified in the Consolidated Plan during a 12-month period. The 2023-2024 Action Plan begins July 1, 2023, and ends June 30, 2024. The Annual Plan will also serve as the City's application to HUD for \$376,534 in CDBG funds for FY 2023-24 and as an expenditure plan for grant funds, prior year grant funds, and anticipated program income resources.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	MISSION VIEJO	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The City's Community Development Department is primarily responsible for preparing the Consolidated Plan, Annual Action Plans, year-end performance reports, and the overall administration of CDBG funds.

Consolidated Plan Public Contact Information

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mlinares@cityofmissionviejo.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Pursuant to HUD regulations, the City has taken steps to obtain community resident and stakeholder input as it developed the 2023-2024 Annual Action Plan. Consultation efforts included communication with regional service agencies and neighboring cities. Using the City's internet webpage and newspaper notices, Mission Viejo residents were also provided the opportunity to review and comment on the draft Action Plan.

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

The City of Mission Viejo works closely with the County of Orange Housing Authority (OCHA) to assist renter households with housing vouchers and certificates. Additionally, through its annual process to solicit funding requests for public and social services, City staff can ascertain City residents' needs. Community Development staff also works closely with the City's Community Services staff to ensure CDBG funding and City Social Service grant funding address priority community needs. Consistent with the City's Housing Element, the City's Community Development staff also provides private housing developers with information regarding affordable housing incentives.

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

211 Orange County and the Orange County Housing and Community Development Department coordinate the Orange County Continuum of Care (OC-CoC) planning process. This nonprofit-public partnership helps ensure comprehensive, regional coordination of efforts and resources to reduce the number of homeless and persons at risk of homelessness throughout Orange County. This partnership is also the regional coordinator of the year-round CoC planning process and is a facilitator for the involvement of the public and private agencies that make up the regional homeless system of care.

The City supports the OC-CoC planning process by providing information regarding the activities it will fund to address local homeless issues. The OC-CoC used this information to prepare the County's application to HUD for Homeless Assistance Grant funds. City staff will provide certifications of consistency with the Consolidated Plan and other forms of support for the OC-CoC. The City also supports and participates in the biennial Point-In-Time survey of the region's homeless.

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

The City does not receive Emergency Solutions Grant (ESG) funds; therefore, it does not assist the OC-CoC with determining ESG allocations, evaluating the outcomes, or developing policies and procedures for administering the regional Homeless Management Information System (HMIS).

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities:

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data regarding households receiving HUD rental assistance and regarding households on the waitlist for housing assistance
2	Agency/Group/Organization	211 Orange County
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homeless Management Information System (HMIS)
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data regarding regional homeless, housing/service gaps for the homeless, and HMIS management

3	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Impediments to Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data regarding fair housing issues in the community and input related to impediments to fair housing and assisted in developing action steps to address impediments to fair housing
4	Agency/Group/Organization	Age Well Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding the housing and service needs of seniors, including homebound seniors
5	Agency/Group/Organization	Families Forward
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Anti-poverty Strategy Needs of Low/Mod persons
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding the housing and service needs of homeless families with children and families that are at risk of becoming homeless
6	Agency/Group/Organization	Family Assistance Ministry
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy Needs of Low/Mod persons

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding the housing and service needs of homeless households and households at risk of becoming homeless
7	Agency/Group/Organization	South County Outreach
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Needs of Low/Mod persons
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding the housing and service needs of homeless households and households at risk of becoming homeless
8	Agency/Group/Organization	Camino Health Center
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Needs of Low/Mod persons
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding the medical/dental service needs of the community, including homeless individuals
9	Agency/Group/Organization	Stand Up for Kids
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs – Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding the needs of homeless youths ages 12 to 24
10	Agency/Group/Organization	County of Orange
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Regional program information

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various county departments provided information regarding public health, public safety, and housing programs
11	Agency/Group/Organization	Vocational Visions
	Agency/Group/Organization Type	Services-Disabled
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding the needs of adults with developmental disabilities

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

The City has an open consultation process; no agency is prevented or excluded from participating.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Orange County 211	Provides regional and local point-in-time homeless survey data, develops the regional 10-Year Plan to End Homelessness, and develops the regional Discharge Plan
City of Mission Viejo Housing Element	City of Mission Viejo	Provides housing priorities and program goals
City of Mission Viejo Capital Improvement Plan	City of Mission Viejo	Identifies priority capital improvement projects which may be CDBG-eligible
5-Yr. & 1-Yr. PHA Plan	Orange County Housing Authority	Identifies OCHA resources to address the housing needs of lower-income renter householders in the County and City
Analysis of Impediments to Fair Housing	Orange County HUD Grantee Cities and the County of Orange	The countywide document identifies fair housing impediments within participating cities and outlines a plan to address fair housing issues

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City’s Citizen Participation Plan outlines the process for obtaining public participation in developing the Consolidated Plan, Annual Action Plan, and other facets of the CDBG Program. Table 4 lists the opportunities available to the public to provide input regarding the 2023-2024 Annual Action Plan.

