

**City of Hanford
FY 2009-10 to FY 2013-2014
Consolidated Plan**

May 2009

**For Submission to U.S. Department of Housing and Urban
Development**



**City of Hanford
Community Development Department
317 N. Douty Street
Hanford, CA 93230
(559) 585-2580**

City of Hanford
FY 2008-09 to FY 2013-14
Consolidated Plan

Table of Contents

Section	Page
1. Executive Summary	4
Housing Objective and Outcome	4
Community Development Objective and Outcome	5
Evaluation of Past Performance	6
2. Introduction	8
Community Profile	8
Lead Agency	8
Consolidated Plan Process	8
Community Outreach and Participation	10
Consultation	11
Data Sources	11
Income Definitions	12
Resources for Additional Information	12
3. Community Profile	14
Demographic Profile	14
Household Profile	15
Special Needs Populations	16
Income Profile	20
Education/Economic Profile	24
Homeless Profile	26
Housing Market Profile	28
4. Housing and Community Development Needs	35
Housing Needs	35
Community Development Needs	38
5. Strategic Plan	39
Priority Needs Determination	39
Housing Strategy	44
Community Development Strategy	47
Planning and Administration	49
Removing Barriers to Affordable Housing	61
Homeless Strategy	61
Special Populations Strategy	61
Lead-Based Paint Reduction Strategy	61
Anti-Poverty Strategy	61
Obstacles to Meeting Underserved Needs	62

Institutional Structure and Coordination	62
Strengths/Gaps in Delivery System	63
Monitoring	63

Appendices

A. Public Comments for Original Plan Adoption	65
---	----

Figures

2-1 Location in Hanford	9
3-1 Age Distribution	15
3-2 Household Type	16
3-3 Low to Moderate Income Area Map	21
3-4 Minority Concentration Area Map	23
3-5 Educational Attainment	25

Tables

2-1 Consolidated Plan Documents	9
2-2 Income Definitions	12
3-1 Population Growth/Projections	14
3-2 Race and Ethnicity	15
3-3 Percentage of Householders by Age Group	16
3-4 Persons with HIV/AIDS – Cases by Race/Ethnicity	19
3-5 Consolidated Plan Income Levels	25
3-6 2000 Census Median Income Kings County	22
3-7 2000 Census Minority Concentration	24
3-8 Occupational Profile	26
3-9 Homeless Age	27
3-10 Length of Homelessness	27
3-11 Homeless Unemployed	27
3-12 Homeless Disabled	28
3-13 Number of Building Permits Issued in City of Hanford	29
3-14 Housing Tenure	29
3-15 Housing Conditions	30
3-16 Estimated Households with Lead-Based Paint	30
3-17 Median Rent by Bedroom Size	31
3-18 Housing Affordability	31
4-1 Homeless and Special Needs in Kings and Tulare Counties (HUD Table 1A)	36
4-2 Homeless Subpopulations (HUD Table 1B)	37
4-3 Summary of Specific Homeless/Special Needs Objectives (Table 1A/1B Continuation Sheet) (HUD Table 1C)	37
5-1 Community Workshop Results	40
5-2 Priority Needs Summary Table (HUD Table 2A)	40
5-3 Community Development Needs (HUD Table 2B)	41
5-4 Summary of Specific Housing/Community Development Objectives (Table 2A/2B Continuation Sheet) (HUD Table 2C)	42
5-5 Regional Housing Needs	43
5-6 Hanford Housing Units	43
5-7 Redevelopment First Time Home Buyer Program	46
5-8 HOME Sweet Home First Time Home Buyer Program	46
5-9 Consolidated Plan Listing of Projects (HUD Table 3)	50

CONSOLIDATED PLAN

1. Executive Summary

The Housing Needs in the consolidated plan include more construction of entry-level affordable housing, a wider variety of housing types, rehabilitation assistance and first-time homebuyer assistance. The Community Development Needs in the Consolidated Plan include public facilities improvements, improvements to infrastructure and physical environment to attract businesses and affordable loan funds for businesses.

Housing Objectives and Outcomes:

- A. **FY 2004-05** The FY 2004-05 Annual Action Plan allocated \$398,053 to Housing Rehabilitation.
 - 1. Housing Rehabilitation: Funds to assist Hanford homeowners with financing for home repairs, with the emphasis being the elimination of health and safety hazards. All funds were expended, resulting in the rehabilitation of four (4) Hanford homes.
- B. **FY 2005-06** The FY 2005-06 Annual Action Plan allocated \$444,944 to fund Housing Rehabilitation.
 - 1. Housing Rehabilitation: This project assisted Hanford homeowners with financing for home repairs, with the emphasis being the elimination of health and safety hazards. All funds were expended, resulting in the rehabilitation of nine (9) Hanford homes.
- C. **FY 2006-07** The Annual Action Plan allocated \$576,489 to fund Housing Rehabilitation in the amount of \$376,489 and \$200,000 for Habitat for Humanity.
 - 1. Housing Rehabilitation: Funds to assist Hanford homeowners with financing for home repairs, with the emphasis being the elimination of health and safety hazards. To date, nine (9) jobs are completed, one (1) job is in progress and applications are still being accepted because there are funds still available.
 - 2. Habitat for Humanity: An amount of \$200,000 was allocated to Habitat for Humanity for their home building projects in Hanford. To date, one house has been constructed expending \$61,715 of the allocation.
- D. **FY 2007-08** The Annual Action Plan allocated \$864,918 to fund First Time Homebuyer in the amount of \$700,000, Infill Infrastructure in the amount of \$265,000 and Continuum for Care in the amount \$5,000.
 - 1. First-time Homebuyer: Funds to assist first-time homebuyers with down payment and/or closing costs to purchase a home in Hanford. All funds have been exhausted resulting in nine (9) homebuyers being able to afford to purchase a home in Hanford.
 - 2. Infill Infrastructure: Funds were used for infill infrastructure development. The City of Hanford has partnered with Nazarene Church of Hanford to provide affordable housing in Hanford. The Annual Action plans were amended to add to this project. The allocation will be used to partially finance the installation of roads in a subdivision where fourteen (14) houses will be developed, ten (10) of which will be sold to very low to moderate-income buyers, as part of the agreement with Nazarene Church. To date, the environmental review has been completed and the agreement is in final draft phase. It is anticipated that funds will be fully expended before June 30, 2009.
 - 3. Continuum of Care Report: An amount of \$5,000 has been allocated to partially finance a 10-year strategic plan to address the homeless population in Hanford. The City of Hanford has partnered with the Kings-Tulare Continuum of Care agency to create a strategic plan to be able to address and assist the homeless needs in Hanford. The Annual Action Plan was amended to add this project.

E. FY 2008-09 The Annual Action Plan allocated \$283,335 to fund First Time Homebuyer in the amount of \$283,335.

1. First-time Homebuyer: Funds to assist first-time homebuyers with downpayment and/or closing costs to purchase a home in Hanford. To date, four (4) homebuyers have been assisted. It is anticipated that the remaining balance of this fund will be expended before June 30, 2009.

Community Development Objectives and Outcomes:

A. FY 2004-05 In the first year of the FY 2005-09 Consolidated Plan, the Annual Action Plan allocated \$119,928 for the City Wide Business Loan Program, \$100,000 for the Courthouse, and \$215,200 for Coe Park.

1. Business Loan Activity: The City made 1 loan in the amount of \$35,000 to a lawn mower repair business. To date 1 job has been created.
2. Courthouse Improvement Activity: The funds were used to bring the building up to fire building code standards. No jobs have been created.
3. Coe Park: These funds were used to provide a parking lot expansion, and a playground and walking trail in this park serving low-moderate income people. The City has met its goals with regards to meeting the low to moderate income requirement by improving the physical environment.

B. FY 2005-06 The Annual Action Plan allocated \$772,186 to fund Business Loans in the amount of \$417,186, design a Fire Station in the amount of \$255,000, and improve the Courthouse in the amount of \$50,000.

1. Business Loan Activity: The City increased a state-funded loan of \$175,000 loan to \$300,000. The loan was to an existing cabinet manufacturer for an expansion. The City approved 2 loans in the amount of \$150,000 and \$70,000. The first is to an existing printing company and the second is to a new real estate/lending office. The City met its goals with regards to hiring requirement and meeting the low to moderate-income requirement.
2. Firehouse Design and Engineering: Design continues to occur on this project located in a low to moderate income area.
3. Courthouse Improvement Activity: This project involves bringing the building up to Fire Code Building Standards. A new second story egress was added, allowing more businesses, especially restaurants, to utilize the floor. The project has been completed and the City met its goals with regards to meeting the low to moderate-income requirement.

C. FY 2006-07 The Annual Action Plan allocated \$543,644 funds to fund Business Loans, in the amount of \$300,000, Transportation Improvements in the amount of \$168,644 and improve the Courthouse in the amount of \$75,000.

1. Business Loan Activity: One loan in the amount of \$70,000 was made to a new smog inspection business. One low income job has been created to date.
2. Transportation Improvements: This project involved the relocation of the Kings Area Rural Transportation Bus Station to its new location at the train station and paving. The project cost was only \$68,562 therefore; the Action Plan was amended to transfer these funds to a new infill development project. The City has met its goals since buses serve primarily low to moderate income persons.
3. Courthouse Improvement Activity: This project involved adding a fire escape. Two jobs have been created, one very low income.

D. FY 2007-08 The Annual Action Plan allocated \$461,025 to fund business loans in the amount of \$246,025, Code Enforcement in the amount of \$80,000, Courthouse Improvements in the amount

of \$75,000, the Historic Fire station Rehabilitation in the amount of \$60,000, Fire Station Land Acquisition in the amount of \$300,000 and Continuum of Care study in the amount of \$5,000.

1. Business Loan Activity: The City made 1 loan to an existing cabinet maker in the amount of \$100,000. To date 9 jobs have been created. The project cost was only \$100,000, therefore; the Annual Action Plan was amended to transfer these funds to a new infill development program and the courthouse.
2. Code Enforcement Activity: The code enforcement made 360 calls during the fiscal year in the low to moderate income neighborhoods. This project only expended \$60,000, therefore; the Annual Action Plan was amended to transfer these funds to a new infill development project. The city has met its goals with regards to serving low to moderate income persons by improving the physical environment.
3. Courthouse Improvement Activity: This project involved providing restrooms on all three floors. The city has met its goal with regards to meeting the needs of low to moderate income persons. This project was amended to be \$76,107.
4. Historic Fire Station Rehabilitation Activity: This involved the painting and installation of new windows. This project only expended \$43,072.59. The remaining funds of \$16,927.41 will be transferred to another eligible activity. The city has met its goals with regards to serving the low to moderate income persons.
5. Fire Station Land Acquisition Activity: This project included the purchase of land for a fire station in a low to moderate income area. This project has been expended and met its goals by improving the environment.

E. **FY 2008-09** The Annual Action Plan allocated \$263,200 to fund Longfield Center Improvements in the amount of \$50,000, Code Compliance activities in the amount of \$70,000, sidewalks and Street Lights in the amount of \$118,200, and courthouse improvements in the amount of \$25,000.

1. Longfield Center Improvements: This project included the exterior paint and landscaping. To date, the painting has been completed. This project serves a low to moderate income neighborhood.
2. Code Compliance Activities: To date they have made 181 calls during the first two quarters in low to moderate income neighborhoods.
3. Sidewalks and Streetlight Improvements: The environmental review has been completed. This project will begin in July 2009.
4. Courthouse Improvement Activity: This project includes adding a fire escape to this building that serves low to moderate income persons. No funds have been expended to date.

Evaluation of Past Performance:

The major goals are on target. The Housing activities met the objective. Even though the infill allocation was transferred to the housing rehabilitation fund (to expend in a more timely manner), the city continues to move forth with infill activity. The Housing Rehabilitation Program is moving along slowly. The construction market is booming right now, therefore, making the program move slower than expected.

Many of the Community Development activities met the objective by retaining the existing business base and improving the physical environment and city buildings.

In FY 2004-05, the Business Loan Fund was expended, and jobs were created. The courthouse improvements were expended but no jobs were created. Coe Park was expended and serves the low to moderate income neighborhood. In FY 2005-06, the Business Loan Fund was expended and jobs were created. The Fire Station Design continues. The courthouse improvements were expended and jobs were created. In FY 2006-07, the Business Loan Fund was expended and the job requirement has been met. The Transportation Improvements have been expended and serves the low to moderate income neighborhood. Similarly the courthouse improvements have been expended. In FY 2007-08, the Business Loan Fund was expended and jobs have been created. The courthouse improvement activity was

expended and met its goal to serve low to moderate income people. The Code Enforcement Activity was expended and met its goal. The Historic Fire Station Rehabilitation was expended and met its goal. The Continuum of Care Report is being prepared. The Fire Station Land Acquisition has been expended and is meeting its goals. In 2008-09, most of the Longfield Center Improvements have been expended. Code Compliance is halfway expended. Sidewalks and streetlights has not been expended and neither has courthouse improvements. Much of the Business Loan program was transferred to other projects, due to a lack of interest. Some of the jobs have not been created, due to the downturn in the economy. Therefore, of the 18 total Community Development Projects, 11 have met the goals of the Consolidated Plan and Annual Action Plan, one has not yet met the goals, and six are in progress.

2. Introduction

The Consolidated Plan is a five-year plan, required by the U.S. Department of Housing and Urban Development (HUD), that serves as a comprehensive strategy to address the needs of low and moderate-income residents in Hanford. The plan extends from July 1, 2009, to June 30, 2014 (Fiscal Year 2009-10 to 2013-14). The plan identifies community needs and provides a strategy to address those needs using Community Development Block Grant (CDBG) funds as well as City, State and Federal resources.

This section provides information on the Consolidated Plan process, community involvement in the plan, and additional resources for detailed information on local needs.

Community Profile

Hanford is located in Kings County and is the county seat. Kings County is primarily rural in nature, with services, government and agriculture as the top three basic economies. Hanford's base economy of agricultural also means that high unemployment is prevalent. Unemployment rates are consistently in the 9-15% range. Located in the central valley of California, Hanford enjoys relatively affordable housing, however, income levels are lower than the state average.

The City of Hanford is "one of California's hidden treasures." Our community pride, beautifully landscaped streetscapes and preserved historic buildings are just a few reasons why we are a hidden treasure. Hanford is a pro-business community that promotes responsive and properly planned growth. It is a safe, family orientated community where residents enjoy working and living.

