

2018 Action Plan Community Development Block Grant CDBG
Hanford, CA 93230

For public review March 30-April 30, 2018

Proposed Action Plan Subject to Change based on Final Grant Amount



Prepared by:
City of Hanford
Community Development Department
HOUSING DIVISION

317 N. Douty Street

5th Year Action Plan

The City of Hanford does not discriminate in employment and/or housing program opportunities or practices on the basis of race, color, religion, national origin, age, sex, sexual orientation, marital status, disability, or any other characteristic protected by law. Darlene Mata is the City's Section 504 Coordinator and can assist you with this policy at (559) 585-2578. TDD/TYY, dial 711.

La ciudad de Hanford no discrimina en el empleo o vivienda oportunidades programa o prácticas sobre la base de raza, color, religión, origen nacional, edad, sexo, orientación sexual, estado civil, discapacidad o cualquier otra característica protegida por la ley. Darlene Mata es coordinador de sección 504 de la ciudad y le puede ayudar con esta política en (559) 585-2578. TDD/TYY, marque el 711.



Contents

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	2
PR-05 Lead & Responsible Agencies – 91.200(b)	6
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)	7
AP-12 Participation – 91.105, 91.200(c)	14
AP-15 Expected Resources – 91.220(c) (1, 2)	17
 Annual Goals and Objectives	
AP-20 Annual Goals and Objectives - 91.420, 91.220(c) (3) & (e)	20
AP-35 Projects – 91.220(d)	22
AP-35Projects Summary	24
AP-50 Geographic Distribution – 91.220(f)	33
AP-55 Affordable Housing – 91.220(g)	34
AP-60 Public Housing – 91.220(h)	35
AP-65 Homeless and Other Special Needs Activities – 91.220(I)	35
AP-75 Barriers to affordable housing – 91.220(j)	39
AP-85 Other Actions – 91.220(k)	41
AP-90 Program Specific Requirements – 91.220(l) (1, 2, 4)	43

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

1. Introduction

City Overview

Hanford is located in [Kings County, CA](#). Hanford is the largest city in Kings County with a population of 55,200 (per the City's General Plan).

Hanford is located 30 miles south of Fresno and 20 miles west of Visalia. Hanford was incorporated in 1891, and is the county seat of Kings County. Hanford is located in the northern portion of Kings County at an elevation of 249 feet above sea level. The city has a total area of 16.6 square miles, all of which is land not covered by water.

CDBG Overview

- In 2004, the City of Hanford (City) became an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing Urban Development (HUD) funding under the Community Development Block Grant (CDBG), which are designed to assist low and moderate income (LMI) households, investing in Hanford's local community/neighborhoods.
- As an entitlement jurisdiction, HUD requires that the City prepare a Consolidated Plan every five years to foster a community-wide dialogue regarding the market environment and affordable housing community development needs of the City. The Strategic Plan is a specific course of action, which builds on local assets and coordinates a response to the needs of the community.
- As part of the Conplan and Strategic Plan, the City also is required to prepare an annual Action Plan to report on the distribution of federal funding for the program year, which starts July 1st through June 30th the following year. The annual plan explains how the City of Hanford intends to use its CDBG funding and how the funded programs, projects and activities will address the priorities identified in the Consolidated Plan, more specifically the Strategic Plan. The Annual Plan also identifies the federal and non-federal resources that will be used to meet the goals of the approved Consolidated Plan.
- This is the fifth Action Plan, which reflects the goals and objectives for the period starting July 1, 2018 through June 30, 2019.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

A. Creation and preservation of affordable housing:

- Rehabilitate existing housing
- Support the development of affordable housing

B. Provide a suitable living environment:

- Support public improvement projects to qualifying neighborhoods Activities that will benefit communities, families, or individuals by addressing issues in their living environment

C. Public services

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City was successful in addressing the majority of the goals and objectives in the FY 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER), the most recent and complete reporting period, the City of Hanford was successful in meeting the majority of its goals and objectives. All funds were used to carry out activities that benefited very low- to moderate-income persons. CDBG funds were used to fulfill identified housing, public service, and neighborhood improvement needs. Some of the programs that were assisted during the FY 2015-2016 included: first-time homebuyer, housing rehabilitation, homeless support services, and after-school youth activities, park improvements and public street improvements.

The City conducts business on a fiscal cycle from July 1 through June 30. Data results for the FY 2017-2018 are not yet available; however, they will be included in the upcoming Consolidated Annual Performance Evaluation Report. The following accomplishments were reached during the 2016-2017 Annual Action Plan period:

- Provided minor homeowner rehabilitation to 37 Hanford residents
- Assisted 311 Hanford youth by providing them with education skills and skills to deter and prevent crime and delinquency

- Connected with 268 homeless Hanford residents to conduct comprehensive assessments, link them to housing navigation and other supports region wide
- Assisted 4 households with assistance to purchase their first home

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A public notice requesting comments from citizens and agencies about the estimated City's CDBG funding allocations, and housing and community development needs and priorities for the 2018-2019 program year was published in English and Spanish in the Hanford, Sentinel on March 7, 2018. The notice informed the public about a public meeting to be held on March 20, 2018, 30-day public review period beginning on March 30, 2018 and ending on April 30, 2018 and Public Hearing scheduled for May 1, 2018.

