



AP 2014 -  
2015

**Community Development  
Block Grant (CDBG)  
FY 2014-2015  
Action Plan**

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*Lead Agency:*  
**CITY OF HANFORD**  
**COMMUNITY DEVELOPMENT DEPARTMENT, HOUSING SECTION**  
**317 N. DOUTY STREET**  
**HANFORD, CA 93230**

# **ACTION PLAN 2014-2015**

## **Executive Summary**

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

#### **1. Introduction**

Through the Department of Housing and Urban Development (HUD), the City of Hanford receives Community Development Block Grant (CDBG) funds to carry out a wide range of activities directed toward revitalizing neighborhoods and developing viable communities by providing decent safe housing, a suitable living environment and expanding economic opportunities for low and moderate-income households.

The annual Action Plan outlines the programs and individual objectives for each year. The Action Plan serves as the implementing document for the strategies and goals identified in the City of Hanford's Five-Year Consolidated Plan. This Action Plan covers the first year of the 2014-2018 Consolidated Plan from period July 1, 2014 to June 30, 2015 (Fiscal Year 2014-2015).

#### **2. Summarize the objectives and outcomes identified in the Plan**

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.

### **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 has made numerous improvements to the program's administration since becoming an entitlement jurisdiction. Problems in the earlier program years included but are not limited to, selecting ineligible projects, failing to maintain adequate records and failing to expend grant funds timely.

The City is entering a new five year Consolidated Plan cycle under the management of the City's housing staff. This staff is responsible for insuring that the program is compliant with CDBG regulations at all times. The activities selected in this action plan are consistent to the goals identified in the City's Consolidated Plan. Many of the programs and projects selected will be administered in house by knowledgeable staff.

### **4. Summary of Citizen Participation Process and consultation process**

See summary from Citizen Participation section of the Con Plan.

### **5. Summary of public comments**

See summary from the Citizen Participation section of the Con Plan.

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

All comments were accepted.

### **7. Summary**

The City of Hanford has undertaken good faith efforts in reaching out to all segments of the community, particularly those residents that can benefit from CDBG Entitlement funding.

## 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
Lead Agency	HANFORD	Community Development -Housing

**Table 1 – Responsible Agencies**

### Narrative (optional)

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

### Consolidated Plan Public Contact Information

For matters concerning the Action Plan and/or the City's CDBG program in general, contact the City's Housing Specialists at the numbers below:

Sandra Lerma-Martinez

(559) 585-4766

[slerma@cityofhanfordca.com](mailto:slerma@cityofhanfordca.com)

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

### **1. Introduction**

As a part of preparing the Consolidated Plan, the City of Hanford consulted with social services agencies, housing providers, and the Kings/Tulare Continuum of Care on Homelessness.

**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 participates in monthly Continuum meetings, which is comprised of various governmental departments and service providers who share updates on their existing programs and needs. Each meeting also includes a speaker and information on services an agency provides. These collaborative efforts result in enhanced coordination, exchange of best practices, and a better understanding of community needs.

**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 supports and collaborates with local service providers, through the Continuum, to assist homeless individuals and families.

The City of Hanford partners with the Kings/Tulare Continuum of Care on Homelessness (Continuum) to facilitate and implement several key initiatives throughout the community as an ongoing effort to reduce and prevent homelessness. The guiding strategic plan for this work is the 10-Year Plan to End Homelessness titled, Connecting the Dots, a Proactive Approach to Addressing Homelessness.

The Continuum, has recently implemented Every Door Open, a Coordinated Entry & Assessment System Serving Kings/Tulare Counties. Every Door Open assists individuals and families who are at-risk of or who are experiencing homelessness within the region. Clients seeking assistance can access the system through any Provider. Within 72 hours of completion and submittal of the Kings/Tulare Housing Assistance Application, staff/case managers complete a Needs Assessment to determine the appropriate level of services. By using the Needs Assessment tool, each applicant is evaluated on a variety of criterion, 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 people who are homeless and most

vulnerable, which include people who are chronically homeless, families with children, veterans, and unaccompanied youth.

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 their 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.

