



CITY OF HANFORD

COMMUNITY DEVELOPMENT BLOCK GRANT

FISCAL YEAR **2022-2023**, - ACTION PLAN

Executive Summary

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

1. Introduction

The City of Hanford (City) is an Entitlement Jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in local communities. The City gets HUD funding under the Community Development Block Grant (CDBG) Program, designed to assist low- and moderate-income (LMI) households.

The primary objective of the CDBG program is to develop viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities. CDBG grantees can use the resources they receive for Planning and Administration, Public Services, Community and Economic Development, Capital Improvement Projects (CIP), Public Facilities/Infrastructure, and CIP Housing Rehabilitation. Planning and Administration costs include staffing, general management, oversight, and coordination. Public Service projects provide social services and other support to individuals and households needing assistance. Community and Economic Development projects focus on assisting businesses and organizations with small business loans and other initiatives. CIP Public Facilities/Infrastructure projects aim to improve public facilities and infrastructure. CIP Housing Rehabilitation projects are for housing rehabilitation improvements of single and multi-unit housing. The city anticipates \$558,523 in CDBG funding for FY 2022/2023.

Hanford's 2019/20-2023/24 Consolidated Plan constitutes the City's strategy for addressing its housing and community development needs utilizing federal entitlement funds. The Consolidated Plan includes broad five-year objectives and a method to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's strategy are proposed in the Annual Action Plans.

2. Summarize the objectives and outcomes identified in the Plan

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

The U.S. Department of Housing and Urban Development (HUD) has established three predetermined objectives and outcomes to capture the range of community impacts resulting from CDBG-funded programs. Each activity or program funded with CDBG must fall under one of three objectives and one of three outcomes. The framework for selecting

these objectives and outcomes is known as HUD's CPD Outcome Performance Measurement System. Here are the objectives and outcomes to choose from:

Objectives

- **Creating Suitable Living Environments** relates to activities designed to benefit communities, families, or individuals by addressing issues in their living environment, from physical problems with their environment to social issues.
- **Providing Decent Housing** covers a wide range of housing activities where the purpose is to meet individual family or community housing needs.
- **Creating Economic Opportunities** applies to economic development, commercial revitalization, or job creation activities.
- **Availability/Accessibility** applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities.
- **Affordability** applies to activities that provide affordability in various ways to low- and moderate-income people and is appropriate to use whenever an activity lowers the cost, improves the quality, or increases the affordability of a product or service benefits a low-income household.

Outcomes

Sustainability applies to activities aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefits to low- and moderate-income persons or by removing or eliminating slums or blighted areas through multiple activities or services that sustain their communities or neighborhoods.

Hanford's Consolidated Plan Needs Assessment was developed by reviewing Census statistical data and building upon already adopted planning documents, coupled with consultation with housing, homeless and service providers, City Departments, and the public via community meetings, public hearings, and a Community Needs Assessment Survey. The result was the formation of five areas of priority need, including:

1. Provide decent, affordable housing
2. Maintain and promote neighborhood preservation
3. Support special-needs programs and services
4. Construct or upgrade public facilities and infrastructure
5. Business and Jobs (Economic Development)

3. Evaluation of past performance

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of the plan.

The city followed its Citizen Participation Plan and HUD's guidelines for citizen and community involvement in preparing the 2022 Annual Action Plan.

5. Summary of public comments

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

All public meetings were notified, as per the Brown Act. Notices included the process of requesting physical accommodations and documents in alternate formats.

The meetings aimed to inform the community about the Action Plan process , identify opportunities to improve collaborative efforts, and eliminate service delivery gaps to develop and sustain decent and affordable housing, suitable living environments, and expanded community and economic opportunities.

To maximize participation in preparing the 2022/2023 Action Plan, the city held a public meeting on April 19, 2022, during the City Council study session.

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

The city accepts all comments.

7. Summary

Any Public Comment is summarized in the AP12 Attachment.