A public meeting to receive comments from citizens and agencies about the City's CDBG funding allocations, and housing and community development needs and priorities for the 2018-2019 program year was held before the City Council on March 20, 2018. Staff presented an overview of the 5-year Plan, high priorities, and proposed funding allocations for 2018 activities.

Upon completion of the Draft Action Plan, it was released for a 30-day public review period beginning on March 30, 2018 and ending on April 30, 2018. Comments received during the public review period will be incorporated into the Final Action Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

At the first City Council public meeting on March 20, 2018, several comments were made on various organizations and projects. No comments were received from the public at the meeting, letters of support in favor the homeless support center were submitted.

- Members of the Council had several questions for staff about the proposed funding allocations for Public Services
- Council commented on the homeless issues in the City.

Any public comments received during the public comment period from March 30, 2018 to April 30, 2018 will be included in the Plan, including any reasoning for not accepting

certain comments, if applicable. **This section will be updated once 30 day comment period is over.**

Comments from May 1, 2018 - Public Hearing – will be included in the Plan, including any reasoning for not accepting certain comments, if applicable.

This section will be updated once meeting takes place.

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

All comments are welcomed and appreciated.

7. Summary

The Consolidated Plan is a strategic plan that utilized data and public input to determine housing and community needs. The Action Plan is an expenditure plan for the use of CDBG funds to address identified needs. The City's overall objective for the CDBG program is to create a viable community by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low-and moderate-income. To accomplish this objective, the City of Hanford will fund a high and medium priority level of activities with CDBG funds during FY 2018-2019.

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	City of Hanford	Community Development Housing

Table 1 – Responsible Agencies

Narrative

The Community Development Department, more particularly the City's Administrative Analyst, will be responsible for ensuring that programs, projects, and administration are carried out in compliance with CDBG and HOME Investment Partnership Funds program requirements. This includes, but is not limited to, ensuring each proposed project meets a national objective, all required records/documentation are maintained, environmental clearances have been completed, project costs and/or charges are eligible, and not less than 70 percent of CDBG funds benefit low- and moderate-income persons.

For matters concerning the Consolidated Plan and/or the City's CDBG program in general, contact the City's Housing Administrative Analyst at the number and email below:

Consolidated Plan Public Contact Information

Sandra Lerma-Martinez

559-585-4766 email: slerma@cityofhanfordca.com

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

1. Introduction

The City continues to work collaboratively with public officials, City departments, community residents, stakeholders, and beneficiaries of entitlement funds to address the priorities and strategies included in the ConPlan. Each meeting includes a speaker and information regarding services each agency provides. These collaborative efforts result in enhanced coordination, exchange of best practices, and a better understanding of community needs.

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

The consolidated plan must provide a concise summary of the jurisdiction's activities to enhance coordination among the Continuum of Care, public and assisted housing providers, and private and governmental health, mental health, and service agencies. The summary must address the jurisdiction's efforts to coordinate housing assistance and services for homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons who were recently homeless but now live in permanent housing.

The “Wellness Bridge Group”, related to homeless needs, formed in 2016, has been meeting monthly to identify the needs of our homeless population, with representatives from: City of Hanford’s Police Department, Champions Recovery, Adventist Health, Kings Gospel, Episcopal Church of the Savior, Kings View, Behavioral Health, Kings County Public Health, Kings Partnership for Prevention, United Way, and Kings Community Action Organization.

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

The City of Hanford is an active partner with the Alliance. Together with other key stakeholders, the Alliance and City of Hanford are working on the program design and implementation of a Housing Support Center (HSC). The HSC is designed to serve as the first point of entry into the homeless social service system for many of Hanford’s

adults experiencing homelessness, whether for the first time and also those who have been living on the streets for years. The HSC is designed to serve as a day center that offers basic services such as showers, mail services, document storage, as well as telephone and computer access. These services will serve as a platform to build trust with those experiencing chronic homelessness. The overarching goal of the HSC is to assess client needs, provide information on how and where to access services, and meet the basic emergency needs of homeless adults.

Additionally, the Alliance hosts dozens of meetings each year with its members, community stakeholders, and providers to elicit feedback and to ensure community-wide support of strategic initiatives. Areas addressed through these meetings include funding priorities, performance standards, local policies, and annual goals.

The City of Hanford provides funding and works closely with the Kings/Tulare Homeless Alliance (Alliance) in an effort to support, create, and sustain solutions that address homelessness within the city. As the designated Continuum of Care, the Alliance is responsible for the planning process for the bi-county region which includes the City of Hanford.

The mission of the Alliance is to coordinate and leverage policy and resources that empower community partners to address homelessness in Kings and Tulare County. Through its mission, the Alliance sets funding priorities and local policies, facilitates initiatives and tracks performance of homeless programs within the region.

Alliance membership meetings are held on a quarterly basis and include diverse representation such as Kings United Way, Kings Gospel Mission, Kings Community Action Organization, the Salvation Army, Turning Point, Westcare, Kingsview Behavioral Health, Kings County Behavioral Health, Kings County Commission on Aging and the US Department of Veteran's Affairs. Additionally, the Alliance facilitates a monthly case management roundtable where housing providers, healthcare providers, VA, mental health and other service providers meet to work cases and to place new clients into housing from the coordinated assessment system.