- Public Meetings/Hearing: The Community Services Commission held a public meeting on February 21, 2023, at which Commission members provided input on public service needs, and accepted public testimony from service providers and residents regarding the social services needs of the community. The City’s Planning and Transportation Commission held a public hearing on March 13, 2023, to accept additional public input on the Action Plan and recommend CDBG funding for the City Council’s consideration. Finally, the City Council received additional public input and approved the plan's submission to HUD on April 11, 2023.
- Notices/Website: All meetings were noticed in a local newspaper of general circulation. Additionally, the City posted the draft Action Plan on its website. Hard copies of the draft plan were available for public review upon request. The comment period began on February 16, 2023, and ended on March 17, 2023 (see **Attachment 2**).

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Other - Social Service Providers	Public notice (12/22/22) announcing the availability of FY 23-24 public service grant funds	None	NA	NA

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	Non-targeted/broad community	Community Services Commission meeting held 2/21/23	See Attachment 2	None	NA
3	Newspaper Ad	Non-targeted/broad community	A public notice announcing Annual Action Plan 30-day public comment period and public hearing	See Attachment 2	None	NA
4	Public Hearing	Non-targeted/broad community	Planning & Transportation Commission Public Hearing held 3/13/23	See Attachment 2	None	NA
5	Public Meeting	Non-targeted/broad community	City Council meeting held 4/11/23	See Attachment 2	None	NA

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The 2020-2024 Consolidated Plan indicates the City expects to receive approximately \$300,000 annually in CDBG funding for a five-year total of \$1,500,000. HUD has notified the City that it will receive \$376,534 in CDBG funding for FY 2023-24, a decrease of \$13,408 (-3.6%) from current funding. Prior year funds (\$255,243) and program income received during the year will provide additional CDBG resources for FY 2023-24. The City will use CDBG funds for housing activities, public services, and administrative costs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	376,534	0	255,243	631,777	300,000	CDBG annual allocation plus prior year uncommitted CDBG resources

Table 5 – Expected Resources – Priority Table

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

The City will continue to allocate General Funds for social service grants for the foreseeable future. In recent years approximately \$53,000 has been committed to these grants. Additionally, the City will support OCHA's administration of the federal rental housing voucher/certificate program; 241 Mission Viejo households currently benefit from this assistance.

There is no match requirement for CDBG funds.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City's previous Housing Element identified three sites suitable for housing development. One of those sites was developed in 2015 with 256 dwelling units, 28 of which are affordable for lower-income households (17 very low-income and five low-income). The second site is currently under construction for a 60-unit townhome project, which includes 9 affordable units (5 for very low-income and 4 for low-income homeowners). Construction is anticipated to be completed in the Summer of 2023. The third site (Site C) is a vacant 8.5-acre, City-owned property that can accommodate 255 affordable units. After a thorough RFP process, the City negotiated with a developer who indicated they could not make the project financially feasible based on the state-required affordability. Additionally, the City Council approved rezoning a shopping center to accommodate a for-sale project with 105 units, including 16 affordable units (9 for very low-income and 7 for low-income homeowners). Construction of this development is also anticipated to conclude by Summer 2023.

The City has submitted its Housing Element update for the 6th housing cycle covering the years 2021 through 2029 to the State of California. The new Housing Element indicates the City will continue to monitor surplus land availability or the possible conversion of other land uses. If any property is deemed or declared surplus, it will be assessed for its residential development suitability. If sites become available, the City will notify nonprofit developers for their consideration as to affordable housing development potential. Additionally, once certified by the state, the updated Housing Element identifies at least 12 new sites rezoned for affordable residential developments.

Discussion

Funding resources to implement the City's Consolidated Plan are limited. The City anticipates that CDBG funding will fluctuate from year to year. In recent years, CDBG housing rehabilitation loan repayments have provided the City with additional funding; however, these funds are susceptible to the fluctuations of the economy and thus unpredictable. HUD has begun to invest resources into additional housing assistance vouchers and certificates, and OCHA has aggressively pursued these new resources. The City will continue to support OCHA's efforts to secure new rental assistance resources. Furthermore, if sites suitable for housing development become available, the City will coordinate with nonprofit and for-profit housing development firms to consider affordable housing development opportunities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Preservation	2020	2024	Affordable Housing	Citywide	Affordable Housing	CDBG: \$499,997	Homeowner Housing Rehabilitated: 8 Household Housing Unit Housing for Homeless added: 1 Housing Unit
2	Public Social Services	2020	2024	Non-Homeless Special Needs	Citywide	Public Services	CDBG: \$26,080	Public service activities other than Low/Moderate Income Housing Benefit: 1,875 Persons Assisted
3	Homeless Continuum of Care	2020	2024	Homeless	Citywide	Homeless Support Services and Housing	CDBG: \$30,400	Public service activities other than Low/Moderate Income Housing Benefit: 534 Persons Assisted Homelessness Prevention: 20 Households Assisted
4	Administration and Planning	2020	2024	Administration	Citywide	Program Administration/Fair Housing Services	CDBG: \$75,300	Other: 70 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Preservation
	Goal Description	Improve or expand the supply of housing affordable to lower-income households
2	Goal Name	Public Social Services
	Goal Description	Provide or improve access to public social services for low- and moderate-income persons and persons with special needs
3	Goal Name	Homeless Continuum of Care
	Goal Description	Provide a continuum of supportive and housing services for the homeless and individuals at risk of homelessness
4	Goal Name	Administration and Planning
	Goal Description	Provide administration and planning activities to carry out actions that address needs in the Consolidated Plan, including fair housing services to address local impediments to fair housing

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

The City is not a participating jurisdiction in the HUD’s HOME program; however, an estimated eight homeowners will be assisted with CDBG-funded rehabilitation during FY 2023-24. Additionally, funding will support acquiring one rental housing unit to provide housing for a low-income household.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will allocate FY 2023-24 funding for the following activities based on the citizen participation process and various data analyses.