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 the administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	HANFORD	Community Development - Housing

Table 1 – Responsible Agencies

Narrative (optional)

The City of Hanford (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City's Department of Community Development administers the funds it receives under the Community Development Block Grant (CDBG).

Consolidated Plan Public Contact Information

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

1. Introduction

Public participation plays a central role in the development of the Consolidated Plan. The City developed its five-year (2019/20-2023/24) Consolidated Plan through consultation with the Kings County Housing Authority, City departments, health and social service providers, and adjacent local governments. To gain input from housing, homeless, and social service providers active in Hanford, the city provided agencies with a brief survey requesting information on services, priority needs, and service gaps.

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 City reached out to several agencies and worked collaboratively with public officials, City departments, community residents, stakeholders, and beneficiaries of entitlement funds to seek input on the priorities and strategies included in this Action Plan and further strengthen the dialogue between public and assisted housing providers and private and governmental health, mental health and service agencies that receive federal funding. A list of the agencies who were consulted, including how they participated, is included in Table 2.

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 Kings Tulare Homeless Alliance (KTHA), also known as the Continuum of Care, comprises a group of advocates, public agencies, homeless individuals, and service providers to confront the homeless population's needs within the Kings and Tulare County regions. The City of Hanford continues to participate in the monthly Alliance meetings to enhance coordination between organizations, disseminate knowledge on best practices, and develop a more vital understanding of the homeless population's needs within both counties. The Alliance also works to reduce the duplication of such services and improve service delivery to homeless people. The City's Community Development Department regularly attends Alliance meetings. Furthermore, in adherence to the institutional delivery system, the City financially supports the Alliance, which is recognized as a 501(c)(3) organization of partners. The Alliance implements a coordinated entry and assessment system called *Every Door Open* to serve both counties. The plan aims to help at-risk or current homeless people by prioritizing the most vulnerable, including the chronically

homeless, veterans, families with children, and unaccompanied minors, to obtain necessary services.

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. The Alliance applies on behalf of the applicants.

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, and organizations that participated

2	Agency/Group/Organization	Housing Authority of Kings County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to participate in public hearings and a 30-day review of plans. The anticipated consultation outcome is improved data and planning within the selected sections above.
3	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 Service-Fair Housing Services - Victims

	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 Needs - Unaccompanied youth. Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to participate in public hearings and a 30-day review of plans. The anticipated consultation outcome is improved data and planning within the selected sections above.
4	Agency/Group/Organization	Kings Tulare Continuum of Care
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to participate in public hearings and a 30-day review of plans. The anticipated consultation outcome is improved data and planning within the selected sections above.
5	Agency/Group/Organization	Federal Communications Commission
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Broadband Internet Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to participate in public hearings and a 30-day review of plans. The anticipated consultation outcome is improved data and planning within the selected sections above.
6	Agency/Group/Organization	FEMA
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Federal
	What section of the Plan was addressed by Consultation?	Flood Plain Management
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

7	Agency/Group/Organization	Comcast
	Agency/Group/Organization Type	Business Leaders Major Employer
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The city consulted with COMCAST, a broadband ISP, concerning the Internet Essentials program they offer to decrease the digital divide. The program allows low-income households to access affordable high-speed internet without a credit check, contract, or installation fee. The city is incorporating the distribution of brochures for the Internet Essentials program for all recipients of federal housing assistance.

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

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	City of Hanford	Connecting the Dots is a Ten-Year Plan to prevent and end homelessness in the Kings and Tulare County region. This effort is aligned with the Strategic Plans' goal to support activities that prevent and end homelessness.
San Joaquin Valley Fair Housing and Equity Asses	California Coalition for Rural Housing	San Joaquin Valley Fair Housing and Equity Assessment

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
County of Kings Housing Element	City of Hanford	The Housing Element identifies the community housing needs, goals, and objectives to address those needs and outlines the community's efforts to pursue specific policies and programs to achieve its goals and objectives. The Strategic Plan supports the Housing Elements plan to ensure an adequate supply of affordable housing to meet the current and future needs of the population.