Programs that serve these vulnerable subpopulations include:

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

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

The City coordinates with the Continuum to develop the annual priorities for ESG funding in the bi-county region. The bi-county's HMIS (K/T HMIS) was implemented in 2007 and has a complete set of Policies and Procedures which include a Governance Charter, Data Quality Plan and system and program level performance standards. Performance Measurement Reports are issued quarterly and monitor several areas of program and system performance which, in turn, are used to determine program funding, community priorities and inform public policy. The K/T HMIS is funded through a HUD grant and augmented with service fees for ESG, SSVF, and PATH programs.

**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**

The City of Hanford consulted with housing and service providers, mainstream benefit agencies and other key stakeholders in order to solicit input and gain insight with regards to potential barriers to fair housing.

**Table 2 – Agencies, groups, organizations who participated**

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

N/A

**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?

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

The City 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. Above the survey, 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 also issued a NOFA to nonprofit service providers. This resulted in seven applications for funding. These applications were rated and ranked by staff and several were recommended for funding.

**The first public hearing was held on June 3, 2014.** There were several comments in favor of funding for the Kings Community Action Organization (“KCAO”) Youth Lead Program. The Program Director for KCAO commented on the costs involved in carrying out the program and answered questions of Council. The “Lead Program” Program Coordinator commented about the program’s success over the first year of implementation. Four parents and two children who have utilized the program commented on how the program has been helpful to them and support additional funding. The organization submitted an application for additional funding in FY2014-2015.

**The 30-day review period** which ran from June 9 to July 9, 2014 resulted in **(COMMENTS NOT YET AVAILABLE)**

## 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	Community Needs Survey	City-wide	900		All comments accepted	
2	Public Forum #1	CDBG Target Area	1	Support for Kings/Tulare COC funding	All comments accepted	
3	Public Forum #2	CDBG Target Area	8	Support for KCAO Lead Program Funding	All comments accepted	
4	NOFA	Public Service Agencies	7	Various agencies requested funding	All comments/applications accepted	
5	Public Hearing	City wide	7	Several persons spoke in favor of funding for afterschool program	All comments accepted.	

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

#### Priority Table

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	Federal	Administration Housing and Public Services	\$465,555	\$91,000	0	\$556,555	\$0	This amount represents first year action plan budget
HOME	State	Administration and Housing	\$700,000	\$90,947	0	\$790,947	\$0	City received \$700,000 award for housing activities

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**

CDBG Entitlement funds will augment a recent award from the state HOME program. 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 resident by partnering with various non profits that provide services to special needs groups and/or individuals.

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

The City does not have land that can accommodate the uses identified in this plan.

**Discussion**

See above comments.

## Annual Goals and Objectives

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

#### Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Need Addressed	Funding	Goal Outcome Indicator
Planning & Administration	2014	2017	Planning & Administration	Hanford city limits	Planning & Administration	\$111,311	
Code Enforcement	2014	2017	Code Enforcement	Hanford city limits	Home Improvements	\$62,000	
Housing Rehabilitation	2014	2017	Housing	Hanford city limits	Affordable Housing	\$149,744	15-households assisted
Homebuyer Assistance	2014	2017	Housing	Hanford city limits	Affordable Housing	\$150,000	3-households assisted
Public Service Kings/Tulare COC	2014	2017	Non-housing Community Development	Hanford city limits	Public Services-Homeless	\$10,000	
Public Service Soup Kitchen	2014	2015	Non housing Community Development	CDBG Target Area	Public Service-Homeless, seniors	\$12,000	

Public Service Salvation Army	2014	2015	Non housing Community Development	CDBG target area	Public Service- Homeless, seniors	\$13,000	
Public Service KCAO	2014	2016	Non housing Community Development	CDBG target area	Public Service- Youth	\$48,500	

### **Goal Descriptions**

#### **Planning and Administration:**

The City of Hanford will utilize up to \$111,311 to provide efficient administration and oversight of the City's CDBG Program. Eligible costs include but are not limited to, paying staff time for administrative duties associated with carrying out the grant, as well as paying for training, materials and advertising.

#### **Code Enforcement:**

The City of Hanford will utilize up to \$62,000 to conduct ongoing code enforcement activities in qualifying CDBG neighborhoods.