Hanford is a small city of 51,965 persons in 2008. Growth is moderate, at 2-3% per year. The County and City ethnic compositions are primarily made up of white persons and Hispanics. Hispanics represent 39% of the City population and 44% of the county population, and are growing quickly as a population group.

Lead Agency

The City of Hanford Community Development Department serves as the lead agency for the Consolidated Plan and the administration of CDBG funds.

Consolidated Plan Process

The Consolidated Plan serves as an application to HUD for the CDBG funds. The Consolidated Plan must be submitted to HUD 45 days prior to the start of the City's fiscal year, which begins on July 1st.

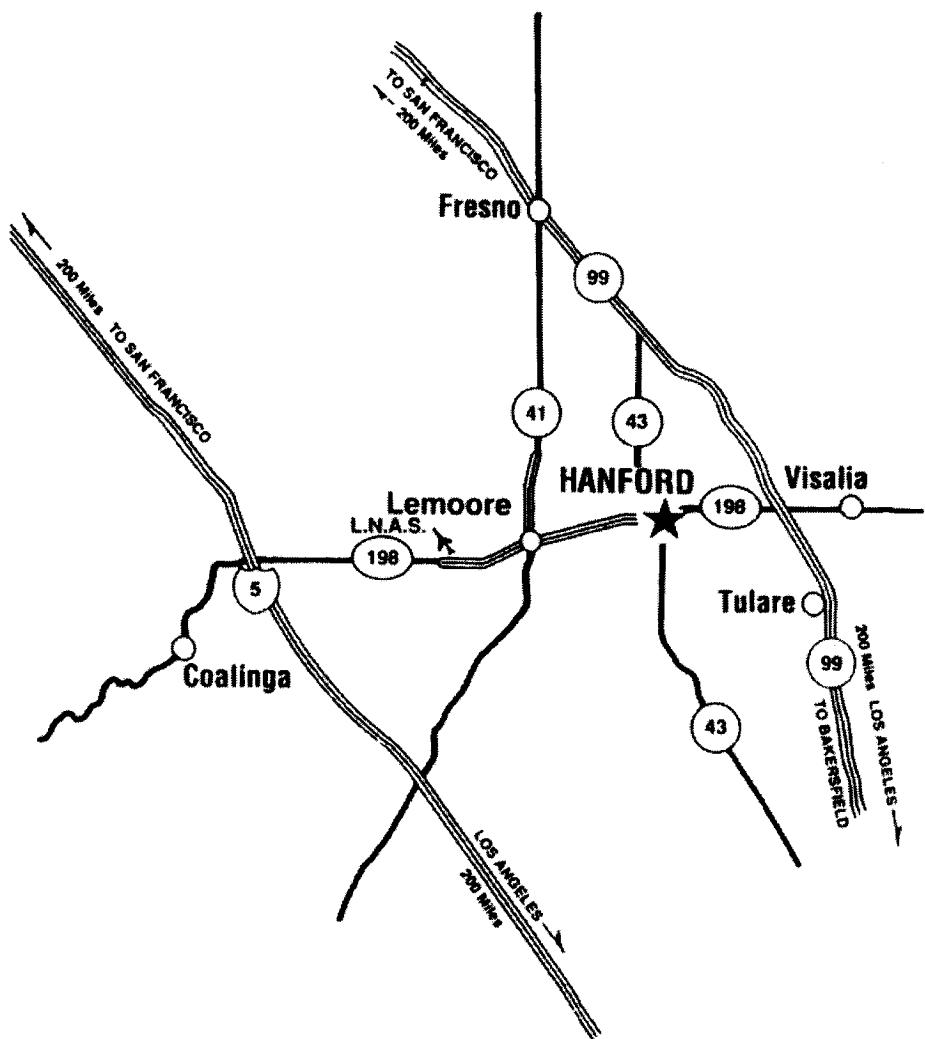
In addition to the Consolidated Plan, the City must prepare an Action Plan, which describes how funds will be spent each year to address the needs identified in the Consolidated Plan. The Action Plan must also be submitted to HUD 45 days prior to the start of the City's fiscal year.

Finally, the City provides an accounting of how it spent its funds each year in the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD 90 days after the conclusion of each fiscal year (refer to Table 2-1).

Table 2-1
Consolidated Plan Documents

HUD Document	Due Date
Consolidated Plan	May 17 th - Annually
Action Plan	May 17 th - Annually
CAPER	Sept. 28 th - Annually

Figure 2-1
Location of Hanford



Community Outreach and Citizen Participation

The City has developed the Citizen Participation Plan that details the specifics for citizen participation. In summary, the Citizen Participation Plan states, with regards to the adoption of the Consolidated Plan and Annual Action Plan, advanced public notice shall occur once a Consolidated Plan document is available for comment and review. There shall be advanced public notice of all public hearings and all public meetings such as the City Council, and other City committee and commission meetings relating to the funds or planning process covered by this Citizen Participation Plan. It also states as follows:

City of Hanford staff will ensure adequate advance notice of all public hearings and meetings. Adequate noticing will include:

- Public display advertised notices in English and Spanish in the *Hanford Sentinel* at least ten (10) days prior to the public meetings for all Consolidated Plan documents. Notices will indicate that there is a thirty (30) day review period on the Consolidated Plan or Substantial Amendment, or a fifteen (15) day review period for the CAPER, in which to receive comments from citizens before submission of the plan or report to the City Council for approval.
- Posted notices at the City Offices, 317 N. Douty Street.
- Posted notices on Hanford's website (www.ci.hanford.ca.us.)

Public hearings and meetings are necessary in order to obtain public input and to provide the public with the City's responses to public questions and proposals. The law requires a minimum of two (2) public hearings, one regarding community needs, and proposed uses of funds, and the second to assess how funds were spent during the previous program year.

Public hearings and meetings will be held at the City Council chambers, 400 N. Douty Street. The City complies with the Americans with Disabilities Act, and will make accommodations for persons with special needs. Public hearings and the review of Consolidated Plan documents will be held at the City Council chambers, which is accessible to people with special needs. Provisions will be made for people with special needs when requests are made at least five (5) working days prior to a hearing. Translators will also be provided for Spanish speaking residents. Public hearings have usually been held in the evening at a time convenient to most residents, especially those who might benefit from the use of funds. The City Council chambers are accessible by public transportation.

Copies of Consolidated Plan documents will be provided to the public free of charge. These materials will be available in a form accessible to persons with disabilities, upon request. Consolidated Plan documents will be available at the City of Hanford Community Development Department, 317 N. Douty Street, Hanford, Telephone (559) 585-2582.

In adopting the original plan, the City conducted one public workshop and public hearing on March 17, 2009 to solicit input from residents on the needs in Hanford. There was one comment received which was included in the Public Comments section. The meeting was noticed in the Hanford Sentinel newspaper in English and Spanish notifying the public of the 30 day comment period for the Consolidated Plan which extends from April 5 to May 5. At this time, projects were prioritized for the Consolidated Planning period. No general public input was received, however, city staff and council members provided input. The meetings were held at 4:00 p.m. and 7:30 p.m. for maximum participation. Four public comments have been received during the 30 day comment period. These are included in the Public Comments section of the plan.

The second public hearing was held on June 2, 2009, at 7:30 p.m. It was noticed in the Hanford Sentinel newspaper in English and Spanish as a block ad.

Hanford will continue to seek to broaden public participation through articles in newspapers and discussion at other forums. The City has increased its public forum venues by communicating with additional agencies that are shown below. We received three emails/calls from private individuals regarding Consolidated Plan recommendations.

Consultation

Along with City staff and department directors, a number of housing, community, and social service providers and public agencies were consulted for the preparation of the Plan. Relationships currently exist with many of these providers and public agencies. New relationships were established during the development process and will continue on an on-going basis. Consultation included phone calls, meetings, and notifications of public hearings. Those consulted included:

- Kings County (www.countyofkings.com)
- Kings County Public Health Department (www.countyofkings.com)
- Kings County Human Services Agency (www.countyofkings.com)
- Kings Community Action Organization (www.kcao.org)
- Kings County Housing Authority (www.hakc.com)
- Local social service providers
- Kings/Tulare County Continuum of Care Group
- US Department of Health and Human Services
- Tulare/Kings Office of Education (www.kings.k12.ca.us)
- Kings County Commission on Aging (www.kings.net/seniors/)
- Kings/Tulare Area Agency on Aging (www.ktaaa.org)
- Central Valley Regional Center (www.cvrc.org)
- Kings County Rehabilitation Center
- Kings View Mental Health Services (www.kingsview.org)
- Kings County Network of Care (<http://kings.networkofcare.org>)
- Kings Economic Development Corporation (www.kingsedc.org)
- United Cerebral Palsy of Central California (www.familyresourcecenters.net)
- Kings United Way (www.kingsunitedway.com)
- Main Street Hanford (www.mainstreethanfordcom)

Data Sources

A number of data sources were used for preparation of the Consolidated Plan. These included:

- City of Hanford General Plan Update
- 2003-2008 Kings County Housing Element Update (Updated Housing Element is being prepared.)
- 2000 U.S. Census and 2007 County Quick Facts
- State Department of Finance
- Employment Development Department
- HUD
- City departments
- Local service providers
- Kings County Human Resource Manual (www.countyofkings.com/has/resource.html)

- Five Year Strategic Homeless Continuum of Care Plan: A Housing and Service System That Meets Regional Needs, Kings/Tulare County Continuum of Care Group, 2002-2006 (Updated Continuum of Care is being prepared).
- CA Department of Public Health (www.cdph.ca.gov).

Income Definitions

It is important to note that the income definitions used by HUD for Consolidated Plans are different than those used in other documents such as the City's Housing Element, which uses State definitions for very low and low rather than HUD's definition. Table 2-2 shows the correspondence between the income levels used in the Consolidated Plan, which is part of the federal CDBG program, and the Housing Element.

Those persons or households with an income less than 80 percent of the area median income (AMI) fall within the "targeted income" for purposes of the goals, policies, and programs of the Consolidated Plan. The targeted income corresponds to the federal low and moderate-income categories and the State (Housing Element) categories of very low and low, as shown in Table 2-2. The low and moderate-income designation used in this Consolidated Plan is the same as the very low and low-income category as used in the Housing Element.

Table 2-2
Income Definitions

Income (% AMI)¹	Federal CDBG	Housing Element
0-30%	Extremely Low	Very Low
31-50%	Low	
51-80%	Moderate	Low
81-95%	Middle	Moderate
81-120%	N/A	N/A
95%+	Upper	Above Moderate
120%+	N/A	N/A

Note 1: Refers to percent of Area Median Income (AMI).
Source: HUD, 2003 and HCD, 2003.

Resources for Additional Information

This Consolidated Plan contains a summary of housing and community development needs. For more detailed information, please refer to the following reference documents listed by subject area, which are itemized below and available to the public at the Community Development Department at the Hanford City Offices.

Housing Needs:

General: 2003-2008 Kings County Housing Element Update (see www.countyofkings.com/planning/Plan/Generalplan.htm)

Demographic and Housing Market Analysis: 2003-2008 Kings County Housing Element Update

Public Housing: Kings Community Action Organization (see www.kcao.org) and the County Housing Element Update

Housing Choice Voucher Program: Kings County Housing Authority (see www.hakc.com)

Homeless Needs: Kings Community Action Organization (see www.kcao.org), and Five Year Strategic Homeless Continuum of Care Plan: A Housing and Service System That Meets Regional Needs, Kings/Tulare County Continuum of Care Group, 2002-2006 (updated Continuum of Care plan is being prepared).

Community Facilities:

- City of Hanford 2002 General Plan Update

Infrastructure Needs:

- City of Hanford Capital Improvement Project of the Annual Budget FY 2008 and 2009.

Fair Housing: The Hanford Analysis of Impediments to Fair Housing Choice (AI) will be available in fall 2009.

3. Community Profile

This section provides a brief community profile that addresses physical, social, economic, and demographic trends. This section serves as the basis for determining the housing and community development needs in Hanford. Detailed information is provided in the County's Housing Element Update and other resources listed in the introduction.

Demographic Profile

The following information provides a profile of the population, age, and racial/ethnic composition of Hanford, as well as future changes.

Population

- As of 2008, the City's population was 51,965 persons and County's population was 149,518 persons.
- Between 1990 and 2008, population increased 68 percent.
- Population in Hanford is expected to grow to 89,150 in 2020 and in the County is expected to grow to 235,100. (Figure 3-1).

Table 3-1
Population Growth/Projections

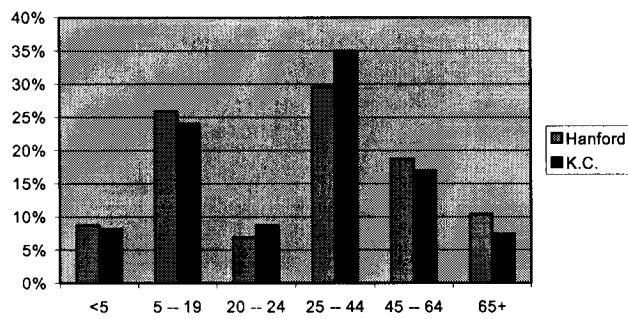
Year	City of Hanford Population Growth/Projections
1990	30,897
2000	40,975
2010	62,470
2020	89,150

Source: U.S. Census, 2000 and KC Planning Dept. Projections, 1993

Age

- Median age in Hanford is 30.9 years compared to 30.2 for the County.
- Youth (under age 18) account for 31.6 percent of the population.
- 10.3 percent of the population is seniors (age 65 or over).
- Largest segment is young adults to middle age adults (age 15 to 44)

Figure 3-1
Age Distribution



Source: U.S. Census, 2000

Race and Ethnicity

Racial and ethnic composition of Hanford and Kings County in 2000 are shown in the table below:

Table 3-2
Race and Ethnicity

Race and Ethnicity	Hanford	Kings County
White	64.1%	53.7%
Asian/Pacific Islander	2.9%	3.3%
Hispanic	38.7%	43.6%
African American	5.0%	8.3%
American Indian or Alaskan Native	1.4%	1.7%

Note: The chart above totals more than 100% due to the fact that people can be counted in more than one race.

Household Profile

The type, size, and composition of a household can affect the type of housing and services that are needed. In Hanford, most households consist of families.