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 the citizen participation process and how it impacted goal-setting

As part of the 2019-2023 Consolidated Plan development, the city undertook a comprehensive outreach program to solicit input from residents and beneficiaries of the entitlement programs and to consult with elected officials, City departments, and various organizations, agencies, and service providers to inform and develop the priorities and strategies.

A public input meeting and public hearing were scheduled to obtain citizen input and respond to questions. The City of Hanford held a CDBG meeting on April 19, 2022, to receive the community's information and feedback on the needs within Hanford.

A public notice was published on April 8, 2022, for a public meeting on April 19, 2022, a 30-day public comment period, and a public hearing on May 3, 2022. Citizens were informed of the public hearing through the City's social media and website. The public notice included information about the locations where the action plan would be available for review and was published in English and Spanish in The *Hanford Sentinel*, which services the surrounding areas. The public notice was also shared on the Kings Tulare Homeless Alliance Listserv. Hanford was prepared to provide interpreters for non-English speaking citizens upon request. The public input meeting and the public hearing were held during evening hours at convenient locations accommodating persons with disabilities.

- **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	Non-English Speaking - Specify another language: Spanish Persons with disabilities	N/A	0	None received	
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	N/A	0	All comments are welcomed and appreciated. None Received	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The city has planned for the following allocations in the fourth year covering July 1, 2022, to June 30, 2023.

- \$522,376 in CDBG Funds
- \$25,000 in CDBG Program Income

For FY 22/23, the city will have \$500,000 in HOME -18 funds from an awarded grant. These funds will be used to meet affordable housing needs. HOME PI results from payments received by the City for First Time Homebuyer Loans made in the past with State HOME grants. An estimated \$1,200,031 in New PI from debt repayment of home loans returned to the First Time Homebuyer Loan Program.

The City anticipates that HOME Investment Partnerships Program (HOME) funds will be available to meet the goals of the Consolidated Plan. HOME funding is intended to be used for various housing-related programs and activities. HOME funds are generally used to address the housing needs of jurisdictions through the preservation or creation of affordable housing.

The city will pursue competitive public and private grants to develop and preserve programs, housing, and services and

work to support legislation promoting future affordable housing funding during the Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Use of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition and Planning Economic Development Housing Public Improvements Public Services	\$522,376	\$25,000	0	\$547,376	0	Entitlement funds allocation plus estimated program income.
Other	public - federal	Admin and Planning Economic Development Public Services	0	0	0	0	0	

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.

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 of Hanford is proactive in prioritizing the needs of the community. Staff continue to dedicate time to collaborating with non-profit agencies through the Kings/Tulare Continuum of Care, whose main target is to house homeless individuals.

The City allocated \$238,702 in CDBG-CV3 funds to improve the Stardust Motel, a twenty-two-unit motel that will be converted to permanent housing. In addition, the City, in collaboration with Kings Tulare LLC and Upholding's, applied for CDBG-CV2 State Funds- \$1,100,000.

In collaboration with Upholding's and Self-help Enterprises, the city applied for \$1,772,808 from the Permanent Supporting Housing Program (PLHA) to develop affordable housing.

In entitlement funding, leverage means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's HUD Programs. Like many other federal agencies, HUD encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds to achieve higher results. Leverage also increases project efficiencies and benefits from economies of scale that combine funding sources for similar or expanded scopes. Funds will be leveraged if financial commitments toward the costs of a project from a source other than the originating HUD program are documented.

As previously discussed, in addition to its annual CDBG entitlement, the City's HOME Investment Partnerships Program (HOME) funds will be available to meet the goals of the Consolidated Plan. HOME funding is intended to be used for various housing-related programs and activities. HOME funds are generally used to address the housing needs of jurisdictions through the preservation or creation of affordable housing. New construction, housing rehabilitation, assistance to homebuyers, and tenant-based rental assistance are all eligible uses of HOME funds. The City's HOME dollars come from program income or State grants.