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

Not applicable. The City does not receive ESG funding.

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	KINGS TULARE CONTINUUM OF CARE
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/ AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A public notice was published inviting them to attend the public meeting to provide input.

2	Agency/Group/Organization	KINGS COMMUNITY ACTION ORGANIZATION
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV / AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services - Victims Utility assistance programs
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation, meeting to provide information with various departments.

3	Agency/Group/Organization	CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS, INC.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-Education Recovery
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation, meeting to provide information with various departments

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

Consultation provided information with; continued partnership/collaboration. Presented in the ConPlan as a high priority need. A survey was distributed in February of 2014 to better understand the need of the population of the community.

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	Kings/Tulare Homeless Alliance (COC)	Connecting the Dots is a Ten Year Plan to prevent homelessness in the Kings and Tulare County region. This effort is aligned with the Strategic Plan's goal to support activities that prevent and end homelessness.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
San Joaquin Valley Fair Housing and Equity FEHA	California Coalition for Rural Housing	The FEHA provides an overview of the racial and economic segregation patterns in the City and describes its impact on residential mobility. The report also includes a set of recommendations to promote integration in the City and lessen the negative consequences generated as a result of segregation identified within the report. Both plans focus on supporting and promoting the creation of affordable housing opportunities for LMI and special needs households.
City of Hanford General Plan HSH Element	City of Hanford	The Housing Element identifies the housing needs of the community, goals and objectives to address those needs, and outlines the efforts to pursue specific policies and programs to achieve its goals and objectives. The Strategic Plan supports in the Housing Elements plan to ensure that there is adequate supply of affordable housing to meet the current and future needs of population.

Table 3 – Other local/ regional/ federal planning efforts

Narrative

The City benefits from having a group of established non-profit organizations specializing in serving homeless, special needs, and other low income populations.

The City has worked diligently to foster and develop relationships with the organizations that provide housing and supportive services to low-income and special-needs populations. City staff is accessible to housing and social service providers and continue to develop the CDBG and HOME application process. These efforts will continue during the next action plan period and through the Consolidated Plan period.

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 of Hanford increased its efforts to involve its residents in the development of the Consolidated and Action Plans. These efforts began with the distribution of a community-needs survey. Nine hundred surveys were returned, which was a higher number than projected. The results of the survey indicate that the community needs are similar to that of the previous Consolidated Plan cycle, with housing being ranked the highest need. Two public forums were held at a venue located in a CDBG target area in hopes of attracting residents likely to qualify for CDBG funding; unfortunately, the turnout was minimal. Nine persons attended the forums; all comments were accepted and considered when preparing this Action Plan. The City issued a Notice of Funding Availability (NOFA) to non-profit service providers and City departments. Six applications for funding through the City's NOFA were received.

The public notice was posted for interested parties to attend the first public hearing held on March 20, 2018, to receive public comment. The notice included the date, time, and location of the meeting. Additional efforts will be made by providing notices to local non-profit service providers to share and publish viewing. The City offers several opportunities and comment throughout the Action Plan process.

The public hearing for adoption of the Action Plan is scheduled for May 1, 2018.

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	Minorities Non-English Speaking - Specify other language:	Newspaper Ads in both English and Spanish	None received	None received	

		Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	were published for the Public Meeting, Public Comment Period and Public Hearing			
2	Message board at City Hall	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	None received	No Comments received to date	No Comments received to date	
3	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish	An estimated 60 persons attended this meeting	No public comments were received	All comments are accepted and appreciated	

		Persons with disabilities Non-targeted/broad community				
4	Newspaper Ad Hanford Sentinel Legal Section	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/ broad community Residents of Public and Assisted Housing	Public Notice was published on March 7, 2018 Estimated 60 persons were in attendance	4 letters of support were received in support of the Housing Support Center	All comments are accepted and appreciated	

Table 4 – Citizen Participation Outreach

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

Introduction

For Fiscal Year (FY) 2018-2019, the City will receive an estimated \$556,879 in CDBG grant funds, based upon previous year award to allocate towards activities. Since HUD had not announced the new funding allocations; the City is used contingency language to estimate totals based on prior year entitlement allocation.

The 2018 allocation is approximately \$1,000,809. **Any increase or decrease in the actual 2018 CDBG allocations were noted to be directed toward Housing Rehab and First Time Homebuyer Programs**

Public Services not to exceed the 15% cap, Administration not to exceed the 20% cap.

The City of Hanford, as a Grantee, recognizes that under a Grant Agreement with HUD, it must reimburse the Federal Government for unsupported and/or ineligible project expenditures made with CDBG funds. The City has agreed to reimburse its local CDBG Program Account in the amount of \$718,065 from non-federal

Third payment of \$239,355 is scheduled no later than September 30, 2018. The City of Hanford will allocate \$239,355 in repayment funds to affordable housing. 570.201 (n) 570.202

- The City of Hanford will utilize up to 20% of the CDBG FY 2018-2019 budget to provide administration and oversight of the City CDBG Program:

The HOME NOFA is scheduled to be released this spring, training will be held on April 20, 2018. The City plans to apply for grant funds, amount to be determined.