#	Project Name
1	CDBG Program Administration
2	Fair Housing Foundation
3	Age Well Senior Services
4	Camino Health Center
5	Families Forward
6	Family Assistance Ministries
7	Stand Up For Kids
8	South County Outreach
9	Vocational Visions
10	Housing Rehabilitation
11	Housing Acquisition

Table 7 – Project Information

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

The Consolidated Plan identifies the elderly, special needs, and extremely low-income households as underserved and at-risk residents. According to data from the Consolidated Plan, these households contribute significant portions of their income to maintain housing. Consistent with the Consolidated Plan, the City will allocate resources to help at-risk households remain housed rather than fall into homelessness. Additionally, the City will encourage and support OCHA’s efforts to obtain additional rental assistance funding for Mission Viejo households. The City’s housing rehabilitation program will also focus on assisting elderly homeowners in improving their primary residences to address specific household needs. CDBG funds will also be used to support the acquisition of existing housing, which will provide additional shelter opportunities for lower-income residents.

AP-38 Project Summary

Project Summary Information

Table 8 – Project Summary

1	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Administration and Planning
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$68,300
	Description	CDBG program administration
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	200 Civic Center, Mission Viejo, CA, City Hall
	Planned Activities	CDBG program oversight and coordination
2	Project Name	Fair Housing Foundation
	Target Area	Citywide
	Goals Supported	Administration and Planning
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$7,000
	Description	Fair housing education and enforcement services
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	70 Households
	Location Description	Citywide
	Planned Activities	Fair housing outreach, education, and enforcement services
3	Project Name	Age Well Senior Services
	Target Area	Citywide
	Goals Supported	Public Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,800
	Description	In-home case management services for homebound seniors and frail elderly
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	30 homebound seniors or frail elderly
	Location Description	Citywide
	Planned Activities	Case management and in-home support services for homebound elderly and frail elderly
4	Project Name	Camino Health Center
	Target Area	Citywide
	Goals Supported	Public Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$12,355

	Description	Low-cost medical and pediatric dental services
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1,760 Individuals
	Location Description	30300 Camino Capistrano, San Juan Capistrano CA
	Planned Activities	Reduced cost medical and pediatric dental services for low- and moderate-income persons
5	Project Name	Families Forward
	Target Area	Citywide
	Goals Supported	Homeless Continuum of Care
	Needs Addressed	Homeless Support Services and Housing
	Funding	CDBG: \$8,075
	Description	Support services for homeless families with children
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	24 Individuals
	Location Description	8 Thomas, Irvine CA
	Planned Activities	Support services and case management for homeless families with children
6	Project Name	Family Assistance Ministries
	Target Area	Citywide
	Goals Supported	Homeless Continuum of Care

	Needs Addressed	Homeless Support Services and Housing
	Funding	CDBG: \$7,565
	Description	Housing assistance, food, and supportive services for homeless families with children
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	300 Individuals (12 with prevention and 288 with case management and food)
	Location Description	1030 Calle Negocio San Clemente CA
	Planned Activities	Housing and utility assistance, food, and case management services for families with children at risk of becoming homeless
7	Project Name	Stand Up For Kids
	Target Area	Citywide
	Goals Supported	Homeless Continuum of Care
	Needs Addressed	Homeless Support Services and Housing
	Funding	CDBG: \$5,715
	Description	Homeless outreach services for teens and young adults
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	30 Individuals
	Location Description	Citywide
	Planned Activities	Outreach and engagement services for homeless youths ages 12 to 24

8	Project Name	South County Outreach
	Target Area	Citywide
	Goals Supported	Homeless Continuum of Care
	Needs Addressed	Homeless Support Services and Housing
	Funding	CDBG: \$9,045
	Description	Case management and services for families that are homeless or at risk of homelessness
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	200 Individuals (8 with rent/utility assistance plus 192 with case management and food)
	Location Description	7 Whatney St. B, Irvine CA
	Planned Activities	Foodbank, utility/housing assistance to prevent shut-offs/evictions, and case management for lower-income households and households at risk of homelessness
9	Project Name	Vocational Visions
	Target Area	Citywide
	Goals Supported	Public Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$7,925
	Description	Employment services for adults with developmental disabilities
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	85 adults with developmental disabilities

	Location Description	26041 Pala, Mission Viejo, CA
	Planned Activities	Job preparation and job-seeking support services and on-the-job coaching for adults with developmental disabilities
10	Project Name	Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Preservation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$200,000
	Description	Loans and grants to improve owner-occupied housing
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	8 low- and moderate-income homeowners
	Location Description	Citywide
	Planned Activities	Funds for loans and grants to address deferred property improvements and code deficiencies
11	Project Name	Housing Acquisition
	Target Area	Citywide
	Goals Supported	Housing Preservation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$299,997
	Description	Acquisition of housing for lower-income households
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	1 lower-income family
	Location Description	TBD
	Planned Activities	CDBG funds to assist with the acquisition of affordable housing for families with children exiting rapid rehousing

AP-50 Geographic Distribution – 91.220(f)

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

Activities slated for CDBG funding during Fiscal Year 2023-24 will be available citywide to income-eligible individuals (i.e., limited clientele). **Attachment 3** provides a list of Census Tract Block Groups that are eligible for CDBG-funded “area-wide” benefit activities.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100
CDBG Eligible Area	0

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City’s primary intent is to serve lower-income households that need services/assistance regardless of where they live in the community.