Discussion

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	Provide decent, affordable housing	2019	2023	Affordable Housing Homeless	CITY OF HANFORD	To Preserve, Rehabilitate Existing Housing	CDBG: \$351,853	Rental units rehabilitated: 22 Household Housing Unit Homeowner Housing Rehabilitated: 8 Household Housing Unit
2	Support special needs programs and services	2019	2023	Homeless Non-Homeless Special Needs Food Relief Program.		Provide support services for the City's residents	CDBG: \$83,818	Public service activities other than Low/Moderate Income Housing Benefit: 280 Persons Assisted Other: 7737 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Provide decent affordable housing
	Goal Description	The production and conservation of affordable housing opportunities
2	Goal Name	Support special needs programs and services
	Goal Description	Provide support services for the City's residents.

Projects

AP-35 Projects – 91.220(d)

Introduction

The city plans to undertake the following CDBG-funded activities during the Fiscal Year 2022/23 to address its priority housing and community development needs. All proposed activities are eligible and meet program service targets. With a CDBG budget of \$522,376, the City of Hanford allocated \$83,818 for public services, representing 15% of the CDBG entitlement. This Annual Action Plan proposes to give the following to 2022/23 two-year grant public service providers: Homeless Alliance (\$10,000); Fair Housing Education (\$15,000); and Kings County Commission on Aging (\$58,818).

“Backup” Projects

Back-up Projects - The Annual Action Plan contains a list of projects funded for the program year with anticipated funding. During each program year, however, additional funding may become available due to program income, projects completed below budget, or projects canceled or delayed due to various reasons. Therefore, the Annual Action Plan includes a list of affordable housing, public facility, infrastructure improvement projects, and public services (subject to the 15% cap) and approved by the City Council for funding as “backup projects.” The city may activate these backup projects when funding becomes available.

The City receives HUD approval for these backup projects and the approved and funded projects as part of its approval for the Annual Action Plan. Initiation and funding of these projects do not constitute a “substantial amendment,” as defined above.

Preferential consideration will be given to those projects that demonstrate the ability to spend CDBG funds on time, consistent with the City’s goal to meet CDBG timeliness rules, as well as those projects that meet the needs of the community, as defined in the

Consolidated Plan.

Back-up Projects List

Additional funding for Primary List Public Service Subrecipients (Subject to 15% Cap)

First-time homebuyers: \$150,000

Housing Rehabilitation: \$200,000

Sunrise Apartments: \$200,000

Public Facility and Improvements \$200,000

Projects

#	Project Name
1	Housing Rehabilitation - Emergency/Minor Repair-
2	Administration and Planning
3	Public Service - Kings Tulare Continuum of Care (KTHA)
4	Fair Housing Education
5	CDBG- Sunrise Apartments
6	CDBG- Food Assistance Program- Kings County Commission on Aging

Table 7 - Project Information

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

All program activities funded with the City's CDBG funds will benefit low- to moderate-income persons. The priority of each category was based on the identified needs expressed during the consultation and citizen-participation process. In addition, priorities were determined by information gathered from the Census, a market study, and existing community documents, including the City of Hanford's 2016 Housing Element.

The primary obstacle to addressing underserved needs is the lack of funding. The City relies on CDBG Entitlement funds, program income, and any state funds it can apply 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.

For the 2022/23 action plan, staff used HUD's Model 5 approach to recommending subrecipients. Below are HUD's models for selection:

Model 1: formal application or request-for-application (RFA) process; • Model 2 simplified

or limited application, with grantee follow-up; • Model 3: grantee survey of qualified organizations, with direct solicitation; • Model 4: response to unsolicited applications; or • Model 5: a review of existing subrecipients' performance, before renewing their participation