#### **Housing Rehabilitation:**

The City of Hanford will utilize up to \$149,744 to implement its 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, heating and/or air repair or replacement and handicap modifications. It is anticipated that 15 households will be assisted through the program.

**Homebuyer Assistance:**

The City of Hanford will utilize up to \$150,000 to implement its Home Sweet Home (First Time Homebuyers) Program. Through this program, deferred loans are offered to qualifying first time homebuyers for mortgage assistance. The goal is to help reduce the first mortgage payment to within the family's affordability range. Up to \$75,000 per household is offered through the program. It is anticipated that 3 households will be assisted through the program.

**King Tulare Continuum of Care:**

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. The City will allocate \$10,000 to this service provider.

**Soup Kitchen:**

The Church of the Saviour has been operating the Soup Kitchen and serving hot meal since 1986. In 2013, the Soup Kitchen served 72,086 meals to residents that include homeless persons and seniors. CDBG funds will be used to purchase a large capacity refrigerator and freezer adequate in size to accommodate their increasing services. The City will allocate \$12,000 to this service provider.

**Salvation Army:**

The Salvation Army is a non-profit organization that provides meals to the community throughout the year. The Salvation Army serves approximately 1,500 meals per month primarily to homeless persons and seniors. CDBG funds will be used to purchase an industrial type stove and oven. This would allow food to be prepared in a timely manner and improve its distribution. The City will allocate \$13,000 to this service provider.

**Kings Community Action Organization (KCAO):**

KCAO is a non- profit organization that currently administers the Youth Lead Project. The project focuses and encourages academics, recreation and enrichment. Since 2013, Youth Lead has worked with 151 high risk youth. CDBG funds will be used for operational expenses. The City will allocate \$48,500 to this service provider.

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

The City of Hanford estimates that fifteen (15) families will be assisted in attaining affordable housing through the City's Homebuyer Program utilizing CDBG Entitlement and state HOME funding.

## **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 2014-15 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 City will continue to provide housing affordability opportunities by allocating CDBG entitlement funds to the City's First time Homebuyer Program. This program offers mortgage assistance to qualifying low to moderate income persons buying a qualifying home in Hanford.

Ongoing code enforcement services are necessary for providing decent, safe neighborhoods in Hanford. The City currently has one code enforcement officer assigned to the qualified targeted areas of Hanford. Enforcement/services includes but is not limited to, responding to complaints, providing information and services to the public; all in an effort to eliminate slum and blight and improve Hanford's overall neighborhoods.

This Action Plan will support the activities of four public service providers, Kings Tulare Continuum of Care (\$10,000), Kings Community Action Organization (\$48,500), Salvation Army (\$13,000), and the Soup Kitchen (\$12,000).

The projects listed below will be undertaken during fiscal year 2014-2015.

#	Project Name
1	Code Enforcement
2	Housing Rehabilitation
3	Homebuyer Assistance
4	Kings-Tulare Continuum of Care
5	Soup Kitchen
6	Salvation Army
7	Kings Community Action Organization

**Table 6 – Project Information**

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

The primary obstacle to addressing the underserved needs is the 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 named 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 all applicants could not be funded. While all seven 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.

## **Projects**

### **AP-38 Projects Summary**

#### **Project Summary Information**

##### **Code Enforcement:**

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##### **Housing Rehabilitation:**

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**Kings Community Action Organization (KCAO):**

KCAO is a non- profit organization that currently administers the Youth Lead Project. The project focuses and encourages academics, recreation and enrichment. Since 2013, Youth Lead has worked with 151 high risk youth. CDBG funds will be used for operational expenses. The City will allocate \$48,500 to this service provider.

## 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**

### Geographic Distribution

Target Area	Percentage of Funds
City of Hanford	54%
Census Tracts 900.1, 900.6, 900.7, 1002.1, 1002.2, 1002.3, 1100.1	11%
Census Tracts 900.5, 1100.2	15%

**Table 7 - 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 8<sup>th</sup> and 13<sup>th</sup> Avenues. To insure compliance, the City will also refer to HUD's new mapping tool to identify qualifying areas.

Direct benefit programs such as first time homebuyer and 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.