Below is a list of potential financial resources considered a part of the City's overall financial plan to address priority needs and specific objectives identified in the five-year Consolidated Plan. The number and availability of these programs to assist cities is limited, and funding new projects is unpredictable. The following programs are local, state, and federal programs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	\$556,879 estimated allocation	\$80,000 estimated	Total of \$366,730 Breakdown \$127,375 AP17 Carryover \$239,355-3 rd repayment	\$1,039,079	\$TBD	CDBG funds shall be used towards eligible projects and programs, such as housing, public services, public improvements, ADA sidewalk, facility improvement, street improvements and park improvements Con Plan funds The remaining two year estimated allocation, program income and repayment.

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 funds will be utilized for providing affordable housing opportunities to Hanford residents, through homebuyer and home repair programs, as well as providing public services to very low-to moderate-income Hanford residents through partnership with various nonprofits that provide services to special-needs groups and/or individuals. In FY 2018, Hanford will fund activities in furtherance of the objectives and priorities identified in the Strategic Plan with the outcome of improving availability, accessibility,

affordability and sustainability through activities which benefit the community. The activities for the 2018 FY will support at least one objective and one outcome. **If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan** With the elimination of the City's RDA Redeployment Agency (RDA), the City has become the Successor Agency and will be moving forward on the next steps related to previously owned RDA land.

Discussion

The City attempts to maximize the use of all its available funding sources. Please see introduction for additional information.

AP-20 Annual Goals and Objectives - 91.420, 91.220(c) (3) & (e)
Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2014	2018	Affordable Housing	CITY OF HANFORD	Affordable Housing	CDBG: \$301,103	Homeowner Housing Added: 4 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit Direct Financial Assistance to Homebuyers: 6 Households Assisted
2	Suitable Living Environment	2014	2018	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Public Improvements	CITY OF HANFORD	Public Services	CDBG: \$95,531	Public service activities other than Low/Moderate Income Housing Benefit: 407 Persons Assisted Homelessness Prevention: 250 Persons Assisted Fair Housing:
	Suitable Living Environment	2014	2018	Community Development Public Improvements	City Of Hanford	Public And Park Improvements	CDBG \$476,800	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit:
3	Program Administration	2014	2018	Other Non-Housing Community Development	City Of Hanford	Program Administration Planning and management	CDBG \$127,375	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Description	Creation and preservation of decent affordable housing
2	Goal Name	Suitable Living Environment
	Description	Provide a suitable living environment
3	Description	Program administration, planning and management

Table 7 – Goal Descriptions

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):

Homeowner rehabilitation: an estimated 20 housing units and 4 Homeowner Housing.

AP-35 Projects – 91.220(d)

Introduction

The City of Hanford proposes to use CDBG entitlement funds to continue its efforts in promoting decent, safe, and affordable housing opportunities for Hanford's low- and moderate-income persons, as well as building community through various public services.

CDBG funds will be utilized to focus on some the City's most critical needs, as determined by the various outreach efforts:

- Provision of affordable housing opportunities that benefit low- and moderate-income households, especially those with special needs.
- Provision of services and/or programs that benefit low-and moderate-income households, especially those with special needs.

This FY 2018-2019 Action Plan allocates funding to housing rehabilitation activities through the City's Emergency Repair Program. This program targets low- to moderate-income homeowners and offers financing for emergency repair needs, such as: roof replacement, heating/air repair or replacement, and handicap modifications.

The Housing Staff will monitor, administer, and capture the accomplishments of its activities through a reporting process which requires City departments and partner agencies to report on the beneficiaries of U.S. Department of Housing and Urban Development (HUD) funded activities. Accomplishments of each project will be recorded in a quantitative manner that measures productivity by addressing the following categories: **The City of Hanford will utilize up to 20% (\$127,375) of the CDBG FY 2018-2019 budget providing administration and oversight of the City CDBG Program:** Eligible projects that will be undertaken during fiscal year 2018-2019.

Table 8 – Project Information

#	Project Name
1	Public Improvements / Lacey Park Play Ground Improvements
2	Public Infrastructure Improvements- in Low to Moderate Income Census Tract Neighborhoods
3	Acquisition and Rehabilitation of Building – Housing Support Center
4	First Time Homebuyers

#	Project Name
5	Public Service/ Utility Assistance Program
6	Housing Rehabilitation
7	Administration and Planning
8	Public Service/Fair Housing Program
9	Public Service/Kings-Tulare Continuum of Care
10	Public Service/ Kings Community Action Org. (KCAO)

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

The primary obstacle to addressing the underserved needs is lack of funding. The City relies on CDBG Entitlement funds, program income, and any State funds it can apply for to carry out the programs identified in this Action Plan.

The above projects and their allocations were selected primarily because they were identified as a higher need in the City's Consolidated Plan.

The public-service allocation is limited; therefore, not all applicants could be funded. While all three applications proposed CDBG eligible activities, the projects selected for funding are those that, 1) ranked the higher need per recent community outreach, 2) propose to spend funding timely, and 3) have knowledge of CDBG regulations.

The City of Hanford must comply with various program requirements imposed by federal regulation for the award and expenditure of federal funds through CDBG. On occasion, the City experiences situations that require the reallocation of funds if funds remain in a balance or if projects are stagnant and cannot expend the awarded funds. The City could also receive program income in the form of repaid loans, which the City must award and use immediately to comply with federal program requirements.