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Rehabilitation - Emergency/Minor Repair-
	Target Area	CITY OF HANFORD
	Goals Supported	Provide decent, affordable housing.
	Needs Addressed	To Preserve, Rehabilitate Existing Housing
	Funding	CDBG: \$171,083
	Description	Emergency housing repairs, minor home repairs, and administration of these activities.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Eight (8) very low - to moderate-income households will benefit from this activity.
	Location Description	Scattered sites within the City of Hanford
	Planned Activities	An estimated ten (10) very low - to moderate-income households will benefit from this activity.
2	Project Name	Administration and Planning
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$104,475
	Description	The City of Hanford will utilize up to 20% of the CDBG FY202-23 budget to provide administration, oversight, and the hiring of a consultant assist staff with the development of the 202-23 Action Plan of the City's CDBG Program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
3	Project Name	Public Service - Kings Tulare Continuum of Care (KTHA)
	Target Area	CITY OF HANFORD
	Goals Supported	Support special needs programs and services.
	Needs Addressed	Provide support services for the City's residents.
	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 help fund various activities, including, but not limited to, the Point in Time census.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 250 very low-to-moderate persons will benefit from this activity.
	Location Description	City of Hanford
	Planned Activities	Kings Tulare Homeless Alliance (KTHA) will hold ongoing Local Initiatives Navigation Center (LINC) in the City of Hanford. LINC will connect the homeless and persons at risk of homelessness with critical services such as health and dental care, employment assistance, housing assistance, legal services, social services, and access to mainstream benefits. They will also provide homeless clients with consumables, supplies, and services (including prescription eyeglasses, bus passes, DMV reduced-fee ID cards, sleeping bags, laundry cards, hygiene kits, and food). Due to Covid-19, some of these activities may be modified to comply with the social distancing requirements of the state mandate.
4	Project Name	Fair Housing Education
	Target Area	CITY OF HANFORD
	Goals Supported	Support special needs programs and services.

	Needs Addressed	To Preserve, Rehabilitate Existing Housing Conservation and development of affordable housing
	Funding	CDBG: \$15,000
	Description	Provide Fair Housing Educational Services
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 30 households will be assisted.
	Location Description	City of Hanford
	Planned Activities	The City will work with Community Services Employment Training (CSET) as a Sub-recipient to conduct outreach and education pertinent to California and Federal Fair Housing laws and best practices to representatives of the housing, lending, and insurance industry and the public at large within the City of Hanford, such as the annual Fair Housing Conference and report activities quarterly to appropriate city staff, including data on claims, the basis of discrimination and demographics of claimants.
5	Project Name	CDBG- Sunrise Apartments
	Target Area	CITY OF HANFORD
	Goals Supported	Provide decent, affordable housing
	Needs Addressed	To Preserve, Rehabilitate Existing Housing
	Funding	CDBG: \$188,000
	Description	Funds will help reduce the spread of COVID-19 and provide non-congregate shelter options for people experiencing homelessness who are recovering from COVID-19 or have been exposed to COVID-19.06/15/2021- An amended project to redirect from one subrecipient to a developer and an effort to obligate the funding and expedite the project, Kings County Human Services has requested that the City redirect the funds to Stardust KTHA, LLC to complete the Sunrise Apartments Project.

	Target Date	9/23/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated twenty-two (22) very low- to -moderate-income households will benefit from this activity.
	Location Description	8595 Lacey Blvd. Hanford CA
	Planned Activities	The scope of work includes modifying up to twelve efficiency units to meet HUD Housing Quality Standards. In all divisions, modifications will include new paint, new window blinds and furniture, flooring repair, and replacement, bathroom sink and shower replacement, full kitchens added, a walk-in closet added, and some electrical, mechanical, and plumbing upgrades. In addition to the residential spaces, the management office and residence will be converted into a 1-bedroom apartment for staff, a property manager's office, a serviced office, and shared bathroom facilities. The parking lot will be striped and adjusted for additional parking and new bike racks. According to the Plan Review conducted by the County of Kings, the project scope also includes adding a new parking lot. The laundry facilities will be redesigned to accommodate ADA upgrades. Life-safety updates will consist of prefabricated staircases replaced on the exterior of the building, as well as exterior railings updated to meet code requirements. Units will be converted from interim to permanent housing one by one as the timing of project funds allows.
6	Project Name	CDBG- Food Assistance Program- Kings County Commission on Aging
	Target Area	CITY OF HANFORD
	Goals Supported	Support special needs programs and services.
	Needs Addressed	Provide support services for the City's residents.
	Funding	CDBG: \$58,818