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

Code Enforcement will address blight and specific actions such as dilapidated homes in the way of broken windows, paint, removal of accumulation of trash and debris, landscaped such as over grown vegetation, leaking swamp coolers and Graffiti. The specific actions would be focused in the following identified areas:

#### Census Tract 000900.1

Area is South of Grangeville Blvd. and West of 11<sup>th</sup> Avenue

#### Census Tract 000900.6

Area is South of Florinda Street, between Douty and Kaweah Streets

Census Tract 000900.7

Area is South of Florinda Street, East of 11<sup>th</sup> Avenue and West of Kaweah Street

Census Tract 001002.1

Area is South of Lacey Blvd., East of 12<sup>th</sup> Avenue and West of 11<sup>th</sup> Avenue

Census Tract 001002.2

Area is North of Hanford-Armona Road, West of 11<sup>th</sup> Avenue and East of Manor Avenue

Census Tract 001002.3

Area is North of Hanford-Armona Road, West of Manor Avenue

Census Tract 001100.1

Area is North of Hanford-Armona Road, East of 11<sup>th</sup> Avenue and South of 4<sup>th</sup> Street

The City's Annual Action Plan allocates 80% of its funding to CDBG Target Areas and/or Low to Moderate Income Persons.

**Discussion**

See above comments.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Hanford has allocated \$150,000 of CDBG Entitlement funding towards the provision of affordable housing. This amount will augment a recent HOME award in the amount of \$700,000 and HOME program income in the amount of \$90,947 to provide homebuyer assistance to approximately fifteen first time homebuyers.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	18
Special-Needs	0
Total	0

**Table 8 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	3
Total	18

**Table 9 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

See above comments.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

Public housing is provided by Kings County Housing Authority. The provision of public housing is a function of County Government and 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 in its Section 8 Housing Choice Voucher and affordable housing programs.

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

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 center, offices or distributed individually.

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

The PHA is not designated as troubled.

### **Discussion**

See above comments.

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

### **Introduction**

**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 of Hanford supports and collaborates with local service providers, through the Continuum, to assist homeless individuals and families.

The Continuum, has recently implemented Every Door Open, a Coordinated Entry & Assessment System Serving Kings/Tulare Counties. Every Door Open assists individuals and families who are at-risk of or who are experiencing homelessness within the region. Clients seeking assistance can access the system through any Provider. Within 72 hours of completion and submittal of the Kings/Tulare Housing Assistance Application, staff/case managers complete a Needs Assessment to determine the appropriate level of services. By using the Needs Assessment tool, each applicant is evaluated on a variety of criterion, 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 people who are homeless and most vulnerable, which include people who are chronically homeless, families with children, veterans, and unaccompanied youth.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

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 their 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.

Programs that serve these vulnerable subpopulations include:

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

**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 to provide 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 their 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 supports, 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**

City does not use HOPWA.

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

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

### **Introduction**

**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 provision of affordable housing and the support of existing and new affordable housing are critical to assuring that all households have access to quality housing. The City of Hanford is committed to removing or reducing barriers to affordable housing and has produced a diversity of housing types, as well as has adequate land to support the projected housing needs of lower income households. Per the City's Analysis of Impediments to Fair Housing Choice (2010), the City has housing affordability issues in both the ownership and rental sectors of the housing market. The current median sales price is \$171,000 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 the 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 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. This year, City will submit an application to the HOME program supporting a rental new construction project that will provide 81-

affordable units to low income households. Actual funding is contingent upon an actual award.

**Provide adequate sites for the development of affordable housing**

- Recent studies (AI (2010) and RHNA (2008)) have indicated that the City has adequate site 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 FY 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.

**Discussion**

See above comments.

## **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 includes, but is not limited to providing information and/or 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/or projects with CDBG funding to the greatest extent possible.

#### **Actions planned to foster and maintain affordable housing**

Providing for 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 homeowner preserve their homes.
- Implement ongoing code enforcement services.
- Continuing 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 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 improving 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 that 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 rental new 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 Specialists oversee the City's CDBG Program and have done so for the past year. Much of the past year has been spent responding to recent HUD monitoring, including program and FHEO monitoring. 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.

### **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 above comments.

## **Program Specific Requirements**

### **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
<b>Total Program Income</b>	

#### **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.	80%

#### **Discussion**

See above comments.