To help comply with federal regulations and create a community benefit, the City is developing a proactive solution to quickly award reallocated funds from such projects via the identification of the following list of top alternative project, for funding consideration. Identifying these alternative projects does not mean they will receive funding but that they are on a list of potential projects that could receive an award of funds should the funds become available and the projects identified in the Action Plan are approved by the City Council. If funds do become available, the City will re-evaluate the project needs and the maximum benefit the project could produce.

In the event that the proposed projects identified for this program are delayed, canceled, or are performed at a lower cost than the budgeted amount, the City of Hanford CDBG program plans to pursue one or more of the following projects: homebuyer assistance and/or homeowner rehabilitation.

Proposed Alternate Projects for 2018:

Homebuyer Assistance up to an additional \$150,000

Homeowner Rehabilitation up to an additional \$150,000

[AP-35Projects Summary](#)

Project Summary Information

Table 9 – Project Summary

1	Project Name	Public Improvements / Lacey Park Play Ground Improvements phase two
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Services, Public and Park Improvements
	Funding	CDBG: \$156,000
	Description	The City's Parks and Recreation Department enhances the quality-of-life of the residents of Hanford by managing park systems and public grounds in a manner that provides residents with safe, clean, and attractive outdoor open spaces. Removal of existing play equipment and installation of playground.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	6,465 very low to low income beneficiaries
	Location Description	This project is located in census tract 9 with 64% of residents being 64% low to moderate.

	Planned Activities	Removal of existing 20 year old play equipment and installation of playground. The project scope would include demo of existing playground, excavation of fall surfacing, construction of new playground structure, replacing/replenishing fall surfacing and installation of shade structures.
2	Project Name	Public Infrastructure Improvements- in Low to Moderate Income Census Tract Neighborhoods - Pedestrian Safety and Lighting project ADA Improvements
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Services, Public and Park Improvements
	Funding	CDBG: \$95,800
	Description	Installation of sidewalk and street lights in areas currently void of such improvements to improve pedestrian walk ability and safety. Project to be completed in multiple phases as funding allows. Areas of project bounded by Florinda St. to the north; Seventh St to the South; Harris St to the west; and 10th Ave to the East. The proposed project area has been identified by the City of Hanford Police Department as a high crime area. The proposed project improvements will enhance pedestrian mobility and security by providing a safe pedestrian walkway and improved lighting. The improvements will also provide an incentive for in-fill development to occur on vacant lots. (Florinda, Seventh St., Harris St. and 10th Ave)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 13,250 LMI persons will benefit from this activity.

	Location Description	Area of project is bounded by North East corner of Phillips Street, Scott Street and north and south of Redington Street
	Planned Activities	The proposed project will improve pedestrian accessibility and safety and provide additional street lighting on Phillips Street, Scott Street, and north and south Redington Street. There are six existing curb return locations where the ramps are out of ADA compliance. The project will construct new ramps and modify existing ramps at the returns to provide ADA accessibility and safe pedestrian travel and crossing at locations where pedestrians step into vehicle pathways. .
3	Project Name	Acquisition and Rehabilitation-Hanford Homeless Service Center
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment
	Needs Addressed	Homeless, Public Facility Improvements
	Funding	CDBG: \$225,000 - 2018 The estimated cost of the project is \$470,000 to be spread out over a two year period according to the proposed timeline. \$245,000 in 2019
	Description	CDBG funds will be instrumental in acquiring and rehabilitating an existing building located at 421 East 6 th Street, to be used as Hanford's Homeless Support Center, to improve health and social services to clients experiencing homelessness in the community. The one-stop will serve as the coordinated entry hub offering a low-barrier, <u>Housing First Model</u> designed to assist those individuals most in need.
	Target Date	12/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 248 LMI persons will benefit from this activity.

	Location Description	421 East 6 th Street
4	Project Name	First Time Homebuyers
	Target Area	CITY OF HANFORD
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$90,000 Alternate project- up to an additional \$150,000 for a total of \$240,000
	Description	Current and anticipated CDBG program income funds will be used to facilitate movement of low income, renter households into the home ownership category with affordable mortgages through a revolving loan program.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	4 LMI families will benefit from the proposed activity under the Parkside infill Project
	Location Description	The First-Time Homebuyer Program is designed to assist first-time very low and low-income families in purchasing a home. Up to \$75,000 in down payment and closing cost assistance will be provided as secondary financing to each family utilizing CDBG Entitlement and program income funds. All entitlement funds will be eventually recaptured and deposited into a local CDBG Entitlement account for reuse on eligible programs and/or projects.
	Planned Activities	Using CDBG funds, the City plans to assist in the purchase of newly constructed or existing homes.
5	Project Name	Public Service/ Utility Assistance Program
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Services, Public and Park Improvements
	Funding	CDBG: \$10,000