- In 2000, Hanford had 13,931 households.
- By 2020, households will increase to approximately 33,500.
- 74.5 percent of households are families, of which:
 - 55.9 percent were married
 - 10.5 percent were female head of household, single-parent families
- 20.6 percent were single persons.
- 4.9 percent were other households, including unrelated persons living together.
- 46.3 percent of all households had children under age 18.
- The average household size in the County in 2000 was approximately 3.18 persons per household with Hanford having a household size of 2.93 persons per household.
- 21.4 percent of all households had a member age 65 or older.

This information suggests a need for housing and services designed to serve Hanford's families and children.

Figure 3-2
Household Type

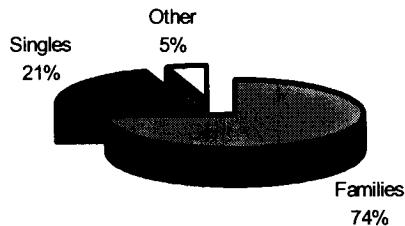


Table 3-3
Percentage of Householders by Age Group

Percentage of Householders by Age Group						
Hanford	13,931	26%	24%	19%	12%	19%
Kings County	34,418	28%	25%	19%	12%	16%

Source: 2000 Census

Special Needs Populations

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Due to their special circumstances, they are more likely to have low or moderate incomes. These groups include: the elderly, frail elderly, persons with disabilities, large households, female-headed households, persons with substance abuse problems, the homeless, victims of domestic violence, agricultural employees and persons with HIV/AIDS.

Elderly and Frail Elderly

- 4,301 persons in Hanford were age 65 or over in 2000.
- Seniors represent 10.3 percent of population.
- 17.4 percent of elderly rent.
- 43.8 percent owned their own home.
- 1,978 seniors, 46.0 percent, had a disability.
- 7 licensed residential care facilities provide 513 beds for the elderly and frail elderly in Hanford. These include Hacienda Home Care, a 133 bed facility providing 24 hour care and Valley Christian Home, to name a few.
- Private organizations provide in-home services for the elderly such as companion care, hospice care and transportation.
- Kings County Health Department offers preventative health care for the elderly.
- Kings Community Action Organization provides food for seniors.
- Kings Commission on Aging offers information, referrals, consumer services and ombudsman programs.
- Kings/Tulare Agency on Aging provides meals, health insurance, legal assistance, and mental health programs.

Persons with Disabilities

The City is home to a number of people with disabilities which prevent employment, restrict mobility, or make self care difficult. Disabilities are defined as mental, physical or health conditions that last over six months. The 2000 census tracked the following disabilities:

Work Disability: refers to condition that restricts a person's choice of work and prevents that person from working full-time:

Mobility Limitation: refers to a physical or mental condition which makes it difficult to go outside the home alone; and

Self Care Limitation: refers to a physical or mental condition that makes it difficult to take care of one's personal needs.

- Almost 10 percent of the population age five and older (1,146 individuals) who live in Hanford reported a disability.
- 7,456 persons in Hanford or, 17.9 percent of residents have a disability.
- The majority of children with disabilities have mental disabilities (5 percent).
- Of those adults with a disability in Kings County:
 - 6 percent have a physical disability
 - 9 percent have a disability that affects their employment. (These numbers are not mutually exclusive.)
- Nearly half of the population 65 and older reported having a disability.
- Of seniors, 31 percent have physical disabilities, 23 percent have disabilities that prevent them from going outside their home, and sensory, mental, and self-care disabilities affect 11-15 percent.

Resources for the disabled include the following:

- The Central Valley Regional Center is a non-profit organization that provides assistance to persons with developmental disabilities. They have 20 group homes in Kings, Tulare, Fresno, Madera, Mariposa and Merced counties.
- Kings County Rehabilitation Center operates four group homes in Hanford for mentally and physically disabled persons. They offer adult development programs, a day training activity center and work services.
- There are 23 licensed care facilities in Kings County.
- The Salvation Army provides counseling and support.
- California Crippled Children Services offers rehabilitation for handicapped children in very low to moderate-income households.
- United Cerebral Palsy of Central California has a family resource center in Hanford that offers education, nutrition, life skills training, parent to parent mentoring, and recreational and social activities to name a few.

Large Households

Large households are defined as having five or more members. These households are usually families with two or more children or families with extended family members such as in-laws or grandparents. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. In order to save for necessities such as food, clothing and medical care, very low and low-income large households may reside in smaller units, resulting in overcrowding.

Furthermore, families with children, especially those who are renters, may face discrimination or differential treatment in the housing market. In 2000, the following data was evident.

- 16.2 percent (2,259) of all households have more than five persons.
- 7.5 percent (8,252) of owned households were overcrowded.
- 17.4 percent (5,661) of rented households were overcrowded.
- 80.8 percent of owner housing units had three or more bedrooms.
- 29.9 percent of the renter housing units had three or more bedrooms.
- 1,143 families with children in the City of Hanford, representing 18 percent of all households in the County.
- Affordability is an issue for large target income households.

Single-Parent Households

Single-parent families, particularly female-headed families, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Because of their relatively lower income and higher living expenses, female-headed families have more limited opportunities for finding affordable, decent, and safe housing.

Another vulnerable subgroup of single-parent families is “subfamilies” with children. Subfamilies with children include single parents or grandparents with children who are living with another family. Although income statistics are not available for this group, most are vulnerable to the point that they must double up to save income for other necessities.

- 10.5 percent (1,463) of all Hanford households were headed by single women with children.
- 15.4 percent (4,124) of all Hanford households were headed by women.
- Female-headed households with children are particularly prone to poverty.
- 37.3 percent of female-headed households live in poverty, compared to a county number of 19.5 percent of all households.
- Kings County Health Department offers Women, Infant, Children (WIC) supplemental nutrition for women.

Alcohol/Other Drug Abuse

No information was available specifically for Hanford. National and County data was used to address this issue.

- 20 percent of Americans abuse alcohol.
- 7 percent of Americans use illegal drugs.
- Alcohol is the most used and abused substance in the County.
- Methamphetamine use is an increasing problem.
- Marijuana is the most problematic illegal substance among youth.
- Prevention and treatment services are insufficient to address needs in the County.
- In FY 2002-2003, 227 people in Kings County were treated for alcohol/other drug abuse.
- In Kings County, from 2002-2004, there were an average of 11 drug induced deaths per year.
- Kingsview Mental Health Services provides alcohol/other drug services, residential programs and other treatment programs to youths at its 90-bed facility in Hanford.
- The Cornerstone Recovery System offers alcohol and drug abuse treatment services, an after care group, and has 1-2 beds for women, 18 beds for men, 12 beds for infants/children, and 6 slots for day children programs.
- The Kings/Tulare Mothers Against Drunk Driving (MADD) provides advocacy and education.
- The Salvation Army provides counseling and support.
- Al-Anon in Hanford, provides alcoholism services, and crisis intervention.

Persons with HIV/AIDS

- 480 cases of AIDS have been reported in Hanford since 1988, which is an average of 23 cases per year.
- According to the Kings County Department of Health Services, an estimated 480 residents in the City of Hanford are living with AIDS. Among these residents living with AIDS in 2005, 66 percent are White, 58 percent are Black, and 32 percent are Hispanic and 3% African American.
- 45 percent of the new HIV cases, from 2006-2008 are AIDS.
- Almost half of the new HIV cases are Hispanic.
- Half of the new infections in 2006-2008 are among young people, aged 15 to 30.

Table 3-4
Persons with HIV/AIDS
Cases By Race/Ethnicity

Ethnicity	HIV/AIDS Cases by Race/Ethnicity
White	66%
African American	58%
Hispanic	32%
American Indian	3%

Note: The table above totals more than 100% due to the fact that people can be counted in more than one race.

- The National Commission on AIDS states that up to half of all Americans with AIDS are either homeless or in imminent risk of becoming homeless due to their illness, lack of income or other resources, and weak support network.
- There is no housing established specifically for persons with HIV/AIDS. Kings County Health Department offers testing, in-home support and treatment by medical professionals.
- The San Francisco Suicide Prevention provides a toll-free night telephone number for persons with HIV/AIDS or persons who have questions about HIV/AIDS.

Victims of Domestic Violence

Limited information specific to Hanford was not available. Statistics for the County and State were used to provide general information about victims of domestic violence.

- 6 percent of California women experience domestic violence.
- In 2002, 153 victims of domestic violence were murdered in California and 50,479 were arrested.
- In Kings County, in 2002, there were 295 arrests, and 0 homicides.
- Women between the ages of 18 and 44 are at increased risk.
- Lower income women and African American women are at greater risk of domestic violence.
- Domestic violence victim services, including counseling and shelter, are offered in the County through Kings Community Action Organization and Kingsview Mental Health Services.

Agricultural Employees

Farm workers have the lowest family income of any occupations surveyed by the Census Bureau. However, there is little consensus on how many farm workers live in Kings County. Agricultural work is seasonal and often has undocumented workers. U.S. Census of Agricultural (1997) reported 10,118, whereby EDD stated 6,900 and Department of Human Health Services, stated 8,910. In addition, approximately 7,682 migrant farm workers work in Kings County. The Tulare County Office of Education reports 5,604 migrant farm worker children, and it is estimated that 1,700 are in Hanford.

Military Personnel and Veterans

Adjacent Lemoore Naval Air Station (LNAS) is a significant part of the County's economy. LNAS is the master training center for carrier-based fighter squadrons for the U.S. Pacific Fleet. In 1999, it was home to 7,900 enlisted personnel and employed 1,200 civilians. The total population is 28,553, including retirees and families. Adequate affordable housing is an issue. Seventy-five percent of all new military personnel are E1 to E7 range which is: E1 -- \$547 per month for single/\$734 per month for families, and E7 -- \$740 per month for single/\$938 per month for families. Most LNAS personnel live in Hanford.

Income Profile

Income is the most important factor affecting a household's access to housing and services. For purposes of the Consolidated Plan, HUD defines income levels, which are based on the area median household income (AMI), as shown in Table 3-5.

Table 3-5
Consolidated Plan Income Levels

Income Level	% AMI	Income Range
Extremely Low	0-30%	Less than \$25,050
Very Low	31-51%	\$25,050 - \$38,650
Moderate	51-80%	\$37,700 - \$58,150
Middle	81-95%	\$60,150 - \$92,750
Upper	95%+	\$60,150 - \$92,750

Figure 3-3 shows the CDBG Low to Moderate Income Areas in Hanford, where CDBG housing funds may be used. CDBG funds may also be used to assist target income (0-80% AMI) households throughout the City. The following are summary income statistics for Hanford:

- Median household income in Kings County was \$51,500 in 2007.
- Median household income for Hanford was \$46,756 in 2007.
- In 2007, 15.1 percent of Hanford residents lived below the poverty line.
- Approximately 37.3 percent female-headed households with children live in poverty.
- 23.6 percent of children live in poverty.
- Approximately 19.5 percent of Kings County residents live in poverty.