Discussion

As indicated above, the City’s primary focus is to use CDBG funding to assist eligible lower-income residents regardless of where they live in the community.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will implement its housing rehabilitation program during the FY 2023-24. Additionally, the City will use CDBG funding to assist a nonprofit in purchasing a housing unit available to families with children exiting a rapid rehousing program.

One Year Goals for the Number of Households to be Supported	
Homeless	1
Non-Homeless	8
Special-Needs	0
Total	9

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	1
Total	9

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

Discussion

The City's CDBG-funded affordable housing strategy is to maintain the City's affordable housing stock through housing rehabilitation programs and supporting rental assistance programs like the Housing Choice Voucher (the Orange County Housing Authority administers the latter). As of January 2023, 241 Mission Viejo renter households hold a rental assistance voucher or certificate. The City will also partner with a local nonprofit housing provider to purchase a unit that will be available to house a lower-income household.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Mission Viejo does not own or manage public housing.

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

Not applicable.

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

Not applicable.

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

Not applicable.

Discussion

The City of Mission Viejo does not own or manage public housing.

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

Introduction

The City's homeless strategy emphasizes preventing homelessness. The City will fund public service programs that provide a social safety net for extremely low-income households at risk of homelessness based on the notion that keeping an at-risk household sheltered in place is less expensive and disruptive than homelessness. These services include healthcare, employment services, and case management. The City will support funding for case management and rent and utility assistance for the near homeless. For individuals experiencing homelessness, CDBG will fund supportive services and case management.

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

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will allocate CDBG funds to Stand Up For Kids to provide outreach services for homeless youth during FY 2023-24. The City will continue to support homeless outreach services provided by Mercy House and the Orange County Sheriff's Department - the City utilizes non-federal funds for these services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City did not receive CDBG funding applications for emergency or transitional housing; however, the City will continue to fund Family Assistance Ministries (FAM) and Laura's House with Community Service Grant resources. FAM offers a continuum of housing options for the near homeless and the homeless. This continuum includes emergency motel vouchers and emergency and transitional housing for families with children. Laura's House provides emergency shelter and transitional housing for victims of domestic violence.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue to assist homeless persons in their transition to permanent housing and independent living by collaborating with agencies that provide shelter for the homeless. Mission Viejo will allocate CDBG funds to Families Forward and South County Outreach to offer supportive services, case management, and housing navigation assistance to the homeless and households at risk of homelessness. Additionally, Mission Viejo will continue to support OCHA and its efforts to secure additional Veterans Affairs Supportive Housing (VASH) vouchers, Shelter Plus Care (S+C) vouchers, and

rental assistance vouchers and certificates for lower-income special needs populations. As of January 2023, OCHA reports that 241 Mission Viejo households receive federal rental assistance, including five veterans (via VASH) and five former homeless households (via S+C). The City is also allocating CDBG funding to assist with purchasing a housing unit that may be available to a household exiting a rapid rehousing or interim housing program.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

As previously outlined, the City's homeless strategy emphasizes preventing homelessness. To this end, the City will use CDBG (and other public resources) to support agencies that provide various safety net services that may prevent households from becoming homeless. Examples of safety net services include food banks, rent/utility assistance, and reduced-cost medical services. The City will also support regional homeless planning efforts, including developing the OC-CoC Discharge Plan, which will prevent individuals leaving institutions such as jails and hospitals from becoming homeless.

Discussion

The City's homeless strategy helps prevent homelessness and supports local service providers in engaging and assessing the City's homeless. Mission Viejo will allocate CDBG funding to support programs such as street outreach, case management, and rent/utility assistance, which helps ensure at-risk and homeless individuals obtain housing and the support services needed to achieve and maintain self-sufficiency. The City is also allocating CDBG funding to assist with purchasing a housing unit that may be available to a household exiting a rapid rehousing or interim housing program.

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

Introduction:

Barriers to affordable housing and actions to overcome these obstacles are listed in the City's Housing Element and incorporated into the Consolidated Plan.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Land Use Controls: The General Plan identifies sites with appropriate densities and zoning to facilitate housing construction. However, the City will consider granting a density bonus or other modifications to development standards to enhance an affordable housing project's feasibility.

The City can also reduce parking requirements for senior housing and other affordable housing projects through the conditional use permit process. The State's density bonus law establishes parking standards for qualifying affordable developments that preempt local parking requirements for density bonus projects.

Local Processing and Permit Procedures: The time needed for development review and permit processing can hinder building affordable housing. Residential projects in the City generally receive concurrent processing of various development applications (e.g., subdivision & zoning approvals), thereby significantly reducing review time and minimizing related holding costs. The Housing Element states that the City will also consider providing incentives to develop affordable housing, including expeditious permit processing and fee waivers.

Fees and Other Exactions Required of Developers and Site Improvements: The City often requires developers to provide on-site and off-site improvements necessary to serve their projects. Where an established percentage of a project's dwelling units are devoted to lower-income households, the City will consider providing incentives. Incentives include a density bonus, tax-exempt financing, waiver of fees, assistance with the development of on- or off-site improvements, and reductions in minimum parking requirements.