	Description	With the recent authorized water utility rate increases, support was expressed for a payment assistance program. The program is available for low-income seniors (or people with disabilities) residential utility customers in the City of Hanford.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	66 very low to low income Residential Customers.
	Location Description	Citywide
	Planned Activities	The program has allocated \$10,000 to assist with the increased costs of utilities. The assistance shall be for no more than three (3) consecutive months.
6	Project Name	Housing Rehabilitation
	Target Area	CITY OF HANFORD
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$211,103-Alternate project up to an additional \$150,000 for a total of \$300,000
	Description	The City of Hanford will continue to offer the Emergency Repair Program. Through this program, qualifying residents are offered financing for emergency home repairs. The program offers up to \$10,000 per household. Repairs include, but are not limited to, roof repair or replacement, water meter replacements, heating and/or air repair or replacement, painting of exterior and including accessibility . It is anticipated that 15 households will be assisted through the program
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates 20 LMI families will benefit from this project
	Location Description	Citywide
	Planned Activities	Assist homeowners with the following repairs include, but are not limited to, roof repair or replacement, water meter replacements, heating and/or air repair or replacement, painting of exterior and including accessibility.
7	Project Name	Administration and Planning
	Target Area	CITY OF HANFORD
	Goals Supported	
	Needs Addressed	Program Administration
	Funding	CDBG: \$158,543
	Description	The City of Hanford will utilize up to 20% of the CDBG FY 2018-2019 budget to provide administration, oversight and the hiring of a consultant assist staff with the development of the 2019-2023 Consolidated Plan of the City's CDBG Program.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	317 North Douty St. Hanford
	Planned Activities	Eligible costs include, but are not limited to, paying staff time for administrative duties associated with carrying out the grant, paying for training, materials, and advertising.
8	Project Name	Public Service/Fair Housing Program
	Target Area	CITY OF HANFORD
	Goals Supported	Affordable Housing

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$7,000
	Description	Provide Fair Housing Educational Services
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 7 persons are expected to benefit from this activity
	Location Description	Location to be determined
	Planned Activities	Grantees in the CDBG program have a responsibility to affirmatively further fair housing. The program will assist in providing fair housing education, training working professional, nonprofit dedicated to providing services regarding housing discrimination, fair housing outreach/education, and tenant landlord rights and responsibilities.
9	Project Name	Public Service/Kings-Tulare Continuum of Care
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$10,000
	Description	The Kings Tulare Continuum of Care (COC) is a non-profit organization that partners with several area agencies to address the homeless needs in Hanford. CDBG funds will be used to help fund a variety of activities, including, but not limited to, the Annual Project Homeless Connect and the Point in Time census.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 extremely low or very low income persons will benefit from Project Homeless Connect outreach.
	Location Description	No specific location has been determined
	Planned Activities	<p>The City has a partnership with the Continuum of Care (COC) to support and address issues of homelessness. The COC is a consortium of housing providers, service providers and local governments that work together to end homelessness in Kings and Tulare Counties. To strengthen the continuum, it has a 501 (c) 3 status in order to competitively apply for foundation and corporate funding. The continuum is focused on systematically implementing systems and programs that help support existing homeless organizations and offer the resources that are locally needed to be successful.</p> <p>Project Homeless Connect Event- is an event that allows homeless people to access several service providers in one day as opposed to mailings, calls and visits on their own-something that could normally take weeks or months. A wide array of free services are provided for the homeless individuals and families as well as those who are at-risk of homelessness.</p>
10	Project Name	Public Service/ Kings Community Action Org. (KCAO)
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Services, Public and Park Improvements
	Funding	CDBG: \$68,531
	Description	KCAO is a non-profit organization that currently administers the Youth Lead Project. The project focuses and encourages academics, recreation, and enrichment.
	Target Date	6/30/2019

Estimate the number and type of families that will benefit from the proposed activities	An estimated 150 at risk children for 2018/2019 will benefit.
Location Description	543 S. Douty St. Hanford in Census tract 11.02
Planned Activities	KCAO is a nonprofit organization that currently administers the Youth Lead Program. The program focuses and encourages academics, recreation, and enrichment.

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

The City of Hanford (City) is the seat of Kings County, consisting of 16.6 square miles, with a population of 55,200 people. Hanford has approximately 18,777 total housing units, with a residential vacancy rate of 5.4% per the City's General Plan Update.

IDIS Low/Mod Census Tracts (eligible CDBG Target Areas)

Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction as a whole. There are 13 census tracts identified meeting low/mod income areas.

Geographic Distribution

Target Area	Percentage of Funds
CITY OF HANFORD	80

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG Entitlement funds are limited to CDBG Target Areas (located within the Hanford city limits). This area is considered central Hanford and mostly encompasses areas North of Hanford-Armona Road and South of Grangeville Blvd, in between 8th and 13th Avenues. To insure compliance, the City will also refer to HUD's new mapping tool to identify qualifying areas. Currently, there are 14 identified census tracts in the City of Hanford: 800.4, 900.1, 900.4, 900.5, 900.6, 900.7, 1002.1, 1002.2, 1002.3, 1100.1 and 1100.2, 1100.3, 1100.4

The following census tracts within the CDBG Target Area are also identified as Minority Concentration areas according to recent census maps: 800.3, 800.4, 900.1, 900.4, 900.5, 900.6, 900.7, 1001.1, 1002.1, 1002.2, 1100.1, 1100.2, 1100.3 and 1100.4.

Public services primarily serve low income residential areas. Please note that the City has a significant low income population, and a significant population living within the areas predominately low income.

Direct benefit programs such as housing rehabilitation programs are administered city-wide, but are limited to very low- to moderate-income families that are at or below 80%

of the Kings County median.