Figure 3-3
Low to Moderate Income Area Map

CITY OF HANFORD
*Low to Moderate Income
Concentration Area Map*

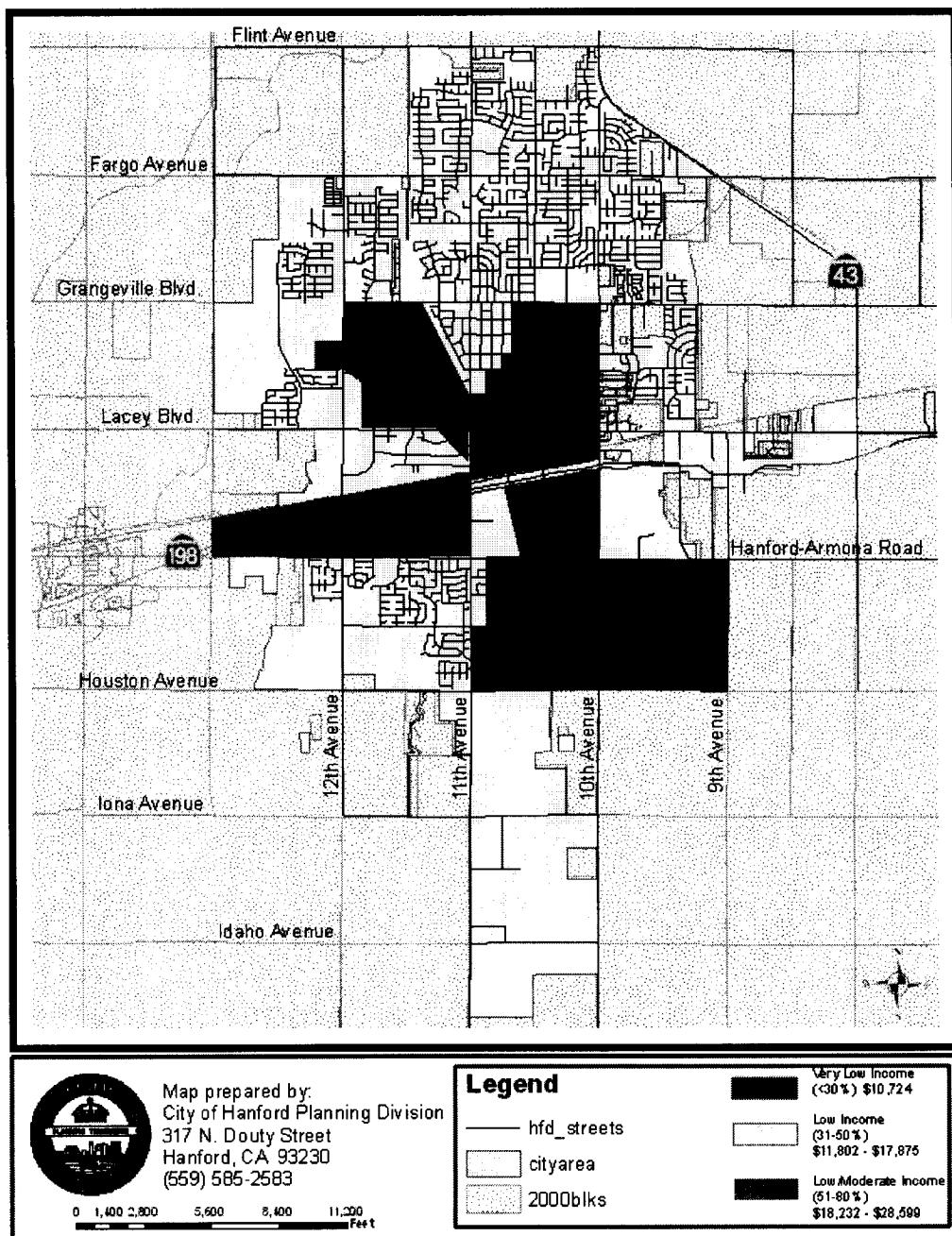


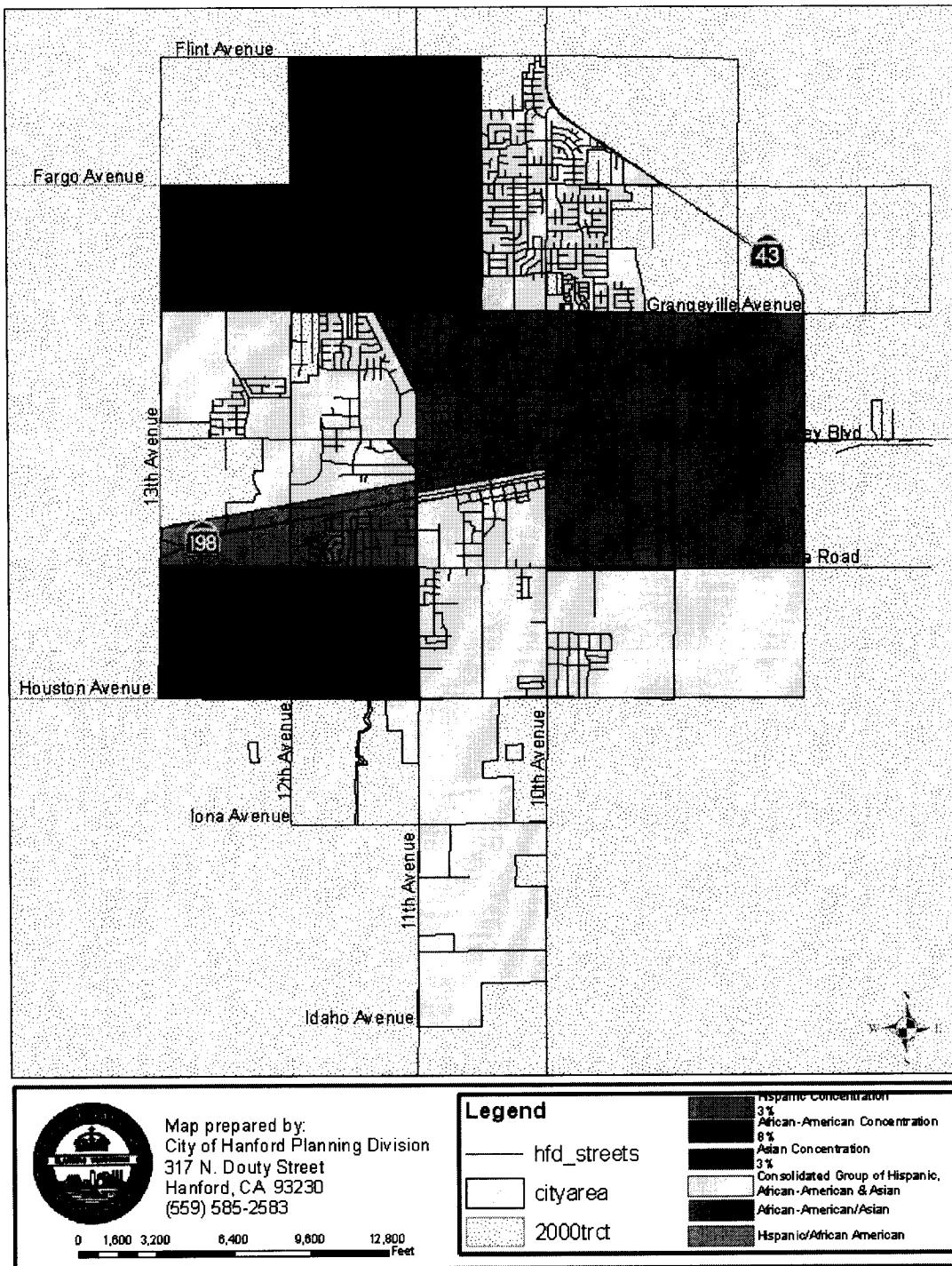
Table 3-6
2000 Census Median Income Kings County

Census Tract	Block Group	Median Income	Very Low Income (<30%) \$10,724	Low Income (31-50%) \$11,802 to \$17,875	Low/Moderate Income (51-80%) \$18,232 to \$28,599
5	3	\$24,063			X
9	1	\$27,500			X
9	4	\$22,568			X
9	5	\$20,127			X
9	6	\$26,964			X
9	7	\$24,435			X
10	1	\$19,412			X
10.02	1	\$23,534			X
11	1	\$16,250		X	
11	2	\$18,152			X
11	3	\$20,795			X
11	4	\$27,333			X
11	5	\$26,397			X

Notes: Targeted Income Group is 80% or less of median income.

Figure 3-4
Minority Concentration Area Map

CITY OF HANFORD
Minority Concentration Area Map



Source: U.S. Census 2000

Table 3-7
2000 Census Minority Concentration

Higher Hispanic Concentration		
Located In:	KC Ave = 43%	City or County
Tract 5	42.8%	(Part County)
Tract 8	42.2%	(Part County)
Tract 9	48.4%	
Tract 10.02	56.7%	(Part County)
Tract 10.03	49.7%	(Part County)
Tract 11	64.7%	(Part County)

Higher Black Concentration		
Located In:	KC Ave = 8.3%	City or County
Tract 10.01	5.4%	(Part County)
Tract 10.02	7.0%	(Part County)
Tract 10.03	6.7%	(Part County)
Tract 11	10.8%	(Part County)

Higher Asian Concentration		
Located In:	KC Ave = 3.1%	City or County
Tract 6.01	3.5%	(Part County)
Tract 6.02	3.8%	
Tract 10.01	4.1%	(Part County)
Tract 10.03	3.5%	(Part County)
Tract 11	3.8%	(Part County)

Education/Economic Profile

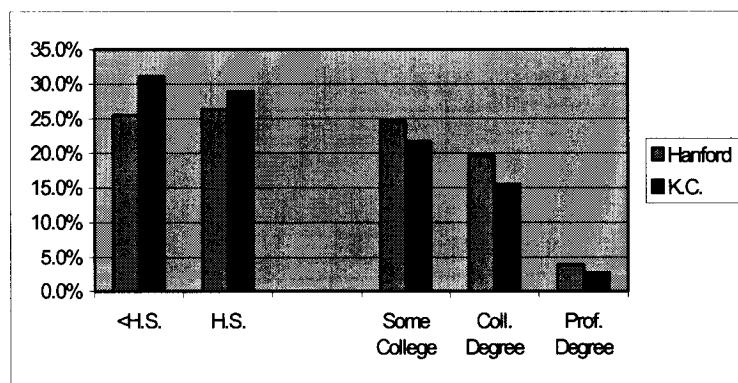
Education level and economic opportunities play a critical role in determining the income level of a household.

Education Profile

- 48.9 percent of residents have attended some college or have a college degree.
- 51.8 percent have a high school education or less.
- 3.9 percent have a professional/graduate degree.
- The Kings County Workforce Development Board is the single point of contact for job creation, referral, placement and training. It includes the Kings County Job Training Office, Employment Development Department, and Proteus.
- The City is served by 15 elementary schools, three junior high schools, and three high schools, with a total of 8,464 K-8 students and 3,522 high school students.
- Kings County also has seven private schools with over 1,000 students.

- The College of the Sequoias and West Hills Community College, two junior colleges with 13,000 students, have branch campuses in Hanford and Lemoore allowing students to complete AA degrees in Hanford.
- Six four-year and advanced degree universities with thousands of students lie within a 35-mile radius of the City of Hanford. These include California State University Fresno, with limited bachelor and masters programs offered in Hanford and Lemoore, Chapman University in Hanford, Columbia College, Fresno Pacific and Embry-Riddle Aeronautical University in Lemoore, San Joaquin College of Law in Clovis, and University of Phoenix in Fresno.
- There are numerous vocational training schools in the area that teach vocational education from computer technicians to welders to heating/cooling specialists. Within a 35-mile area, this totals dozens of schools with over 39,000 students.
- Educators work with economic development professionals in order to assure that the students are trained for the existing job types in the area and to assure that employees continue to improve their work skills.
- There are a variety of childcare facilities within the City of Hanford to suit almost every family. Public and private caregivers and those with religious affiliations are available in Hanford to provide care for children.
- Kings County Regional Occupation Program provides job training services to teens and adults.

Figure 3-5
Educational Attainment



Source: U.S. Census 2000

Economic Profile

- 22.1 percent of jobs in Hanford are in the service sector, which often pays less than other industries.
- Retail (11.4 percent) and government (28.0 percent) are the two other major sectors of employment in the City.
- In 2008, the number of jobs in Kings County was 50,900.
- Unemployment is steady, but seriously high at 9.3 percent in 2008. The County is 10.7 percent compared to the State rate of 7.2 percent.
- In terms of occupations, 30 percent of residents hold professional or managerial jobs.
- High housing costs are an obstacle to service and agriculture workers wishing to live in the City.
- The City offers a low-interest loan program to businesses that create jobs in the city. One job must be created for every \$35,000 loaned to the business, and at least 51% of those jobs must be filled with very low to moderate income people.

- The City offers a downtown loan program is for businesses within the Downtown Reinvestment Zone Area. The maximum amount of this low-interest loan is \$60,000.
- The City is part of the Kings County Enterprise Zone, which means that businesses are eligible for special zone incentives that include tax credits against their California Corporation's tax liability.
- The Kings Industrial Park is part of the Hanford Community Redevelopment Area that allows the city to assist businesses in the industrial park more than in other areas of the city. Assistance may be in the form of fee reductions, infrastructure improvements, land cost write-downs, and reduced utility fees.
- The City has developed the Downtown Enhancement Project Area that was adopted in July 2004, that has assisted businesses in the downtown area.

**Table 3-8
Occupational Profile**

Occupation	Percent
Agriculture	3.9
Construction	7.9
Sales	23.1
Transportation	13.0
Services	22.1
Professional	30.0

Source: U.S. Census, 2000

Homeless Profile

Homelessness is the result of several factors – loss of employment, inability to find jobs, need for retraining, cost of housing, chronic health problems, physical disabilities, mental health disability, and drug and alcohol addictions.

Obtaining information is difficult because many are not obviously homeless and may live with friends, family or at temporary shelters. The Kings/Tulare County Continuum of Care Group conducted a survey of homeless people in both counties in which 134 people responded and the following profile appeared for Hanford:

- There were 234 homeless.
- 100 are children. 27 children are staying with friends or family, 13 are with child protective services, 3 are in foster care, 21 are with another parent and one is pregnant.
- 83 percent are English speaking, 17 percent are Spanish speaking.
- 49 percent have been homeless before.
- 17 percent are employed, 83 percent are unemployed.
- 7 percent are veterans.
- 39 percent are ex-offenders.
- 73 percent are from Kings County.
- 17 percent are homeless with a spouse or partner.
- 55 percent need a studio or one bedroom housing unit. 18 percent need 3 bedroom or above housing unit.
- 134 are adult homeless.
- 68 percent have been homeless for 1 year or less. 33 percent have been homeless for more than 1 year. 33 percent have been homeless for more than 2 years.
- 33 people percent are chronically homeless.
- 46 percent are Hispanic, 11% are African American, 35% are white.
- 51 percent are female.

- 29 percent have less than a grade school education and 50 percent have a high school education. 16 percent have some college and 4% have a college degree, 1% never attended school.
- 37 percent are women with children.
- 10 percent are victims of domestic abuse.
- 76 percent are disabled.
- More than one-half need medical, food, dental, legal, job training and housing assistance.
- 62 percent have never been homeless before.

Table 3.9
Homeless Age

Age	Number	Percent
<20 years	2	2
20-29 years	37	28
30-39 years	31	23
40-49 years	27	20
50-59 years	16	12
60-69 years	15	11
70 + years	5	4
TOTAL	134	100

Table 3.10
Length of Homelessness

Length	Number	Percent
1 month or less	13	11
2-6 months	37	32
7-12 months	29	25
13-24 months	16	13
25-36 months	8	7
37 + months	14	12
TOTAL	117	100

Table 3.11
Homeless Unemployment

Length of Unemployment	Number	Percent
<3 months	5	17
3-6 months	3	10
6-9 months	3	10
9-12 months	0	0
12-18 months	4	13
18-24 months	0	0
24-36 months	1	3
36-48 months	2	7
48-60 months	0	0
60 + months	12	40

Table 3.12
Homeless Disabled

Type of Disability	Number	Percent
Physical	16	50
Mental	13	41
HIV/AIDS	1	3
Substance Abuse	4	13
Dual Diagnosis	3	9
Post Traumatic Stress	3	9
Other	4	13
TOTAL	32	76%

Note: Homeless persons experience more than one type of disability.

Homeless Services

- There is a lack of homeless services in Kings County, specifically for men and youths. Emergency food and clothing services are provided to lower income persons and the homeless in Hanford by the following agencies:
 - Episcopal Church of the Savior provide food and services.
 - The Salvation Army offers financial assistance for bills, food, motel vouchers, and bus or plane tickets.
- KCAO operates a 29-bed emergency shelter for women and children.
- The Kings/Tulare County Continuum of Care Group is a group of homeless service providers, support service agencies, government agencies, shelter recipients and other interested individuals and agencies that collaborate in meeting the needs of the homeless in both Kings and Tulare Counties. They began in 1999, and have since conducted surveys to define the make up of the homeless in our communities and research needs, plan and develop a comprehensive approach to reducing the homeless cycle in Kings and Tulare Counties. There are 66 agencies and private entities that belong to the Continuum of Care, including 24 in Kings County.
- The City of Hanford supports the soup kitchen at the Episcopal Church. In addition, the City has a formal agreement allowing KCAO to use our name as a partner in obtaining grant funds.
- Proteus, American Red Cross, KCAO, and Kings County ILP provide vouchers for emergency shelters.

Housing Market Profile

With high housing costs in Hanford compared to the rest of the County, affordable housing is a major need for target (0-80% AMI) income households. The following discussion identifies housing characteristics, trends, and needs in Hanford. Additional information is available in the County's 2003-2008 Housing Element Update.

Housing Growth

- In 2007, Hanford had 41,818 housing units.
- By December 2008, an additional 3,429 housing units had been built or permitted.
- Projected annual need between 2003 and 2008 is 9,713 units per year countywide, and 4,414 in Hanford.