Discussion:

The City's Housing Element identifies several barriers to affordable housing development. The Housing Element also identifies actions the City can take to reduce the impact of these barriers on affordable housing development. Two housing projects are currently in the development process. These projects have benefitted from the above actions and will ultimately provide affordable housing opportunities for lower-income residents.

AP-85 Other Actions – 91.220(k)

Introduction:

Below are the actions the City will implement during FY 2023-24 to address the sub-strategies of the Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The Consolidated Plan identifies the elderly, special needs, and extremely low-income households as underserved and at-risk residents. The City will allocate a portion of its CDBG funds for activities that address these underserved residents' housing/service needs. Additionally, the City will encourage and support OCHA's efforts to obtain additional rental assistance funding, especially for senior, disabled, and very low-income households. The City's housing rehabilitation program is also available to provide resources to assist elderly and disabled homeowners in improving their homes to address unique needs.

Actions planned to foster and maintain affordable housing

The Consolidated Plan identifies programs such as Single-Family Housing Rehabilitation assistance as the primary means to maintain and improve housing available to low- and moderate-income residents. Lower-income households can rehabilitate their primary residence to meet basic housing quality standards and incur zero or minimal additional housing costs by receiving deferred payment loans or grants. Program staff anticipates eight homeowners participating in the CDBG-funded housing rehabilitation program during FY 2023-24.

As previously highlighted, the City's current Housing Element identifies vacant sites suitable for housing development. One site has been developed, and two others are currently under development. The City will continue seeking additional sites suitable for housing development and encourage builders to include affordable units. Additionally, the City's support for OCHA's federal rental assistance program administration is a key component of fostering and maintaining affordable housing in the community. Finally, FY 2023-24 CDBG funds are allocated to assist a local nonprofit in purchasing a housing unit. The unit will provide permanent affordable housing for a household transitioning from homelessness to self-sufficiency.

Actions planned to reduce lead-based paint hazards

Prior housing rehabilitation program statistics indicate that only a small percentage of City-funded rehabilitated housing units contain lead-paint risks. Nonetheless, consistent with HUD program regulations, the City's housing rehabilitation program will ensure all housing units constructed before 1987 that participate in the City's housing rehabilitation program will be tested for lead-paint hazards. If needed, lead hazards will be removed or mitigated.

Actions planned to reduce the number of poverty-level families

During FY 2023-24, the City will implement the following activities to combat poverty:

- Affordable housing programs, including rehabilitation for lower-income, senior, and disabled homeowners and rental assistance for very low-income renters (the latter via the OCHA)
- Direct financial assistance, supportive services, and case management for households at risk of becoming homeless or that are experiencing homelessness
- Public services that provide free or reduced-cost services to lower-income households that will help to improve quality of life (e.g., healthcare, employment counseling, and referrals)

Actions planned to develop institutional structure

The City has made an effort to establish an institutional structure to help identify and access resources to improve the community. For example, the City will continue to work with nonprofit entities to deliver public services. The City will monitor sub-recipients performance to ensure compliance with applicable program regulations. The City supports the OC Continuum of Care by providing critical information to the County as it prepares the County's Continuum of Care Homeless Assistance grant applications to HUD and undertakes the regional Point-In-Time survey of the homeless. Mission Viejo will also continue to fund activities that help address gaps and needs in the regional homeless system of care. Finally, the City will continue to assist the OCHA in implementing its Five-year PHA Plan.

Broadband: According to BroadbandNow.com, Cox Communications is the top broadband service provider in Mission Viejo, covering 100% of the City. AT&T Internet and EarthLink are also available via fiber optic cable to 97.7% of Mission Viejo properties. Several additional providers offer satellite or 5-G-based broadband service.

Most broadband service providers in Orange County participate in the Affordable Connectivity Program (ACP). The ACP was created with the passage of the Infrastructure and Jobs Act of 2021. The purpose of the ACP is to provide eligible households with a \$30 discount on monthly broadband internet service. ACP eligibility is based on household income (200% of federal poverty or less) or participation in specific government assistance programs (e.g., SSI or Medicaid). Funding may also be available to provide discounts for connective devices such as laptops, desktop computers, or tablets. Information about the ACP is available online; however, many of the City's nonprofit service providers will inform clients of this program and may also assist clients in applying for benefits. Additionally, the City will continue encouraging developers and property owners to incorporate broadband infrastructure into all new or substantially rehabilitated housing projects, especially affordable housing projects.

Hazard Mitigation: The Disaster Mitigation Act of 2000 requires local governments to prepare a plan to document their hazard mitigation planning process and to identify hazards, potential losses, mitigation needs, goals, and strategies. Each state and local government must have a federally approved mitigation plan to be eligible for hazard mitigation grant funding (e.g., FEMA). Mission Viejo is currently updating its Local Hazard Mitigation Plan (LHMP). The LHMP allows public officials and residents to understand

the threats from natural and human-caused hazards in the community. The plan will recommend specific actions to decrease threats before disasters occur. Besides protecting public health and safety, hazard mitigation planning can save money. Studies estimate that every dollar spent on mitigation saves an average of four dollars on response and recovery costs. An LHMP can also help strengthen the mission of public safety officers, such as police and fire department staff, providing them with clear roles and responsibilities to build a safer community. The City's current plan addresses the following natural and human-caused hazards (partial list):