Discussion

Entitlement dollars will be distributed citywide as eligible.

AP-55 Affordable Housing – 91.220(g)

Introduction

Although entitlement resources are limited, the City does anticipate expending a significant portion of its CDBG entitlement on the rehabilitation of existing housing. CDBG dollars will be used to support and enhance the community.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	19
Special-Needs	0
Total	19

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	4
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	24

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

Discussion

CDBG funding will be directed toward the following programs/projects this year.

It is anticipated that 20 units will be rehabbed under Homeowner Housing Rehabilitation

Staff working with a non-profit partner Self Help Enterprises (SHE) to expand projects. It is anticipated that 4 new units will be constructed by SHE/CHDO, the City of Hanford

City of Hanford 2018-2019 CDBG Action Plan –

has allocated CDBG funds in support this project.

AP-60 Public Housing – 91.220(h)

Introduction

Public housing is provided by Kings County Housing Authority. The provision of public housing is a function of county government; therefore, the City will not be supplying funding for this segment. The Housing Authority provides low-income families with affordable rental housing that is decent, safe, and sanitary. The Housing Authority provides rental assistance to individuals and families through Section 8 Housing Choice Voucher and affordable-housing programs.

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

The City of Hanford encourages participation in homeownership by contacting managers and residents of public housing complexes every time funding is available through our homebuyers program. Flyers are created to be displayed in community centers, offices, or distributed individually.

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

N/A

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

N/A

Discussion

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

Introduction

91.220 (i) Homeless and other special needs activities. (1) The jurisdiction must describe its one-year goals and specific actions steps for reducing and ending homelessness through:

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

(ii) Addressing the emergency shelter and transitional housing needs of homeless

persons; and

(iii) 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; and

(iv) Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are:

(A) 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

(B) Receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs.

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 provides support to the Alliance for conducting outreach efforts to persons experiencing homelessness. On an annual basis, the Alliance conducts the PHC event and PIT census. The one-day PIT survey provides a snapshot of the adults, children in households and unaccompanied youth living in the City of Hanford who meet HUD's definition of homelessness. Information gathered through the PIT is used to understand the causes and trends over time of homelessness, as well as to determine the unmet shelter and service needs of the homeless.

PHC is a national best practice that is a one-stop-shop of comprehensive support services for people experiencing homelessness. Guests attending the event are partnered with volunteers who assist in identifying and accessing necessary resources. The 2018 event was held on January 25, 2018 and served 248 persons either at-risk or experiencing homelessness in Hanford. Of those served at the event, 55% or 137 were literally homeless. The bi-county region now has the support of a housing navigator who spends two days per week in Hanford. The navigator visits known encampments and other hot spots to conduct assessments with people experiencing homelessness. The assessments are entered into the local HMIS and automatically placed into the housing priority list for

potential placement into housing opportunities.

Other outreach efforts are regularly conducted by VA, emergency shelters, mental health centers, crisis hot lines, meals programs, and churches.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Alliance has worked diligently to establish the local coordinated intake and assessment strategy entitled, Every Door Open. The Every Door Open strategy is a partnership of service and housing providers (collectively referred to as “Providers”) and is structured to deliver a more consistent level of services and housing to those that are at-risk of homelessness or experiencing homelessness in Kings/Tulare counties. Every Door Open coordinates local investment towards ending homelessness, in order to increase our ability to prevent and reduce homelessness.

These efforts promote the Alliance’s communitywide commitment of ending homelessness within Kings and Tulare counties. The Housing Staff of the City’s Community Development Department regularly attends Alliance meetings.

The Alliance also performs several other operational requirements as mandated by the HEARTH Act such as:

- Operating the Homeless Management Information System (HMIS);
- Measuring system and program level performance;
- Preparing and overseeing the annual CoC Program application for funds;
- Establishing local funding priorities for the geographic area; and

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

One of the primary goals for the Continuum of Care and City of Hanford is increasing access to housing for chronically homeless individuals and families, veterans, persons with disabilities and youth. Obtaining permanent housing for these individuals and

families will shorten the length of time spent in emergency shelters and/or transitional housing.

The City of Hanford will continue to facilitate new permanent housing beds by partnering with the Continuum in providing leadership and technical assistance to agencies interested in the development of homeless housing units. This will be accomplished by partnering with existing, under-utilized programs, as well as new programs to promote set-aside units for these target populations.

All programs within the Continuum, emergency, transitional, and permanent housing include supportive services for their clients. Each program designs and implements supportive services based on its target population and partnerships leveraged within the community. The overarching goal of the supportive services offered is to link individuals and/or families with mainstream benefits and income, support education, and employment services, as well as health and life skills services. These linkages are a critical component to assisting clients in self-sufficiency, reducing episodes of homelessness, and preventing recidivism.

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.

The City of Hanford continues to support and collaborate with area service providers to

help low-income individuals and families avoid becoming homeless.