Table 3-13
Number of Building Permits Issued in the City of Hanford

Year	Single Family Residential Units	Multifamily Residential Units	Multifamily Residential Developments	Commercial/Industrial
1990	306	20	10	0
1991	281	26	13	20
1992	274	25	12	18
1993	300	13	4	14
1994	343	6	3	29
1995	386	6	2	9
1996	268	4	2	17
1997	275	81	1	18
1998	282	152	2	22
1999	232	2	1	23
2000	217	4	2	25
2001	339	2	1	17
2002	359	3	1	42
2003	444	17	3	22
2004	430	0	0	29
2005	572	0	0	30
2006	383	85	5	23
2007	250	14	6	26
2008	92	0	0	12

Housing Type, Tenure, and Vacancy Rate

- 59.0 percent of units are owner-occupied (Figure 2-11).
- 41.0 percent of units are renter-occupied.
- Housing types in Hanford:
 - Single-family detached 71.5 percent
 - Single-family attached 3.9 percent
 - Multi-family units 18.9 percent
 - Duplexes 3.3 percent
 - Mobile homes 2.3 percent
- Vacancy rate in 2000 was:
 - Owner-occupied units 2.1 percent
 - Renter-occupied units 6.0 percent
- Due to different ownership, it is difficult to track abandoned buildings.

Table 3-14
Housing Tenure

	Hanford	Kings County
Owner Occupied Units	8,252	16,755
Renter Occupied Units	5,661	14,790

Age and Condition

Approximately 27.1 percent of housing units were built between 1990 and 2000. The median age of the Hanford house was built in 1978.

Table 3-15
Housing Condition

Sound	Minor Repairs	Moderate Repairs	Substantial Repairs	Dilapidated
77.1 %	17.3%	3.7%	1.4%	0.4%

Source: Housing Conditions Survey of the 13,913 units in Hanford.

- The City of Hanford offers a Do-It-Yourself Paint Program where low-income persons can purchase paint for the exterior of their homes at a reduced rate.
- The City of Hanford offers a Summer Paint Program where low-income seniors and disabled persons can have City crews paint their home at a reduced rate.
- The City of Hanford offers a housing rehabilitation program where very low to moderate-income persons can have their homes rehabilitated. The program offers a grant or deferred loan, depending upon the income of the household.

Lead-Based Paint Hazards

Lead-based paint in residential units can pose severe health risks for children. California requires public health agencies to identify children at risk of lead poisoning and that all children up to six years of age be evaluated.

HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing units built prior to 1979, before this type of paint was banned.

- In 2003, 1,100 children were screened for evidence of elevated lead blood levels; however, no children tested positive for lead.
- The City does not have lead-based paint abatement procedures, however, the City does abatement inspections on CDBG Rehabilitation loans and HOME First Time Homebuyer loans in accordance with the Residential Lead-Based Paint Hazard Reduction Act (Title X) and the regulations adopted in 1999, as part of its new Housing Rehabilitation Program.

Table 3-16
Estimated Households
with Lead-Based Paint

Type of Unit	Year Unit Built	Number of Households
Ownership Units	Pre-1940	528
	1940-59	1,180
	1960-79	2,428
	Total	4,316
Rental Units	Pre-1940	375
	1940-59	997
	1960-79	1,923
Total		3,295

Housing Costs

- Median home price in Hanford in 2008 was \$200,000 and in Kings County was \$203,500, per the Kings County Board of Realtors.
- Throughout the county, home prices increased 22 percent since 2000.

Table 3-17
Median Rent By Bedroom Size In Hanford

Bedroom Size	Median Rent
One Bedroom	\$500
Two Bedroom	\$646
Three Bedroom	\$720
Four Bedroom	\$723

Affordability

- Single-family home prices are not affordable to very low and low-income households.
- A low-income (51-80 percent AMI) family can afford approximately \$162,390.
- A median sales price for a three-bedroom home is \$260,000 in Kings County per HUD and \$195,000 in Hanford per Yahoo.
- A low-income small family of three persons can afford a rent of \$1,111 per month.
- Some moderate-income households can afford rents in Hanford.
- Very low, low-income and many moderate-income households may need assistance in order to afford housing in the community.
- Very low-income households cannot afford to buy or rent in Hanford. This is the permanent housing category for homeless persons.
- Low-income households can afford to rent, but cannot afford to buy.
- Moderate-income households can afford both to rent and to buy.
- The City of Hanford offers two first time homebuyer down payment assistance programs. The Redevelopment Agency funded loan program is for low to moderate-income persons and is up to \$100,000. The HOME funded loan program is for very low to moderate-income persons and is up to \$100,000. Both are deferred loans.

Table 3-18
Housing Affordability - 2001

Income Levels		Housing Costs			Maximum Affordable Price	
Income Group	Income	Affordable Payment	Utilities	Taxes and Insurance	Ownership	Rental
Very Low Income (50% MFI)						
One Person	\$25,050	\$626	\$50	\$200	\$56,974	\$576
Small Family	\$32,200	\$805	\$100	\$250	\$68,899	\$705
Large Family	\$38,650	\$965	\$150	\$300	\$78,174	\$816
Low Income (51-80% MFI)						
One Person	\$37,700	\$943	\$50	\$200	\$104,863	\$893
Small Family	\$48,450	\$1,211	\$100	\$250	\$130,416	\$1,111
Large Family	\$58,150	\$1,454	\$150	\$300	\$151,994	\$1,304
Moderate Income and Above (>80% MFI)						
One Person	\$60,150	\$1,504	\$50	\$200	\$189,850	\$1,454
Small Family	\$77,300	\$1,933	\$100	\$250	\$239,632	\$1,833
Large Family	\$92,750	\$2,319	\$150	\$300	\$282,978	\$2,169

Notations:

1. Small Family = 3 persons; Large Families = 5 or more persons
2. Monthly affordable rent based upon payments of no more than 30% of household income
3. Property Taxes and Insurance based on averages for the region.
4. Affordable home price is based on down payment of 10%, annual interest of 8%, a 30-year

mortgage and monthly payment of 30% of gross household income.

5. MFI = Median Family Income

Very Low-income households earn 50 percent or less of the County's median family income. Given the relatively high costs of single-family homes in the County, very low-income households are limited to the rental housing market. Average apartment rents in the County are as follows: \$467 for a one-bedroom unit, \$571 for a two -bedroom unit, and \$673 for a three-bedroom apartment. After deductions for utilities, a very low-income household can only afford to pay between \$348 and \$463 in rent per month, depending on the household size. In practical terms, this means that a one-person household cannot afford an average priced studio without overpaying or doubling up. Even a one-bedroom unit is out of reach for a small family (2 to 4 persons). The problem is exacerbated for larger families (5+ persons).

Low-Income: Low-income households earn 80 percent or less of the County's median family income. The maximum affordable home price for a low-income household ranges from \$71,350 for one-person to \$98,453 for a five-person family, effectively eliminating low-income households from the single -family ownership market. Therefore, low-income households are most likely limited to the rental market. After deductions for utilities, a low-income household can afford to pay between \$585 and \$831 in rent each month, depending on household size. Small families would likely overpay for an adequately sized (two or more bedrooms) apartment. Large families can afford some two-bedroom units. However, such families will likely overpay and/or double up to afford housing.

Moderate and Above Moderate Income: For analysis purposes, households with moderate income earn between 81 and 120 percent of the County's median family income. Households with above moderate income earn above 120 percent of the County's median family income. The maximum affordable home price for moderate and upper income households range from \$130,422 for a one-person household to \$189,262 for a five-person family. Large families can afford some three-bedroom homes, but face the same problems with respect to down payment and closing costs. With a maximum affordable rent payment of between \$904 and \$1,321 per month, these income households can afford many of the apartment units listed for rent.

Overpayment

According to HUD, a household that pays more than 30 percent of its income on housing is defined as having a housing cost burden (overpayment). Overpayment is a concern for target income households since they may be forced to double-up or cut other necessary expenditures such as health care in order to afford housing.

- 35.8 percent of owners paid more than 30 percent of their income on housing.
- 47 percent of renters paid more than 30 percent of their income on housing.
- 13 percent of owners paid 25 to 29.5 percent of their income on housing.

Overcrowding

Overcrowding is not specifically defined by the Census, however, it is where a household has more members than habitable rooms (excluding kitchen, porches, bathrooms, and hallways). The Uniform Housing Code, which the City has adopted, says that overcrowding is when one habitable room is less than 120 square feet, or an additional 50 square feet for each person occupying the bedroom. Renters experience more overcrowding than owners.

• Owner households	7.5 percent
• Renter households	17.4 percent
• All households	12.0 percent

Public and Assisted Housing

- The City does not own or operate any public or assisted housing.
- An inventory of assisted projects is included in the City's 2003-2008 Housing Element Update (Chart 2-30).
- Two public housing complexes with 182 units are in Hanford. The City supports the efforts of the Housing Authority who acts as a separate entity by providing coordination.
- Ten apartment complexes have 627 assisted units in Hanford.
- Three affordable housing projects are at risk of conversion to market-rate rents prior to 2013.

Tenant-Based Housing Assistance

- Housing Choice Voucher Program provides portable vouchers that assist low-income households with housing costs.
- 620 households participate in the Housing Choice Voucher Program in Hanford and 688 households participate in Kings County.
- Family Self-Sufficiency Program enables Housing Choice Voucher Program households to move from public assistance to independence.
- 28 households participate in the Family Self-Sufficiency Program.
- Both programs are administered by Kings County's Housing Authority.

Housing Demand

The 2000 census revealed that the vacancy rates in Hanford are approximately 5.6%. This percentage factor is generally acceptable in terms of housing choice. By 2000 vacancy rates had reached a point where existing stock could absorb additional housing demand. While vacancy rates have increased due to an economic slowdown, this is most likely a cyclical effect and not a long term structural change. We could continue to expect demand for rental housing and affordable housing for persons with low and moderate incomes.

Seniors

The 2000 census identified 2980 one or two persons renter households with at least one member 62 or older. Of these 2980 had incomes less than 50 percent area median income, (28% are senior renter households and 6.5% were households). Senior households have special needs primarily due to three concerns –physical disabilities or limitations, limited income, and higher health costs.

Persons with Disabilities

According to the 2000 Census, nearly 10 percent of the population age five and older (1,146 individuals) who live in Hanford reported a disability. As age increases, the incidence of disability increases. Nearly half of the population 65 and older reported having a disability. The Census also reported households with mobility and self care limitations. Persons with disabilities often face limited earning potential due to such factors as the nature of their disabilities, their status as retired seniors, and the reluctance of some employers to hire persons with disabilities. In addition to affordability problems, people with disabilities experience other difficulty in securing adequate housing because of discrimination and a lack of housing with accessibility features and adequate support services. The Kings County Rehabilitation Center in Hanford offers rehabilitation, vocational and life training, and operates four group homes for the mentally and physically handicapped individuals.

Barriers to Affordable Housing

The County's 2003-2008 Housing Element Update identifies potential barriers or constraints to the development of affordable housing. Some of these include:

1) Market Constraints:

- Land costs
- Development fees
- Availability of financing for affordable housing
- Construction costs
- Labor costs

2) Government Constraints:

- Land use policy
- Housing opportunities
- Development standards
- Development incentives
- Development review procedures
- Building codes and site improvements
- Potential housing constraints for people with disabilities

3) Environmental and Infrastructure Constraints:

- Agricultural lands
- Water and sewer availability/infrastructure

4. Housing and Community Development Needs

Key community needs identified in public workshops in Hanford included infill housing for target income groups, economic development business assistance, and infrastructure needs. Priorities for income levels for each income level was determined through the Kings County Housing Element and workshops.

Housing Needs

- Entry-level affordable housing
- A variety of housing types
- Rehabilitation assistance
- First-time homebuyer assistance

Fair Housing

Fair housing is crucial to ensuring that persons of like income levels have equal access to housing. HUD requires that jurisdictions receiving federal funds commit to affirmatively further fair housing. A key part of achieving this goal is the preparation of an Analysis of Impediments to Fair Housing Choice (AI). Preliminary recommendations for Hanford from the draft AI include:

- Need for additional affordable multi-family units; and
- Removal of potential constraints to housing for persons with disabilities.

Both issues are addressed in detail in the County's 2003-2008 Housing Element Update. Efforts are underway to reduce these impediments including development and regulatory incentives for affordable housing, rezoning of sites to higher density, and the use of affordable housing fees to assist in the development of housing.

Chronic Homeless Needs

The County has a women's shelter in Hanford, but does not have a men's shelter. 140 homeless women were served by KCAO last year, however the men were referred to the Tulare County men's shelters. KCAO does offer homeless prevention services to the residents of Kings County, which includes rental assistance to prevent evictions.

Three major types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent housing. These types of facilities are defined below:

- **Emergency Shelter:** A facility that provides overnight shelter and fulfills a client's basic needs (i.e. food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day at a time to three months. Approximately 20 emergency shelter beds are available for women and children and is operated by KCAO. A 29 bed shelter is under development. This shelter is primarily for homeless women, women with children and victims of domestic violence.
- **Transitional Housing:** A residence that provides housing for up to two years. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Services may include substance abuse treatment, mental and physical health care interventions, job training and employment services, individual and group counseling and life skills training. Approximately 9 transitional housing units are available in the County.

- **Permanent Housing:** Permanent housing that is affordable in the community or service-enriched permanent housing that is linked with on-going supportive services (on-site or off-site) and designed to allow formerly homeless clients to live at the facility on an indefinite basis. There are no permanent supportive housing units located in Kings County. Homeless persons often have a much more difficult time finding housing once they have gone through a transitional housing or other assistance program. Not only is the availability of affordable housing an issue, but also some landlords may be unwilling to rent to someone who was formerly homeless due to their poor credit and rental history. These difficulties may be even greater for homeless families and single-parent families who need larger affordable units to accommodate children.

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Due to their special circumstances, they are more likely to have low or moderate incomes. These groups include: the elderly, frail elderly, persons with disabilities, large households, female-headed households, persons with substance abuse problems, the homeless, and victims of domestic violence, agricultural employees and persons with HIV/AIDS.