- Flooding (including Coastal and Winter Storms)
- Geologic Hazards
- Seismic Hazards (Seismic Shaking, Liquefaction, Earthquake-Induced Landslide)
- Wildfire

The updated LHMP will also examine how climate change may affect these and other hazards that may threaten the community. Staff anticipates that the City Council will adopt the LHMP in late 2023.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Mission Viejo does not operate public housing - the Orange County Housing Authority (OCHA) administers federal rental assistance in the community. Federal legislation requires that OCHA prepare a five-year and one-year plan highlighting its mission, goals, and objectives related to public and assisted housing programs. The City will review the Authority's plans and allow OCHA to review and consult with the City regarding its Consolidated Plan and Action Plans. This cross-consultation aims to provide consistent and coordinated housing services for City residents. Ongoing consultation with local nonprofits also helps the City coordinate the efficient and effective use of limited federal resources. As previously highlighted, the City will partner with a local nonprofit housing provider to purchase a housing unit as a means to expand the City's supply of affordable housing.

Discussion:

HUD-funded grant recipients are required to not discriminate in housing or services directly or indirectly based on race, color, religion, sex, national origin, age, familial status, or disability. Grant recipients such as Mission Viejo are required to: (1) examine and attempt to alleviate housing discrimination within their jurisdiction; (2) promote fair housing choices for all persons; (3) provide opportunities for all persons to reside in any given housing development, regardless of race, color, religion, sex, disability, familial status, national origin, and other personal or familial attributes; (4) promote housing that is accessible to and usable by persons with disabilities; (5) and comply with the non-discrimination requirements of the Fair Housing Act. HUD encourages jurisdictions to consult and initiate region-wide fair housing planning. The **Analysis of Impediments (AI) to Fair Housing Choice** is the primary document for this purpose. In addition to identifying impediments, a strategy to overcome barriers to fair housing must be developed and implemented - accomplishments are reported annually. The City participated in

developing a countywide AI, which the City Council adopted in June 2020. A summary of impediments to fair housing and the action steps the City will take during FY 2023-24 are found in **Attachment 4**.

Program Specific Requirements

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

Introduction:

Each HUD program covered by the Consolidated Plan regulations must address certain program-specific requirements. Below are the program requirements for the CDBG program.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

Discussion

The City will meet the overall 70 percent benefit for low and moderate-income requirements of the CDBG program over one year – **2023** Program Year.

FY 2023-24 CDBG funds will be allocated to the above activities. Public service activities will be qualified either as “low- and moderate-income area benefit” or “limited clientele benefit.” No public facility or

infrastructure improvements are slated for funding in FY 2023-24; however, these types of projects will typically qualify under “low and moderate-income area benefit” or “limited clientele benefit” (e.g., ADA improvements). Housing Rehabilitation will be available citywide to low and moderate-income households.

CDBG program income received during FY 2023-24 will be utilized for CDBG-eligible activities. The City does not have surplus funds from urban renewal settlements, nor does the City have grant funds returned to its line of credit. The City will not undertake float-funded activities; therefore, it does not anticipate program income from this type of activity. Finally, the City does not anticipate undertaking urgent need activities during FY 2023-24, nor will it undertake any action that may result in the involuntary displacement of businesses or residents.

As indicated above, CDBG program income will be available to fund additional eligible activities. The City anticipates not carrying forward program income funds into FY 2023-24.

Five-Year and One-Year Summary of Accomplishments

Grantee Name: City of Mission Viejo

Decent Housing						
Objective: Housing Preservation	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Housing Rehabilitation Loans and Grants: Improve or expand the supply of housing affordable to lower-income households	CDBG	2020	Housing Units	10	5	50.0%
		2021	Housing Units	8	7	87.50%
		2022	Housing Units			
		2023	Housing Units			
		2024	Housing Units			
5-Yr Con Plan Goal				41	12	29.27%
Housing Acquisition: Improve or expand the supply of housing affordable to lower-income households	CDBG	2020	Housing Units	2	2	100.00%
		2021	Housing Units	0	0	0.00%
		2022	Housing Units			
		2023	Housing Units			
		2024	Housing Units			
5-Yr Con Plan Goal				3	2	66.67%
Housing Choice Vouchers (Administered by OCHA): Improve or expand the supply of housing affordable to lower-income households	HUD Housing Vouchers	2020	Housing Units	250	260	104.00%
		2021	Housing Units	250	241	96.40%
		2022	Housing Units			
		2023	Housing Units			
		2024	Housing Units			
5-Yr Con Plan Goal				250 <small>(Annual Avg)</small>	251 <small>(2 Yr Avg)</small>	104.00% <small>(2 Yr Avg)</small>
Suitable Living Environment						
Objective: Public Social Services Objective: Infrastructure and Facility Improvements	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Provide or improve access to public social services for low- and moderate-income persons and persons with special needs	CDBG	2020	Individuals	1,641	1,794	109.32%
		2021	Individuals	1,787	1,787	100.00%
		2022	Individuals			
		2023	Individuals			
		2024	Individuals			
5-Yr Con Plan Goal				8,250	3,581	43.41%
Improve and expand public infrastructure and facilities that benefit low- and moderate-income neighborhoods and residents	CDBG	2020	Projects	0	0	0.00%
		2021	Projects	1	0	0.00%
		2022	Projects			
		2023	Projects			
		2024	Projects			
5-Yr Con Plan Goal				6,000	0	0.00%