	Description	Due to the pandemic and stay-at-home orders, deliver meals to homebound elders that need to maintain social distancing. Provide funding to assist with the substantial increase in operating costs seen by local community kitchens and food pantries due to increased food demand. Reimburse documented operating costs, including staff, supplies, utilities, maintenance, and insurance. 12/2020 per CDBG-CV3 added additional funding to provide food vouchers. It was increased by \$100,000 with CDBG-CV3 funds on 12/20. 05/2023 - City Council approved additional financing of the 2022 Action Plan for the Meals on Wheels program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funding will provide an estimated 7,737 meals
	Location Description	City of Hanford
	Planned Activities	Funds will be used to deliver meals to homebound seniors and disabled individuals.

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 has not established specific target areas to focus the investment of entitlement funds as it is citywide. As mentioned in the AP-05, Executive Summary, A map of eligible census tracts is included as part of the Executive Summary.

Geographic Distribution

Target Area	Percentage of Funds
CITY OF HANFORD	80

Table 8 - Geographic Distribution

The rationale for the priorities for allocating investments geographically

The city will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. The city intends to support activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area-benefit neighborhood. The area-benefit category is the most used national objective for activities that benefit a residential community. An area-benefit activity helps all residents in a particular area where at least 51% of the residents are low- and moderate-income persons. Public infrastructure improvements are an area-benefit activity in a predominately low- or moderate-income neighborhood.

Discussion

See Above

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Although entitlement resources are limited, the city anticipates spending a significant portion of its CDBG entitlement on preserving and providing affordable housing. A detailed discussion of how HUD entitlements will be used to support community and economic development needs within the city is provided in AP-35, with the number of households to be assisted itemized by the goal.

The city received funding from the PLHA Grant Program to develop affordable owner-occupied homes and provide secondary financing for Idlewood infill lots and Parkside projects. Also, assist with the development of Northstar Apartments, an affordable multifamily project serving low- to very low-income households to include permanent supportive housing units. The City provided funds for the Sunrise Apartments project to assist in renovating the Stardust Motel and partnered with Kings/Tulare Homeless Alliance to provide permanent housing for low- to very low-income residents.

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

Table 9 - 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	30
Acquisition of Existing Units	0
Total	30

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Traditionally, the City has allocated CDBG federal funding to homeowner rehabilitation,

preserving existing housing stock,, and helping income-eligible first-time homebuyers.

AP-60 Public Housing – 91.220(h)

Introduction

This section describes what actions the City will take in the given program year to carry out the public housing portion of the Strategic Plan. The section will identify how its plan will address the needs of public housing during the program year. Suppose the public housing agency is designated as troubled by HUD or performing poorly.

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

The City of Hanford does not own public housing. The City collaborates closely with Kings County Housing Authority to provide public housing within the City. Hanford will continue to work independently and closely with the HA and local nonprofits to assist low-income families. As population demographics continue to change, the City will continue to work with the county housing authority and local (and regional) nonprofits to develop public housing projects in Hanford and provide the following Section 8 assistance:

- *Housing Choice Voucher Program.* HCV is the County's Section 8 voucher program, including other programs and services available to HA participants, such as Moving to Work.
- *Moving to Work.* Moving to Work (MTW) is a demonstration program supported by HUD created to accomplish three (3) goals: 1) promote self-sufficiency among assisted families; 2) achieve program efficiency and reduce costs, and 3) increase housing choice for low-income households.

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

Kings County Housing Authority (KCHA) encourages resident involvement through various methods, mainly focusing on self-sufficiency and enhancing the quality of one's own life. KCHA connects residents and participants to services, activities, and other organizations that promote that vision. Neighborhood Network Centers (including public computer centers) and community partnerships for residents to utilize. On the Kings County Housing Authority website, residents can locate relevant services and service providers in the dedicated "resident" and "resident services" sections. Additionally, Kings County Housing Authority provides newsletters and reports about the status of its programs and residents for current and future participants.