Table 4-1 (HUD Table 1A)
Homeless and Special Needs in Kings and Tulare Counties

Homeless Category		Estimated Need	Current Inventory in 2003	Under Development	Unmet Need/Gap	Relative Priority
Individuals						
Beds	Emergency Shelter	462	92	40	370	M
	Transitional Housing	1,876	156	38	1,720	H
	Permanent Supportive Housing	3,100	1,844	22	1,256	H
	Total	8,538	2,092	100	3,346	
Estimated	Job Training	N/A	N/A	N/A	N/A	H
Supportive	Case Management	N/A	N/A	N/A	N/A	H
Services	Substance Abuse Treatment	N/A	N/A	N/A	N/A	H
Slots	Mental Health Care	N/A	N/A	N/A	N/A	M
	Housing Placement	N/A	N/A	N/A	N/A	H
	Life Skills Training	N/A	N/A	N/A	N/A	H
	Other	N/A	N/A	N/A	N/A	M
Persons in Families With Children						
Beds	Emergency Shelter	586	128	20	458	M
	Transitional Housing	2,246	174	18	2,072	H
	Permanent Supportive Housing	4,386	3,011	69	1,375	H
	Total	7,218	3,313	107	3,905	
Estimated	Job Training	N/A	N/A	N/A	N/A	H
Supportive	Case Management	N/A	N/A	N/A	N/A	H
Services	Substance Abuse Treatment	N/A	N/A	N/A	N/A	H
Slots	Mental Health Care	N/A	N/A	N/A	N/A	M
	Housing Placement	N/A	N/A	N/A	N/A	H
	Life Skills Training	N/A	N/A	N/A	N/A	H
	Other	N/A	N/A	N/A	N/A	M

Homeless Population	Sheltered Emergency	Sheltered Transitional	Unsheltered	Total
Homeless Individuals	51	56	1,970	2,077
Homeless Families with Children	44	82	1,590	1,716
Persons in Homeless Families with Children	97	192	3,675	3,964
Total	192	330	7,235	7,757

Table 4-2 (HUD Table 1B)
Homeless Subpopulations

	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Goals
Elderly	M	N/A	*	*
Frail Elderly	M	N/A	*	*
Severe Mental Illness	H	69	*	*
Developmentally Disabled	M	N/A	*	*
Physically Disabled	M	N/A	*	*
Persons with Alcohol/Other Drug Addictions	H	87	*	*
Persons with HIV/AIDS	L	4	*	*
Veterans	H	53	*	*
Victims of Domestic Violence	L	18	*	*
Youth (unaccompanied under age 25)	H	133	*	*
Chronically Homeless	H	2,615	*	*

* See "The Five-Year Strategic Homeless Continuum of Care Plan: A Housing and Service System that Meets Regional Needs" by the Kings/Tulare County Continuum of Care Group 2002-2006. New plan is being prepared.

Table 4-3 (HUD Table 1C)
Summary of Specific Homeless/Special Needs Objectives
(Table 1A/1B Continuation Sheet)

Obj #	Specific Objectives	Performance Measure	Expected Units	Actual Units
	<p>Homeless Objectives See "The Five-Year Strategic Homeless Continuum of Care Plan: A Housing and Service System that Meets Regional Needs" by the Kings/Tulare County Continuum of Care Group 2002-2006. New plan is being prepared.</p> <p>Special Needs Objectives See "The Five-Year Strategic Homeless Continuum of Care Plan: A Housing and Service System that Meets Regional Needs" by the Kings/Tulare County Continuum of Care Group 2002-2006. New plan is being prepared.</p>	0	0	0

Community Development Needs

Community development covers such areas as public facilities, infrastructure, and economic development. While these provide the foundation for a successful community, CDBG Target Areas (very low, low and moderate income areas) often have greater needs than the rest of the community. Community development needs were developed based on consultation with staff. Additional input was provided by residents and service providers at local workshops.

Community Development Needs

- Public facilities improvements.
- Code compliance activities.

Economic Development Needs

- Improvements to infrastructure and physical environment to attract businesses.
- Affordable loan funds for businesses.

5. Strategic Plan

The Strategic Plan outlines how the city will address the community's housing and community development needs over the next five years. The priority needs, goals and objectives were determined by City staff, elected officials, with input from meetings and community workshops as well as discussions with area service providers.

The goals, objectives and programs are designed to assist those households with incomes less than 80% of the area median income (AMI), which is the "target income" group.

The Consolidated Plan projects were selected based on projects that meet the need of the program and the need of low and moderate-income persons and neighborhoods, and those that leverage CDBG funds to maximize the program. The City's established programs were maintained and new programs were added.

Priority Needs Determination

The priority needs were determined primarily from data presented in "Section 4 Housing and Community Needs" through consultation with City staff, elected officials, attendees at community workshops and local area service providers. These are discussed in more detail in Section 1- Community Outreach and Citizen Participation. Key factors affecting the determination of the five-year priorities included:

- The types of target incomes households with greatest need for assistance;
- Those activities that will best address these needs;
- Activities that are not currently being met by existing resources; and
- The limited amount of funding available to meet those needs.

The priority ranking system for housing and community development needs is as follows:

- **High Priority:** Activities assigned high priority are expected to be funded during the five-year period.
- **Medium Priority:** As funds are available, activities that are medium priority are expected to be funded.
- **Low Priority:** Activities assigned low priority are not expected to be funded during the five year period. The City may support applications for public assistance by other agencies if those activities conform to the Consolidated Plan.
- **No Such Need:** The City has determined that there is no need for these activities in the community. Funding will not be provided and applications by other providers will not be supported.

Table 5-1 shows the results of the community workshops for the original Plan adoption. Given the limited number of public attendees, this represents primarily the City Council and staff's views. This identifies the priorities assigned to the housing and community development activities anticipated to occur during the five-year Consolidated Plan period.

Table 5-1
Community Workshop Results

Priority Needs	Priorities
Economic Development Business Loans	High
Housing Rehabilitation Loans	High
First Time Homebuyer Loans	High
Courthouse Improvement	High
Code Compliance	High
Street Improvements	High
Infill Housing Land Acquisition/Infrastructure	Medium
Hidden Valley Park and Longfield Center Park Improvement Projects	Medium
Sidewalk Installation	Medium
Curb and Gutter Installation	Medium

Table 5-2 (HUD Table 2A)
Priority Needs Summary Table

Priority Housing Needs (Households)	Priority Need Level	Unmet Need	Goals
	High, Medium, Low		

Renter	Small Related	0-30%	M	M	151
		31-50%	M	M	126
		51-80%	M	M	101
	Large Related	0-30%	M	M	126
		31-50%	M	M	104
		51-80%	M	M	83
	Elderly	0-30%	M	M	160
		31-50%	M	M	135
		51-80%	M	M	108
	All Other	0-30%	M	M	84
		31-50%	M	M	70
		51-80%	M	M	56
Owner	0-30%	M	M	749	
		M	M	625	
		M	M	500	

Special Needs	0-80%	M	M	636
Total Goals		M	M	3,814
Total 215 Goals				3,814
Total 215 Renter Goals				1,304
Total 215 Owner Goals				1,874

**Table 5-3 (HUD Table 2B)
Community Development Needs**

Priority Community Development Needs	Priority Need Level High, Medium, Low, No Such Need	Total Estimated Dollars Needed
PUBLIC FACILITY NEEDS (projects)		
Senior Centers	L	\$ 0
Handicapped Centers	L	\$ 0
Homeless Facilities	L	\$ 0
Youth Centers	L	\$ 0
Child Care Centers	L	\$ 0
Health Facilities	L	\$ 0
Neighborhood Facilities	L	\$ 0
Parks and/or Recreation Facilities	M	\$ 500,000
Parking Facilities	L	\$ 0
Non-Residential Historic Preservation	H	\$ 250,000
Other Public Facility Needs	H	\$ 0
INFRASTRUCTURE (projects)		
Water/Sewer Improvements	M	\$ 0
Street Improvements	H	\$ 1,600,000
Sidewalks	M	\$ 750,000
Solid Waste Disposal Improvements	L	\$ 0
Flood Drain Improvements	M	\$ 0
Other Infrastructure Needs	M	\$ 100,000
PUBLIC SERVICE NEEDS (people)		
Senior Services	L	\$ 0
Handicapped Services	L	\$ 0
Youth Services	L	\$ 0

Child Care Services	L	\$ 0
Transportation Services	L	\$ 0
Substance Abuse Services	L	\$ 0
Employment Training	L	\$ 0
Health Services	L	\$ 0
Lead Hazard Screening	L	\$ 0
Crime Awareness	L	\$ 0
Other Public Service Needs/Code Compliance	H	\$ 350,000
ECONOMIC DEVELOPMENT		
ED Assistance to For-Profits (businesses)	H	\$1,500,000
ED Technical Assistance (businesses)	L	\$ 0
Micro-Enterprise Assistance (businesses)	L	\$ 0
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	H	\$ 250,000
C/I* Infrastructure Development (projects)	M	\$ 0
Other C/I* Improvements (projects)	H	\$ 0
HOUSING		
First Time Home Buyer Loans	H	\$ 1,500,000
Infill Housing Construction Program Infrastructure	M	\$ 500,000
Housing Rehabilitation	H	\$ 1,500,000
PLANNING		
Planning	L	\$ 1,240,000
TOTAL ESTIMATED DOLLARS NEEDED:		

* Commercial or Industrial Improvements by Grantee or Non-profit

Table 5-4 (HUD Table 2C)
Summary of Specific Housing/Community Development Objectives
(Table 2A/2B Continuation Sheet)

Obj #	Specific Objectives	Performance Measure	Expected Units	Actual Units
2	Rental Housing Objectives None			
	Owner Housing Objectives Infill Housing Construction Program Lot	4 homes/year	4 homes/year	4 homes/year

3	Acquisition	10 homes/year	10 homes/year	10 homes/year
1	Housing Rehabilitation			
	First Time Homebuyer			
	Community Development Objectives			
	None			
5	Infrastructure Objectives	\$320,000/year	\$320,000/year	\$320,000/year
	Street Improvements			
9	Sidewalks	\$ 150,000/year	\$ 150,000/year	\$ 150,000/year
8	Other Infrastructure Needs	\$ 100,000/year	\$ 100,000/year	\$ 100,000/year
7	Public Facilities Objectives	Annual Improvements per Budget	Annual Improvements per Budget	Annual Improvements per Budget
	Rehabilitate City Buildings			
10	Parks Improvements	\$ 100,000/year	\$ 100,000/year	\$ 100,000/year
	Public Services Objectives			
5	Economic Development Objectives			
	City Wide Business Loan Program	1 loan/year	1 loan/year	1 loan/year
9	Other Objectives	1,240,000	1,240,000	1,240,000
	Planning	\$ 654,000	\$ 654,000	\$ 654,000

Table 5-5 extrapolates the regional housing needs for the Housing Element Update period into the Consolidated Plan Period.

Table 5-5
Regional Housing Needs
January 2003 to July 2009

Affordability of Housing Units	Hanford	Kings County
Very Low Income: 0-50% of Median Income	1,271	2,797
Low Income: 50-80% of Median Income	1,060	2,332
Moderate Income: 80-120% of Median Income	847	1,865
Above-Moderate Income: 120% and Above	2,119	4,662
TOTAL	5,297	11,656

Table 5-6
Hanford Housing Units

Special Needs Populations	Housing Units	Percentage
Renters	2,172	41.0%
Single Persons	1,091	20.6%
Seniors	1,134	21.4%
Persons with Disabilities	948	17.9%
Large Households	858	16.2%

Availability of Resources

The Strategic Plan focuses on those activities funded through CDBG funds that are provided to the City by HUD on an annual basis. Based on the City's annual allocation of \$533,000, for the FY 2008-2009, the City is expected to receive approximately \$2,665,000 million over the five year Consolidated Plan period. The City also has CDBG Program Income funds totaling \$762,207 in the Housing Rehabilitation fund and in City Wide Business Loan Program fund.

In addition to these funds, the City has other funds, such as the City Housing Loan Program funds, HOME funds, NSP Funds and Cal Home funds that will be used for affordable housing for target income households. These are described in more detail in the Housing Element. Other funds that may be used to assist target income households and areas as well as the rest of the community are identified in the City's Capital Improvement Plan portion of the budget.

The City has other funds for non-housing activities that may serve target income households, such as the Downtown 2010 Revitalization Fund, General Fund, Transportation Fund, Cigarette Tax, and Redevelopment Agency funds, to name a few. These are identified in the City's Capital Improvement Plan portion of the budget.

Housing Strategy

The City's housing strategy is based on the priority needs and goals included in the County's FY 2002-2008 Housing Element Update, which provides an extensive analysis of housing needs assessments, housing constraints, housing resources, housing accomplishments and a comprehensive five-year plan to address housing needs for targeted income households. The housing needs identified in the element will be funded through a variety of sources: CDBG, Redevelopment 20% Housing Set-Aside Funds, HOME, and Cal Home, to name a few.

Housing Goals

The housing goal of the Consolidated Plan is to:

Provide housing opportunities to Hanford's very low to moderate-income families, as well as, preserve the City's existing housing stock.

This is consistent with the goals of the County's Housing Element Update as follows:

1. **Housing and Neighborhood Conservation**

Goal 1. Improve and maintain the quality of housing and residential neighborhoods.

2. **Housing Production**

Goal 2. Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.

3. **Housing Constraints**

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

4. **Housing Assistance**

Goal 4. Provide housing assistance to very low, low, and moderate income households and those with special housing needs.

5. Fair and Equal Housing Opportunities

Goal 5: Further equal housing opportunities for person, regardless of status.

The City uses a variety of resources, programs and policies to facilitate the accomplishment of these goals. Those programs are identified below.

Consolidated Plan Housing Programs

As per the Kings County FY 2003-2008 Housing Element Update, the City has implemented a number of housing programs such as the Residential Infill Construction Program, first-time homebuyer programs, and housing rehabilitation program. The City will continue to implement new programs such as locating adequate sites for affordable housing and adopting a density bonus ordinance, as recommended by the Housing Element Update.

Infill Housing Development

Continue to support the development of infill housing through incentive programs such as financing impact fees and/or providing short term loans for non profit or for profit developers providing affordable housing in Hanford, particularly infill development.

<i>Objective:</i>	4 sites per year
<i>Responsibility:</i>	Housing Division
<i>Funding:</i>	CDBG/Redevelopment Agency

Housing Rehabilitation Program

Continue to implement the City's Housing Rehabilitation Program, which offers zero to low-interest rate loans and grants for home repairs. This program allows very low to moderate-income families improve their homes and improves the housing stock in the community. This meets goals 1, 3, 4, and 5.

<i>Objective:</i>	10 homes per year
<i>Responsibility:</i>	Housing Division
<i>Funding:</i>	CDBG/CalHome/HOME

First Time Homebuyer Assistance Loan Program

Continue to implement the Redevelopment Agency's down payment assistance program, which offers low-interest rate deferred loans for down payment assistance for first time homebuyers. This program allows low to moderate-income families become homeowners. This meets goals 1, 2, 3, 4, and 5.