Five-Year and One-Year Summary of Accomplishments

Economic Opportunity						
Objective: Economic Opportunities	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
On December 17, 2020, added small business assistance grant for businesses impacted by the Coronavirus (CDBG-CV funding)	CDBG-CV	2020	Businesses	0	14	NA
		2021	Businesses	0	0	0.00%
		2022	Businesses			
		2023	Businesses			
		2024	Businesses			
		5-Yr Con Plan Goal				0
Continuum of Care						
Objective: Homeless Continuum of Care	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Provide a continuum of supportive and housing services for the homeless and households at risk of homelessness	CDBG	2020	Individuals	820	634	77.32%
		2021	Individuals	126	186	147.62%
		2022	Individuals			
		2023	Individuals			
		2024	Individuals			
		5-Yr Con Plan Goal				2,450
Other						
Objective: Administration and Planning	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Provide for administration and planning activities to carry out actions that address needs in the Consolidated Plan, including fair housing services to address local impediments to fair housing	CDBG	2020	Year of Admin	1	1	100.00%
		2021	Year of Admin	1	1	100.00%
		2022	Year of Admin			
		2023	Year of Admin			
		2024	Year of Admin			
		5-Yr Con Plan Goal				5
Provide for administration and planning activities to carry out actions that address needs in the Consolidated Plan, including fair housing services to address local impediments to fair housing	CDBG	2020	Households	75	56	74.67%
		2021	Households	75	49	65.33%
		2022	Households			
		2023	Households			
		2024	Households			
		5-Yr Con Plan Goal				375

Saddleback Valley News

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FILE NO. PH Planning Commission 2023 (002

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, }

County of Orange }

SS.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the Saddleback Valley News, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on December 7, 1976, Case No. A-86742 in and for the South Orange County Judicial District, County of Orange, State of California; that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/16/2023

I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed at Anaheim, Orange County, California, on
Date: February 16, 2023.



Signature



CITY OF MISSION VIEJO NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Mission Viejo is seeking public input pursuant to the Community Development Block Grant (CDBG) program Annual Action Plan for Program Year (PY) 2023-24. The primary objective of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities principally for persons of low- and moderate-income (those earning 80 percent or less of Orange County's median income). This funding is provided by the U.S. Department of Housing and Urban Development (HUD). The scope of eligible activities established by HUD ranges from public works improvements to housing rehabilitation and social service programs.

The Consolidated Plan is a five-year strategic plan that identifies priority community needs, projects/programs that may be implemented to meet these needs. The Annual Action Plan outlines the City's proposed use of CDBG funds for a twelve-month period to address the priority needs identified in the Consolidated Plan. HUD has not notified the City of its PY 2023-24 CDBG allocation; however, for planning purposes, the City estimates it will receive \$389,000 in CDBG funds from HUD for PY 2023-24. Prior year funds and program income may also be available. Based on the estimated funds to be available, the following activities will be undertaken:

- Up to 15% (\$58,350) for eligible public services.
- Up to 20% (\$77,800) for program administration.
- 65% (\$252,850) for housing and/or capital improvements.
- Prior year funds and program income generated by the repayment of loans funded by CDBG in prior years will also be utilized for eligible activities.
- Estimated funding will be adjusted by a uniform percentage based on the final grant amount.

As part of the City's citizen participation process, a draft of the PY 2023-24 Annual Action Plan will be available for public review on the City's website (<http://www.cityofmissionviejo.org>) from **February 16, 2023**, to **March 17, 2023**. Additional public input will be received at a public hearing; the details of the hearing are indicated below. All interested persons are invited to attend the public hearing to discuss the programs/services proposed. Written comments will be accepted through March 17, 2023, at the address below.

Planning and Transportation Commission Public Hearing

Date: Monday, March 13, 2023

Time: 6:30 p.m. or soon after

Purpose: 1) To review social service grant recommendations from the Community Services Commission; 2) To review the draft Action Plan for PY 2023-24; and, 3) To forward the draft aforementioned documents with specific programs and funding recommendations to City Council for its review and final approval.

Meeting location is in the City Council Chamber, 200 Civic Center, Mission Viejo, CA 92691.

For further information, please contact Mike Linares at mлинаres@cityofmissionviejo.org. Written comments should be directed to the attention of Mike Linares at mлинаres@cityofmissionviejo.org.

/s/
Elaine Lister
Director of Community Development

SUMMARY OF PUBLIC COMMENTS

February 21, 2023 Community Services Commission Meeting

- Madelynn Hirneise, CEO of Families Forward provided an overview of the organization and how requested CDBG funds will be used.