If the PHA is designated as troubled, describe the manner in which financial

assistance will be provided or other assistance

KINGS COUNTY HOUSING AUTHORITY is not designated as “troubled.”

Discussion

N/A

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

Introduction

The City of Hanford (City) is closely involved with the Kings/Tulare Homeless Alliance (Alliance), which serves as the local Continuum of Care on Homelessness (CoC). The City's programs, designed to help homeless people, are coordinated with the Alliance when possible.

There are several ongoing efforts that the City and Alliance are involved in as collaborative partners, including:

- Monthly Alliance Membership Meetings
- Kings Task Force on Homelessness
- Emergency Shelter/Bridge Housing Project
- Local Initiatives Navigation Center (LINC)

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

This section describes the City's one-year goals and the specific action steps it will undertake in the program year to carry out the homeless strategy outlined in the SP-60 Homelessness Strategy. The city will partner with Kings Tulare Homeless Alliance and Kings Community Action Organization (KCAO) to accomplish one-year goals and objectives. It will also describe the jurisdiction's one-year goals and specify the activities it will undertake to serve the housing and supportive services needs of non-homeless populations who require supportive housing. The City will fund its Emergency Repair programs to assist non-homeless people who require supportive housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Hanford supports and collaborates with local service providers to assist homeless individuals and families through the Alliance.

The Alliance has implemented *Every Door Open*, a coordinated entry and assessment system serving Kings/Tulare counties. This system assists individuals and families at risk of or experiencing homelessness within the region. Clients seeking assistance can access the system through any provider. Upon submittal and completion of the

Kings/Tulare Housing Assistance application, staff/case managers complete a needs assessment to determine the appropriate level of services within 72 hours. Using the Needs Assessment tool, each applicant is evaluated on various criteria, including rental history, criminal history, domestic violence, mental health challenges, disabling conditions, language barriers, educational attainment, employment status, and length of homelessness. Services are then assigned based on the client-level determination. The coordinated intake and assessment system is a best practice for prioritizing the homeless and most vulnerable people, including people who are chronically homeless, families with children, veterans, and unaccompanied youth.

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

All programs within the Homeless Alliance — 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 supportive services' overarching goal is to link individuals and families with mainstream benefits and income support, education, employment services, and health and life skills services. These linkages are critical in assisting clients in self-sufficiency, reducing episodes of homelessness, and preventing recidivism. Programs that serve these vulnerable subpopulations include:

- Champions, Cornerstone, KCAO, and Kings County Behavioral Health— PSH programs for chronically homeless individuals and families and/or families with children.
- Westcare— Rapid Re-housing and Homeless Prevention for veterans and their families through the SSVF program.
- Aspiranet— Transitional housing program for youth ages 18-24.
- The Salvation Army— Rapid Re-housing and Homeless Prevention services for homeless individuals and families.

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.

One of the primary goals for the Homeless Alliance and the 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 Alliance to provide leadership and technical assistance to agencies interested in developing homeless housing units. This will be accomplished by partnering with existing, under-utilized programs and new programs to promote set-aside units for these target populations.

The supportive services' overarching goal is to link individuals and/or families with mainstream benefits and income support, education, employment services, and health and life skills services. These linkages are a critical component to assisting clients in self-sufficiency, reducing episodes of homelessness,

Discussion

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

Introduction:

The City's 2016 Housing Element includes an analysis of potential and actual governmental constraints on the maintenance, improvement, or development of housing for all income levels, including land-use controls, building codes and their enforcement, site improvements, fees, and other exactions required of developers, and local processing and permits procedures.

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

Providing affordable housing and supporting existing and new affordable housing is critical to ensuring all households have access to quality housing. The City of Hanford is committed to removing or reducing barriers to affordable housing, producing diverse housing types. It has adequate land to support the projected housing needs of lower-income households.