<i>Objective:</i>	10 homes per year
<i>Responsibility:</i>	Housing Division
<i>Funding:</i>	Redevelopment Agency

Table 5-7
Redevelopment Agency First Time Homebuyer Program

Fiscal Year	Total Number of Loans	Total Amount	Average Loan Amount
1995-96	12	\$44,740	\$3,731
1996-97	14	\$57,548	\$4,110
1997-98	12	\$43,860	\$3,655
1998-99	13	\$46,958	\$3,612
1999-00	6	\$27,643	\$4,607
2000-01	4	\$19,564	\$4,891
2001-02	0	0	0
2002-03	5	\$20,000	\$5,000
2003-04	9	\$42,827	\$4,758
2004-05	0	0	0
2005-06	0	0	0
2006-07	7	\$658,000	\$94,000
2007-08	5	\$463,740	\$92,748

First Time Home Buyer Loan Program

Continue to implement the City's first time home buyer assistance program, which offers low-interest rate deferred loans. This program allows low to moderate-income families become homeowners. This meets goals 1, 2, 3, 4, and 5.

Objective: 10 homes per year
Responsibility: Housing Division
Funding: HOME/CalHome/CDBG

Table 5-8
HOME Sweet Home First Time Homebuyer Program

Fiscal Year	Total Number of Loans	Total Amount	Average Loan Amount
1995-96	14	\$254,981	\$18,213
1996-97	36	\$629,103	\$17,475
1997-98	22	\$321,623	\$14,619
1998-99	20	\$344,094	\$17,204
1999-00	3	\$35,234	\$11,744
2000-01	21	\$388,093	\$18,480
2001-02	29	\$570,797	\$19,683
2002-03	13	\$230,767	\$17,751
2003-04	11	\$173,385	\$17,338
2004-05	14	\$369,867	\$26,419
2005-06	17	\$1,488,640	\$87,567
2006-07	10	\$951,050	\$95,105
2007-08	8	\$670,420	\$83,802

Summer Paint Program

Continue to implement the Summer Paint Program, whereby senior citizens and disabled family's homes are painted. This program allows very low to moderate-income families improve their homes and improves the housing stock in the community. This meets goals 1, 3, 4, and 5.

Objective: 10 homes per year
Responsibility: Housing Division

Funding: Redevelopment Agency

Do It Yourself Paint Program

Continue to implement the Do It Yourself Paint Program, whereby the City provides paint for family's to paint their homes. This program allows very low to moderate-income families improve their homes and improves the housing stock in the community. This meets goals 1, 3, 4, and 5.

Objective: 10 homes per year
Responsibility: Housing Division
Funding: Redevelopment Agency

Graffiti Task Force Program

Continue to provide funding to the Public Works Department to go toward graffiti abatement throughout the City. This program improves the community. This meets goals 1 and 4.

Objective: \$5,000 per year
Responsibility: Public Works Department
Funding: Redevelopment Agency

Smoke Detector Program

Continue to provide funding to the Fire Department to go towards the purchase and installation of smoke detectors throughout the City. This program allows very low to moderate-income families improve their homes and improves the housing stock in the community. This meets goals 1, 3, and 4.

Objective: \$1,000 per year
Responsibility: Fire Department
Funding: Redevelopment Agency

Community Development Strategy

The City's community development strategy relates to efforts to provide new or improve existing services, facilities, infrastructure, and economic opportunities. Table 4-2 provides an overview of priority needs and projected allocations of CDBG funds over the next five years.

Community Development Goals

The Community Development goals of the Consolidated Plan are as follows:

- Facilitate a successful business environment to retain the existing business base and attract new businesses and industries.
- Improve the infrastructure and physical environment of Hanford's target areas.
- Improve the public facilities of the City of Hanford.

Economic Development

City Wide Business Loan Program

Continue to stimulate economic development throughout the City by providing loans to assist all types of businesses and industries with their expansion or relocation costs that meet the program guidelines. The City takes a first or second position behind a private sector lending institution. Loans are \$50,000 and

more. Expansions allow the businesses to create jobs. One job must be created for every \$35,000 loans and 51% of those jobs must be filled with a person from the targeted income group.

Objective: 1 business loan per year
Responsibility: Economic Development Division
Funding: CDBG/Program Income

Downtown Revitalization Business Loan Program

Continue to stimulate economic development in downtown Hanford by providing loans to assist all types of small businesses with their expansion or relocation costs that meet the program guidelines. The City takes a first or second position behind a private sector lending institution. Loans are up to \$60,000. Expansions allow the businesses to create jobs.

Objective: 1 business loan per year
Responsibility: Economic Development Division
Funding: City of Hanford

Downtown Revitalization Incentives Program

Continue to stimulate economic development in downtown Hanford by providing incentives for businesses locating or expanding in the 2010 Plan Revitalization Area. Incentives include reduction of some fees and alternative parking options. Incentives allow the businesses to create jobs.

Objective: Assist businesses as required
Responsibility: Economic Development Division
Funding: City of Hanford

One Stop Job Center

Continue to work with the existing One-Stop Job Center as the site for job referral, placement and training. The Workforce Development Board consists of the Kings County Job Training Office, State Employment Development Department, Proteus, and other employment agencies.

Objective: Program support
Responsibility: Kings County Workforce Development Board
Funding: Various local, State and Federal sources.

City Incentives

Continue to promote the various incentives available through local, State and Federal sources to stimulate economic development throughout the City. These include Enterprise Zone tax credits, Recycling Market Development Zone, Foreign Trade Zone, On-The-Job Training Programs, Redevelopment Area incentives and more. Incentives allow the businesses to create jobs.

Objective: Assist businesses as required
Responsibility: Economic Development Division
Funding: Various Sources

Infrastructure and Area Improvements

Infrastructure Improvements

The program provides infrastructure improvements in CDBG target area. Potential projects include sidewalks, curb and gutter, street construction/reconstruction, and water or sewer line installation.

Objective: Provide infrastructure improvements annually
Responsibility: Public Works
Funding: CDBG, General Fund, CalTrans, Impact Fees

Public Facility Needs

The program provides improvements to existing city buildings in the target area such as the Courthouse.

Objective: Rehabilitate the city buildings annually
Responsibility: Public Works
Funding: CDBG, General Fund, Energy Efficiency Block Grant

Planning and Administration

The goal for Planning and Administration is as follows:

Provide efficient administration and oversight of the CDBG program and undertake planning efforts to address the needs of target income residents.

CDBG Planning and Administration

The preparation of the Consolidated Plan, Action Plans, IDIS, and CAPER are essential to ensuring compliance with HUD regulations and for providing funding for needed activities for CDBG Target Areas and residents. Additional studies may be needed in order to determine the future needs of residents and eligible areas as the City continues to grow.

Objective: Provide CDBG planning and administrative services
Responsibility: Economic Development Division
Funding: CDBG

Table 5 -9 (HUD Table 3)
Consolidated Plan Listing of Projects

Applicants Name	City of Hanford
Priority Need	Program Administrative Costs
Project Title	General Program Administration
Project Description	Provide efficient administration and oversight of the CDBG program and undertake planning efforts to address the needs of target income residents.
<hr/>	
Location	319 N. Douty Street, Hanford, CA 93230

Objective Number	Project ID	Funding Sources:	
12		CDBG	\$ 1,240,000
HUD Matrix Code	CDBG Citation	ESG	
21A	570.206	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Local Government		Total Formula	
Start Date (mm/dd/yy)	Completion Date (mm/dd/yy)	Prior Year Funds	
07/01/09	06/30/14	Assisted Housing	
Performance Indicator	Annual Units	PHA	
	\$248,000	Other Funding	
Local ID	Units Upon Completion	Total	\$ 1,240,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 5-9 (HUD Table 3)
Consolidated Plan Listing of Projects

Applicants Name City of Hanford

Priority Need First Time Homebuyers

Project Title First Time Homebuyers

Project Description

Provide loans to very low to moderate income first time homebuyers for down payment and/or closing cost assistance.

Location City Wide

Objective Number	Project ID	Funding Sources:	
1		CDBG	\$ 1,500,000
HUD Matrix Code	CDBG Citation	ESG	
03K	570.201 (n)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Local Government		Total Formula	
Start Date (mm/dd/yy)	Completion Date (mm/dd/yy)	Prior Year Funds	
07/01/09	06/30/14	Assisted Housing	
Performance Indicator	Annual Units	PHA	
	As required	Other Funding	
Local ID	Units Upon Completion	Total	\$1,500,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 5-9 (HUD Table 3)
Consolidated Plan Listing of Projects

Applicants Name	Code Compliance
Priority Need	Code Compliance
Project Title	Code Compliance
Project Description	

Provide code compliance activities in low to moderate income neighborhoods.

Location	Low to moderate income neighborhoods
-----------------	--------------------------------------

Objective Number	Project ID	Funding Sources:	
4		CDBG	\$ 350,000
HUD Matrix Code	CDBG Citation	ESG	
15K	570.202 (c)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Local Government		Total Formula	
Start Date (mm/dd/yy)	Completion Date (mm/dd/yy)	Prior Year Funds	
07/01/09	06/30/14	Assisted Housing	
Performance Indicator	Annual Units	PHA	
	As required	Other Funding	
Local ID	Units Upon Completion	Total	\$ 350,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 5-9 (HUD Table 3)
Consolidated Plan Listing of Projects**

Applicants Name	City of Hanford
Priority Need	Infill Housing Construction Program Lot Purchase
Project Title	Acquisition of Real Property
Project Description	
Purchase lots in target area for construction for very-low to low-income households.	

Location	City Wide
-----------------	-----------

Objective Number	Project ID	Funding Sources:	
2		CDBG	\$ 500,000
HUD Matrix Code	CDBG Citation	ESG	
01	570.201 (a)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Local Government		Total Formula	
Start Date (mm/dd/yy)	Completion Date (mm/dd/yy)	Prior Year Funds	
07/01/09	06/30/14	Assisted Housing	
Performance Indicator	Annual Units	PHA	
	4 Lots Purchased	Other Funding	
Local ID	Units Upon Completion	Total	\$ 500,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 5-9 (HUD Table 3)
Consolidated Plan Listing of Projects

Applicants Name	City of Hanford		
Priority Need	Park Improvements		
Project Title	Park Improvements		
Project Description	Provide a variety of park improvements in low to moderate income neighborhoods.		
<hr/>			
Location	City Wide		
<hr/>			
Objective Number	Project ID	Funding Sources:	
10		CDBG	\$ 350,000
HUD Matrix Code	CDBG Citation	ESG	
05R	570.20 1 (c)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Local Government		Total Formula	
Start Date (mm/dd/yy)	Completion Date (mm/dd/yy)	Prior Year Funds	
07/01/09	06/30/14	Assisted Housing	
Performance Indicator	Annual Units	PHA	
	4 Lots	Other Funding	
Local ID	Units Upon Completion	Total	\$350,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 5-9 (HUD Table 3)
Consolidated Plan Listing of Projects

Applicants Name City of Hanford

Priority Need
Housing Rehabilitation

Project Title
Rehabilitation: Single-Unit Residential

Project Description

Fund rehabilitation of private single-family residential units through deferred loans or grants to low to moderate income persons.

Location City Wide

Objective Number	Project ID	Funding Sources:	
3		CDBG	\$ 1,500,000
HUD Matrix Code	CDBG Citation	ESG	
14A1	570.202	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Local Government		Total Formula	
Start Date (mm/dd/yy)	Completion Date (mm/dd/yy)	Prior Year Funds	
07/01/09	06/30/14	Assisted Housing	
Performance Indicator	Annual Units	PHA	
	10 per year	Other Funding	
Local ID	Units Upon Completion	Total	\$ 1,500,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 5-9 (HUD Table 3)
Consolidated Plan Listing of Projects

Applicants Name	City of Hanford		
Priority Need	City Wide Business Loan Program		
Project Title	Economic Development Direct, Financial Assistance to For-Profits		
Project Description	Support economic development and employment opportunities in the City's target area.		
Location	City Wide		
Objective Number	Project ID	Funding Sources:	
6		CDBG	\$ 1,060,000
HUD Matrix Code	CDBG Citation	ESG	
18A	570.203 (b)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Local Government		Total Formula	
Start Date (mm/dd/yy)	Completion Date (mm/dd/yy)	Prior Year Funds	
07/01/09	06/30/14	Assisted Housing	
Performance Indicator	Annual Units	PHA	
	2 business loans per year	Other Funding	
Local ID	Units Upon Completion	Total	\$ 1,060,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 5-9 (HUD Table 3)
Consolidated Plan Listing of Projects

Applicants Name	City of Hanford		
Priority Need	Sidewalks		
Project Title	Sidewalks		
Project Description	Provide sidewalks in target area as required.		
Location	City Wide		
Objective Number	Project ID	Funding Sources:	
9		CDBG	\$ 150,000
HUD Matrix Code	CDBG Citation	ESG	
03L	570.201 (c)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Local Government		Total Formula	
Start Date (mm/dd/yy)	Completion Date (mm/dd/yy)	Prior Year Funds	
07/01/09	06/30/14	Assisted Housing	
Performance Indicator	Annual Units	PHA	
	As required	Other Funding	
Local ID	Units Upon Completion	Total	\$ 150,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 5-9 (HUD Table 3)
Consolidated Plan Listing of Projects

Applicants Name

City of Hanford

Priority Need

Street Improvements

Project Title

Street Improvements

Project Description

Provide curbs and gutters in target area as required or street improvements.

Location

City Wide

Objective Number	Project ID	Funding Sources:	
5		CDBG	\$ 1,600,000
HUD Matrix Code	CDBG Citation	ESG	
03K	570.201 (c)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Local Government		Total Formula	
Start Date (mm/dd/yy)	Completion Date (mm/dd/yy)	Prior Year Funds	
07/01/09	06/30/14	Assisted Housing	
Performance Indicator	Annual Units	PHA	
	As required	Other Funding	
Local ID	Units Upon Completion	Total	\$ 1,600,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 5-9 (HUD Table 3)
Consolidated Plan Listing of Projects**

Applicants Name	City of Hanford
Priority Need	Courthouse Rehabilitation
Project Title	Commercial/Industrial Building Acquisition. Construction, Rehabilitation
Project Description	
Rehabilitate City-owned Courthouse to create new business opportunities to bring this historic building up to Fire Building Safety code Standards, i.e. restroom on every floor, upper floor egress.	