Public Comment Period

- No public comments were received

March 13, 2023 Planning and Transportation Commission Public Hearing

- No public comments were received

April 25, 2023 City Council Meeting

- No public comments were received

2022 CDBG-ELIGIBLE CENSUS TRACTS BLOCK GROUPS

CITY	CENSUS TRACT	BLOCK GROUP	LOW/MOD RESIDENTS	LOW/MOD UNIVERS	PERCENT LOW/MOD
Mission Viejo	032022	3	1,990	2,780	71.58%
Mission Viejo	032039	3	785	1,110	70.72%
Mission Viejo	032027	1	2,350	3,440	68.31%
Mission Viejo	032012	3	425	695	61.15%
Mission Viejo	032037	1	930	1,645	56.53%
Mission Viejo	032022	2	900	1,630	55.21%
Mission Viejo	032013	1	1,140	2,080	54.81%
Mission Viejo	032037	3	740	1,360	54.41%
Mission Viejo	032028	2	1,045	2,145	48.72%
Mission Viejo	052423	3	915	1,920	47.66%
Mission Viejo	032032	2	920	1,980	46.46%
Mission Viejo	032033	1	935	2,065	45.28%
Mission Viejo	032048	2	615	1,390	44.24%
Mission Viejo	032003	2	555	1,520	36.51%
Mission Viejo	032020	3	460	1,275	36.08%
Mission Viejo	032036	2	920	2,550	36.08%
Mission Viejo	032015	3	375	1,040	36.06%

ORANGE COUNTY ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE
August 6, 2020

REGIONAL PROPOSED AI GOALS AND STRATEGIES

To address the contributing factors described above, the AI plan proposes the following goals and actions: Regional Goals and Strategies."

Goal 1: Increase the supply of affordable housing in high opportunity areas.¹

Strategies:

1. Explore the creation of a new countywide source of affordable housing.
2. Using best practices from other jurisdictions, explore policies and programs that increase affordable housing supply, such as linkage fees, housing bonds, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review.
3. Explore providing low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restrictions on their property.
4. Review existing zoning policies and explore zoning changes to facilitate the development of affordable housing.
5. Align zoning codes to conform to recent California affordable housing legislation.

Goal 2: Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, Vietnamese residents, other seniors, and people with disabilities.

Strategies:

1. Explore piloting a Right to Counsel Program to ensure legal representation for tenants in landlord-tenant proceedings, including those involving applying new laws like A.B. 1482.

Goal 3: Increase community integration for persons with disabilities.

Strategies:

1. Conduct targeted outreach and provide tenant application assistance and support to persons with disabilities, including individuals transitioning from institutional settings and individuals at risk of institutionalization. As part of that assistance, maintain a database of housing that is accessible to persons with disabilities.

¹ The term "high opportunity areas" generally means locations where there are economic and social factors and amenities that provide a positive impact on a person's life outcome. This is described in more detail in Section iii, Disparities in Access to Opportunity.

2. Consider adopting the accessibility standards adopted by the City of Los Angeles, which require at least 15 percent of all new units in city-supported Low-Income Housing Tax Credit (LIHTC) projects to be ADA-accessible with at least 4 percent of total units to be accessible for persons with hearing and vision disabilities.

Goal 4: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and experience homelessness.

Strategies:

1. Reduce barriers to accessing rental housing by exploring eliminating application fees for voucher holders and encouraging landlords to follow HUD's guidance on using criminal backgrounds in screening tenants.
2. Consider incorporating a fair housing equity analysis into the review of significant rezoning proposals and specific plans.

Goal 5: Expand access to opportunities for protected classes.

Strategies:

1. Explore the voluntary adoption of Small Area Fair Market Rents or exception payment standards to increase access to higher opportunity areas for Housing Choice Voucher holders.
2. Continue implementing a mobility counseling program that informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic support to voucher holders seeking to move to higher opportunity areas.
3. Study and make recommendations to improve and expand Orange County's public transportation to ensure that members of protected classes can access jobs in employment centers in Anaheim, Santa Ana, and Irvine.
4. Increase support for fair housing enforcement, education, and outreach.

CITY OF MISSION VIEJO PROPOSED AI GOALS AND STRATEGIES

1. In collaboration with the Orange County Housing Authority (OCHA):
 - a. Attend quarterly OCHA Housing Advisory Committee to enhance the exchange of information regarding the availability, procedures, and policies related to the Housing Assistance Voucher program and regional housing issues.
 - b. Support OCHA's affirmative fair marketing plan and de-concentration policies by providing certifications for five-year and annual PHA plan.
 - c. In coordination with OCHA and fair housing services provider, conduct landlord education campaign to educate property owners about State law prohibiting discrimination based on household income.
2. Through the City's fair housing contractor:
 - a. Provide fair housing education and information to apartment managers and homeowner associations on why denial of reasonable modifications/accommodations is unlawful.
 - b. Conduct multi-faceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies. Outreach methods may include workshops, informational booths, presentations to community groups, and multi-lingual fair housing literature distribution.

- c. Provide general fair housing counseling and referral services to address tenant-landlord issues, investigate allegations of fair housing discrimination, and take appropriate actions to conciliate cases or refer to appropriate authorities.
 - d. Periodically monitor local newspapers and online media outlets to identify potentially discriminatory housing advertisements.
 - e. Include testing/audits within the scope of work with fair housing provider.
3. In cooperation with the Orange County Transportation Authority:
 - a. Provide community education regarding transport services for persons with disabilities.
 - b. Explore bus route options to ensure neighborhoods with a concentration of low-income or protected class populations have access to transportation services.
4. Monitor FBI data to determine if any hate crimes are housing-related and if there are actions that may be taken by the City's fair housing service provider to address potential discrimination linked to the biased motivations of hate crimes.
5. Support local eviction prevention strategies to reduce the number of homeless individuals and families (homelessness prevention services).
6. Seek funding through State programs (SB2/PLHA) to expand affordable housing and homelessness prevention services.
7. Prepare a new Housing Element that is compliant with all current State laws and is certified by the California Department of Housing and Community Development.
8. Update zoning ordinance to comply with current State law.