According to the City's 2016 Housing Element, market factors and government regulations can significantly impact the cost of new housing. Although market factors are largely beyond the influence of local governments, Kings County jurisdictions can continue to implement responsive programs to mitigate the impact of market conditions and governmental regulations.

GOAL 3. Remove or mitigate potential governmental constraints to the extent feasible and appropriate to housing production, maintenance, improvement, and affordability.

Policy 3.1. Offer regulatory and financial incentives, as available and appropriate, to encourage quality housing construction.

Policy 3.2. Periodically review local ordinances and building regulations to ensure that they do not unduly impede housing investment.

Policy 3.3. Utilize planned developments and other creative mechanisms to facilitate the construction of more innovative, well-designed housing projects.

Policy 3.4. Ensure that developments are processed efficiently to minimize holding costs

and comply with the Permit Streamlining Act.

Discussion:

Providing affordable housing opportunities and maintaining Hanford's existing housing stock are high priorities in Hanford. The City's strategies to remove barriers to affordable housing include the following:

First Time Home Buyers Assistance Program- Hanford's First Time Home Buyers Assistance Program is used to help low-income households purchase their first homes by providing government assistance with down payments, gap financing, and closing costs on their home. This is one approach to alleviating the number of residents needing affordable housing rental units, allowing them to have a place to call home. The City of Hanford plans to continue this program with past entitlement and prior PI funds next year. Additionally, the City has been awarded HOME grants funds and HOME PI funds.

Governmental barriers to producing housing are minimal; land use regulations, expedited permit processing, and low development fees push for the construction of lower-cost housing units compared to other Central Valley Communities. A further discussion can be read below:

- Residential Density – Hanford allows up to 30 dwelling units per acre residential densities.
- Zoning and Parking Standards - These standards are not highly stringent, so the minimum single-family lot size is enough to persuade developers to build single-family units for LMI first-time home buyers. Most residential zones allow for alternative housing types, such as mobile homes, group homes, and secondary dwelling units.

AP-85 Other Actions – 91.220(k)

Introduction:

This section will describe the City's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

In addition, the city will identify obstacles to meeting underserved needs and propose actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

The City's strategies to address obstacles to meeting underserved needs include, but are not limited to, providing information and education about the City's programs to the public through forums, workshops, and a continued partnership with nonprofit agencies that provide services to the underserved population; and to leverage their programs and 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 promote and sustain 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 in preserving their homes.
- Implement ongoing code enforcement services.
- Continue to support applications to HCD for rental 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 requires contractors to be certified (if they are doing work that disturbs 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 to improve the quality of housing in Hanford, promote safe, decent accommodation for Hanford residents, and support 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 without access. Funding has been allocated in this Action Plan for homeless prevention services.
- Continue to promote new construction rental activities targeted at 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 who could not afford to finance the repairs.
- The Community Development Department Housing staff will administer the CDBG-funded Micro Enterprise Small Business Assistance Program, which includes CDBG CARES Act (CDBG-CV) funding to help for-profit and non-profit businesses in response to the impacts of COVID-19 and provide operational support to non-

profit.

- The city will continue to work closely with and support the community service providers in meeting the special needs of its homeless and low- and moderate-income populations. Further, the city will continue to evaluate its delivery system and those of the agencies it works with to see if improvements can be made.
- The City anticipates that at least twelve (12) households will qualify for the purchase of a home under the City's First Time Low-Income Homebuyer Program funded with HOME or CalHome funds.

Actions planned to develop an institutional structure

The primary gap in the institutional structure and service delivery system is the lack of funding to meet all service needs of the special needs and homeless population. The strategy to address these needs has been an aggressive push to acquire additional resources. The city will continue pursuing other state and federal funding to close the gap.

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

The City of Hanford maintains a list of the area's public- and private housing, social services agencies and will include these agencies in developing the Consolidated and

Action Plans, notifying them of funding through the City's public services NOFA

Discussion:

See sections above.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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 available for use and included in projects to be carried out.

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1. The total amount of program income that will have been received before the start of the following program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees 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 low- and moderate-income persons. 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% |