Location	113 Court Street
-----------------	------------------

Objective Number	Project ID	Funding Sources:	
7		CDBG	\$ 375,000
HUD Matrix Code	CDBG Citation	ESG	
17C	570.203 (a)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Local Government		Total Formula	
Start Date (mm/dd/yy)	Completion Date (mm/dd/yy)	Prior Year Funds	
07/01/09	06/30/14	Assisted Housing	
Performance Indicator	Annual Units	PHA	
	As required	Other Funding	
Local ID	Units Upon Completion	Total	\$ 375,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 5-9 (HUD Table 3)
Consolidated Plan Listing of Projects**

Applicants Name	City of Hanford
Priority Need	Other Infrastructure Needs
Project Title	Other Infrastructure Needs
Project Description	Fund undetermined infrastructure projects.
Location	City Wide

Objective Number	Project ID	Funding Sources:	
8		CDBG	\$ 1,500,000
HUD Matrix Code	CDBG Citation	ESG	
17C	570.20 1 (c)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Local Government		Total Formula	
Start Date (mm/dd/yy)	Completion Date (mm/dd/yy)	Prior Year Funds	
07/01/09	06/30/14	Assisted Housing	
Performance Indicator	Annual Units	PHA	
	As required	Other Funding	
Local ID	Units Upon Completion	Total	\$ 1,500,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Removing Barriers to Affordable Housing

The City is committed to removing or reducing barriers to affordable housing. A variety of actions are contained in the Housing Element to address these issues. The City will strive to meet these during the five year term of the Housing Element. Such actions include:

- Code enforcement
- Paint programs
- Housing rehabilitation program
- Preservation of at-risk affordable housing
- Provide sites adequately zoned and sized for affordable housing
- Develop density bonus program
- Continue with Planned Unit Developments process to encourage unique housing developments
- First time homebuyer programs
- Support Kings County Housing Authority's Section 8 Housing Choice Voucher program
- Residential infill construction program
- Affordable housing assistance
- Increase farm worker and employee housing
- Support efforts to develop emergencies and transitional shelters
- Housing for disabled persons
- Promote equal housing opportunities

Homeless Strategy

The City of Hanford will continue to support the efforts of the Kings Community Action Organization, Salvation Army, and Kings/Tulare County Continuum of Care Group and others in their efforts to serve the homeless and in homeless prevention. The Kings Tulare County Continuum of Care Group has developed a comprehensive Five Year Homeless Continuum of Care Plan (2002-2006) that details objectives, strategies and action steps for reducing homelessness. These agencies have an established support system in Kings County to serve the homeless. A new study is being prepared.

Special Populations Strategy

The City of Hanford will continue to support the efforts of local agencies that serve special populations, i.e. elderly, frail elderly, persons with disabilities, persons with drug/alcohol additions, farm workers and persons with HIV/AIDS. These agencies have an established support system in Kings County to serve these populations.

Lead-Based Paint Reduction Strategy

The City will continue to work with Kings County in accordance with state law. The City will continue to test for lead-based paint with all federally funded housing programs.

Anti-Poverty Strategy

The City will continue to support the efforts of the existing agencies to prevent poverty, such as the Kings County Workforce Development Board's One-Stop Job Center, and the various Kings County departments. The City of Hanford will continue its economic development efforts to improve the business environment and stimulate business expansion and job growth for very low to moderate-income persons.

Obstacles to Meeting Underserved Needs

Despite City and County efforts, there remain a number of significant obstacles to meeting the underserved needs. The following are obstacles to meeting these needs in Hanford:

- Rising cost of housing
- Tight rental housing market
- Low wage service and retail sector growth
- National recession
- Chronic double-digit unemployment due to agriculturally-based economy

Institutional Structure and Coordination

Effective implementation of the Consolidated Plan involves a variety of agencies both in the community and in the County. Coordination and collaboration between the agencies is important to ensuring that the needs in the community are addressed. The key agencies that are involved in the implementation of the Plan as well as additional resources that may be available are described below:

Public Sector

City of Hanford Community Development Department

The City's Community Development Department includes the Housing Division and Economic Development Division. It is responsible for the administration of the City's community development programs.

City of Hanford Public Works Department

The City's Public Works Department includes the Utilities, Streets, Engineering, and Parks Maintenance Divisions. It is responsible for managing infrastructure improvement programs.

Kings County Health Department

The County provides lead-based paint testing, education and support for persons with HIV/AIDS.

Kings County Housing Authority

The Housing Authority provides low-income families with affordable rental housing that is decent, safe, and sanitary. The Housing Authority provides rental assistance to approximately 1,090 individuals and families in its Section 8 Housing Choice Voucher and affordable housing programs.

- 688 Section 8 Housing Choice Vouchers (varies according to funding)
- 268 Public Housing Units
- 32 State Housing Apartments
- 12 Foster Youth Transitional Housing Program Spaces
- 45 Farm Labor Housing Residences
- 44 Senior Citizen Apartments
- 1 Market Rate Single Family Home

Kings County Department of Human Services

The goals of this department are as follows:

- Protect the children and adults of Kings County who are at risk
- Promote safety and well being of the families of Kings County to achieve family permanence, stability and self-reliance.
- Provide temporary economic assistance for those in need.
- Provide comprehensive employment and training services that promote personal responsibility, insure self-sufficiency, job retention and self-esteem.

Non-Profit Agencies

There are several non-profit agencies that serve the area such as Kings Community Action Organization who provides services related to child development, adolescent services, domestic violence, Head Start and homeless person services. The Kings/Tulare Continuum of Care provides services for homeless people. The Kings County Commission on Aging and Kings/Tulare Area Agency on Aging provide assistance to seniors in Kings County and Tulare County. The Central Valley Regional Center provides help to individuals with developmental disabilities, and children at risk. The Kings County Rehabilitation Center provides substance abuse education and treatment. Kings View Mental Health Services provides mental health services.

Coordination

The City is committed to continuing its participation and coordination with federal, state, County and local agencies, as well as with the private and non-profit sector to serve the needs of target individuals and families in the community.

Strengths/Gaps in the Delivery System

The primary strength in the delivery of the Consolidated Plan is the system that is in place for social services. The primary gaps relate to the lack of infrastructure throughout the City, specifically in the lower income neighborhoods, which are typically the older neighborhoods. In addition, funding is always a gap in the delivery system. As the City continues to grow, and state and federal funding diminish, there will be more and more funding deficits.

Monitoring

It is the responsibility of the City of Hanford Community Development Department Director to monitor all HUD funded activities to ensure that statutory and regulatory requirements including those enumerated in the Consolidated Plan certifications are being met and that performance reports and all other information submitted to HUD is correct and complete. The standard established by the City is to have no significant monitoring comments and to have no audit findings. Appropriate mechanisms have been established to ensure compliance with specific long-term monitoring requirements of the Community Development Block Grant program.

Specific monitoring functions of the Community Development Department Director include: review of potential activities to ensure compliance with eligibility, national objectives and overall benefit; review of projects, prior to, during and at completing of their implementation to ensure compliance with all statutory and regulatory requirement; review of financial documentation prior to request for funds through IDIS or other funding mechanism; supervise and train employees with emphasis on HUD statutory and regulatory requirements; prepare for and cooperate with city auditors conducting the annual Single Audit of federal funds received by the City; and review all report and other documentation submitted to HUD to ensure correctness and completeness.

The Community Development Department Director also reviews subrecipients through financial and compliance monitoring to determine that all financial and regulatory requirements are met. Heavy reliance is placed on having subrecipient agreements, which require submission of documentation as funds are drawn down by the subrecipient, thereby enabling monitoring to occur throughout the course of the subrecipient contract.

Appendix A

Public Comments

Public Comments for the Original Consolidated Plan Adoption

Appendix A includes the comments provided at the two Consolidated Plan community workshops held on March 17, 2009 and June 2, 2009. This section also includes the comments submitted during the 30-day public review period and those made at the City Council hearing on March 17, 2009 and on June 3, 2009.

Public Meeting Number 1:

The second community meeting, a workshop was held on March 17, 2009 at 4:00 p.m. at the City of Hanford Council Chambers. There were no comments received from the public at this meeting. The council members and staff commented.

Public Meeting Number 2:

The first community meeting, a public hearing on the Consolidated Plan was held on March 17, 2009 at 7:30 p.m. There was one comment received from the public at this meeting from Carolyn Hudgeons who stated that she belonged to a women's organization that provides workshops for youths entering the workforce. She stated they would like to receive some funds.

Public Meeting Number 3:

The third community meeting, a workshop was held on June 2, 2009 at 4:00 p.m. at the City of Hanford Council Chambers. There were no comments received from the public at this meeting. The council members and staff commented.

Public Meeting Number 4:

The fourth community meeting, a public hearing approving the final Consolidated Plan and annual Action Plan was held on June 2, 2009 at 7:30 p.m. There were no comments received from the public at this meeting.

Priorities

Projects were discussed and priorities were made for the Action Plan and Consolidated Plan. These fall into four categories:

- Housing rehabilitation
- Economic development business assistance
- Infrastructure improvements
- Building rehabilitation

The top priorities were infrastructure improvements and building rehabilitation. The medium priorities were economic development business assistance and housing rehabilitation.

Public Review Period

Four comments/emails were received during the 30-day review period. Comments were received by Ann Vargas who stated that she would like to see places for homeless people to go during the day. One person, who did not give a name said they would like to see La Casa Park cleaned up. Heather Grant would like to see an ice skating rink in the former Walmart building. Jim Castleman would like the parking lot east of Comfort Inn re-surfaced, along with new landscaping and lighting. He also feels the L shaped parking lot on the west side of Irwin Street needs attention.

Council Hearing

Minutes will be added after the public hearing.

Application for Federal Assistance SF-424

Version 02

*1. Type of Submission:	*2. Type of Application	* If Revision, select appropriate letter(s)
<input type="checkbox"/> Preapplication	<input checked="" type="checkbox"/> New	
<input checked="" type="checkbox"/> Application	<input type="checkbox"/> Continuation	*Other (Specify) _____
<input type="checkbox"/> Changed/Corrected Application	<input type="checkbox"/> Revision	

3. Date Received: 4. Applicant Identifier:

5a. Federal Entity Identifier: *5b. Federal Award Identifier:

State Use Only:

6. Date Received by State: 7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name:

*b. Employer/Taxpayer Identification Number (EIN/TIN): *c. Organizational DUNS:
94-6000345 149 340 676

d. Address:

*Street 1: 319 n Douty Street

Street 2: _____

*City: Hanford

County: CA

*State: Kings

Province: _____

*Country: USA

*Zip / Postal Code 93230

e. Organizational Unit:

Department Name: Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms. *First Name: Barbara

Middle Name: McCurdy

*Last Name: Marty

Suffix: _____

Title: Economic Development Manager

Organizational Affiliation:

Municipality

*Telephone Number: 559-585-2582 Fax Number: 559-583-1633

*Email: bmarty@ci.hanford.ca.us

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

Type of Applicant 2: Select Applicant Type:

C. City or Township Government

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

***12 Funding Opportunity Number:**

MBL-SF424Family-AllForms

*Title:

MBL-SF 424Family-AllForms

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Hanford

***15. Descriptive Title of Applicant's Project:**

Community Development Block Grant Consolidated Plan FY 2009-10 to FY 2013-14 to address local housing needs, upgrade the physical environment, and provide for a viable community.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant: 20

*b. Program/Project: 20

17. Proposed Project:

*a. Start Date: 07/09

*b. End Date: 06/14

18. Estimated Funding (\$):

*a. Federal 2,665,000

*b. Applicant _____

*c. State _____

*d. Local _____

*e. Other _____

*f. Program Income 3,811,035*g. TOTAL 6,476,035

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on April 7, 2009

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E. O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

 Yes No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

 ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

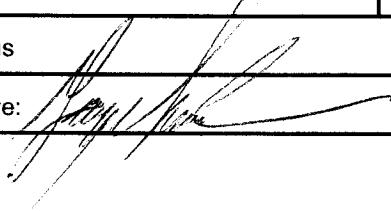
Prefix: Mr. *First Name: GaryMiddle Name: W.*Last Name: Misenhimer

Suffix: _____

*Title: City Manager

*Telephone Number: 559-585-2516

Fax Number: 559-5852595

* Email: gmisenhimer@ci.hanford.ca.us*Signature of Authorized Representative: *Date Signed: 4/1/09

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

N/A

RESOLUTION NO. 09-29-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT
CONSOLIDATED PLAN FOR FISCAL YEAR 2009-10 TO FISCAL YEAR 2013-14**

At a regular meeting of the City Council of the City of Hanford duly called and held on the 2nd day of June, 2009, at 7:30 p.m., and upon a motion of Council Member CHIN, seconded by Council Member THOMAS, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford opted to become an Entitlement Community within the Community Development Block Grant (CDBG) Program in November 2003, allowing the City to receive an allocation directly from the U.S. Department of Housing and Urban Development (HUD) each year; and

WHEREAS, the \$540,705 in annual funds are to be used to benefit low to moderate-income households and neighborhoods in the elimination or prevention of slum and blight for such programs as housing rehabilitation, affordable homeownership assistance, neighborhood improvement, community services, as well as community development activities such as the construction or rehabilitation of community infrastructure and facilities and economic development; and

WHEREAS, pursuant to the provisions of the Housing and Community Development Act of 1974, as amended, the thirty day review period for the Consolidated Plan for Fiscal Year 2009-10 to Fiscal Year 2013-14 (Exhibit "A") has expired with four public comments. These are included in the Consolidated Plan under Public Comments.

NOW, THEREFORE, BE IT RESOLVED that the City Council adopt the Community Development Block Grant Consolidated Plan for the period from Fiscal Year 2009-10 to Fiscal Year 2013-14.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford duly

called and held on the 2nd day of June, 2009, by the following votes:

AYES:

COUNCIL MEMBER CHIN
THOMAS
SORENSEN
AYERS
NONE

NOES:

COUNCIL MEMBER NONE

ABSTAIN:

COUNCIL MEMBER NONE

ABSENT:

COUNCIL MEMBER GONZALES

APPROVED:

Betty A. Venegas
MAYOR

Attest:

Betty A. Venegas
Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, BETTY A. VENEGAS, Deputy City Clerk of the City of Hanford do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 2nd day of June 2009.

Date: June 5, 2009

Betty A. Venegas
Deputy City Clerk