Discussion

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	
Tenant-based rental assistance	
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	
Total	0

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

Introduction

The provision of affordable housing and the support of existing and new affordable housing are critical to assuring that all have access to quality housing. The City of Hanford is committed to removing or reducing barriers to affordable housing to produce a diversity of housing types, and has adequate land to support the projected housing needs of lower income households. Per the City's Analysis of Impediments to Fair Housing Choice (AI) (2010), the City has housing affordability issues in both the ownership and rental sectors of the housing market. The current median sales price is \$192,000, which is attainable for someone earning moderate income; however, likely out of reach for lower-income households. The City's AI identifies a lack of affordable housing supply in Hanford and has identified the following actions to be undertaken by the City:

Provide assistance to preserve existing affordable housing

- The City currently offers housing rehabilitation loans and/or grants to low- to moderate-income residents for home repairs, with the emphasis being the elimination of health and safety hazards. The City annually monitors two rental new construction projects funded with State HOME/City funds to ensure compliance and ensure that qualifying low-income families are occupying the

HOME-funded units.

Create new affordable housing

- In an effort to create affordable housing opportunities in Hanford, the City offers a mortgage assistance program. Program funding is proposed in this action plan; and the City will also apply for HOME funding in this FY to fund its mortgage assistance program.

Offer regulatory relief and incentives for the development of affordable housing

- The City annually offers a NOFA for HOME funding in an effort to bring additional affordable housing to Hanford.

Provide adequate sites for the development of affordable housing

- Recent studies (AI (2010) and RHNA (2008)) have indicated that the City has adequate sites available for all types of housing development.

Apply for private and public funding to support affordable homeownership programs.

- The City has proposed mortgage assistance in this Action Plan. The City will also submit an application to the HOME program in the fiscal year for additional funding for mortgage-assistance programs.

Adapt the homebuyer program to match the current market conditions.

The City will continue to monitor the programs' policies and procedures to ensure that the City is utilizing the funding effectively.

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

The City actively monitors its existing zoning and development standards to ensure for the necessity of achieving the goal of safe and livable housing available for all income categories. The City is presently analyzing several potential zoning revisions to streamline the development process, or compromising housing or neighborhood

livability.

Discussion

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The City strategies to address obstacles to meeting underserved needs include, but are not limited to: providing information and/or education about the City's programs to the public through forums, workshops, and a continued partnership with non-profit agencies. This will provide services to the underserved population and to leveraging their programs and/or projects with CDBG funding to the greatest extent possible.

Actions planned to foster and maintain affordable housing

Providing affordable housing opportunities and maintaining Hanford's existing housing stock are high priorities in Hanford. The City's strategies to foster and maintain affordable housing include:

- Implementing a first-time homebuyer program to assist low- to moderate-income persons with financing to ensure their housing costs are within their affordability range.
- Implementing an owner-occupied rehabilitation program to assist low-income homeowners preserve their homes.
- Implement ongoing code enforcement services.
- Continuing to support applications to HCD for rental of new construction projects that target low- to moderate-income families.

Actions planned to reduce lead-based paint hazards

The City's strategies to reduce the presence of lead-based paint include:

- Implementing the lead-based paint regulations of 24 CFR Part 92 in all federally assisted City housing programs.
- Enforcing federal laws through the permit process and code enforcement services by requiring contractors to be certified (if they are doing work that disturb paint surfaces).
- Providing "Renovate Right" pamphlets to homeowners, homebuyers, and

contractors.

- Offering housing rehabilitation loans and/ or grants to qualifying households to remove/ remedy lead-based paint.
- Refer individuals possibly affected by lead-based paint to their doctors or the Kings County Health Department nurse.

Actions planned to reduce the number of poverty-level families

The City will continue its efforts to improve the quality of housing in Hanford, promoting safe decent housing for Hanford residents and supporting public services agencies targeting poverty- level families.

The City's strategies are as follows:

- Continue to partner with KCAO, Kings-Tulare Continuum of Care, and other agencies providing services to homeless and low-income persons who do not have access otherwise. Funding has been allocated in this Action Plan for homeless prevention services.
- Continue to fund mortgage-assistance programs that help lower-income households buy in the current market.
- Continue to promote new rental construction activities targeted to lower-income households.
- Continue to fund revitalization programs, such as: housing rehabilitation and emergency repair programs, improving housing conditions for low- to moderate-income homeowners that could not afford to finance the repairs otherwise.
- Continue to promote educational services targeted to low-income youth and their families. Funding has been allocated in this Action Plan to provide educational services at Coe Park Center. This center is located in a CDBG-target area and primarily frequented by persons living in this area.

Actions planned to develop institutional structure

The Community Development Department, more particularly the City's Housing Section, oversee the City's CDBG Program. This staff has worked diligently to improve policies, procedures, and practices so that the City's program remains compliant with CDBG program regulations. While there is much more work to do, the City's program has definitely improved overall. Staff is confident with the recent activities selected and

with the manner funding has been expended.

Continue to use CDBG Administration funds to implement the Consolidated Plan and Annual Action Plans, address the Analysis of Impediments to Fair Housing, complete CAPER reports, and comply with HUD regulations. Continue to support institutions that provide housing and services for low income populations with CDBG Public Services funds, and by providing other forms of support available to the City.

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

The City of Hanford maintains a list of the area public and private housing and social services agencies and will include these agencies in the development of the Consolidated and Action Plans, as well as notify them of funding through the City's public services NOFA.

Discussion

See comments above

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

Introduction

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.	80.00%

Discussion

Attachments

Proof of Publication

Letters of Support for Housing Support Center

Proposed 2018 Projects and Programs

LMI Maps

Con Plan Priority Needs 2014-2018