



# **HANFORD**

## **CALIFORNIA**

**WHERE TRADITION MEETS TOMORROW**

**2023/24 PY**

### **CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**

**5th year of 2019-23  
CONSOLIDATED PLAN**

### **Housing and Community Development**

Community Development Department  
HOUSING DIVISION

317 N. Douty Street  
Hanford, CA 93230



## TABLE OF Contents:

<b>INTRODUCTION</b>	3
<b>CR-05 - GOALS AND OUTCOMES</b>	4
<b>CR-10 – RACIAL AND ETHNIC</b>	9
<b>CR-15 - RESOURCES AND INVESTMENTS 91.520(A)</b>	10
<b>CR-20 - AFFORDABLE HOUSING 91.520(B)</b>	13
<b>CR-25 - HOMELESS AND OTHER SPECIAL NEEDS 91.220(D, E); 91.320(D, E); 91.520(C)</b>	15
<b>CR-30 - PUBLIC HOUSING 91.220(H); 91.320(J)</b>	19
<b>CR-35 - OTHER ACTIONS 91.220(J)-(K); 91.320(I)-(J)</b>	20
<b>CR-40 - MONITORING 91.220 AND 91.230</b>	24
<b>CR-45 - CDBG 91.520(C)</b>	25
<b>ATTACHMENT A:</b>	26
<b>CDBG MAPS</b>	26
<b>ATTACHMENT B: CITIZEN PARTICIPATION</b>	27
<b>PUBLIC NOTICE ENGLISH &amp; SPANISH</b>	27
<b>LEGAL AD</b>	27
<b>PUBLIC COMMENTS</b>	27
<b>ATTACHMENT C: CONTINUUM OF CARE REPORTS</b>	28
<b>POINT-IN-TIME SURVEY REPORT</b>	28
<b>PROJECT HOMELESS CONNECT REPORT</b>	28
<b>SUMMARY FOR HANFORD ONLY</b>	28
<b>ATTACHMENT D:</b>	29
<b>IDIS REPORTS</b>	29
<b>PR06- SUMMARY OF CONSOLIDATED PLAN PROJECTS FOR PY2021-2022</b>	29
<b>PR23- SUMMARY OF ACCOMPLISHMENTS PY 2021-2022</b>	29
<b>PR26- CDBG FINANCIAL SUMMARY FOR PY 2021-2022</b>	29
<b>PR26- CBDG-CV FINANCIAL SUMMARY FOR PY 2021-2022</b>	29

## Introduction

The Consolidated Annual Performance and Evaluation Report (CAPER) for the City of Hanford covers the period from **July 1, 2023, to June 30, 2024**

The City's Five-Year Consolidated Plan outlines housing, homeless, community, and economic development needs and resources. This plan creates a Strategic Plan for the City to meet those needs. The Strategic Plan has three parts: a needs assessment, a housing market analysis, and long-term strategies to meet priority needs. The Annual Action Plan describes the projects and activities the City will undertake in the coming year using its CDBG funds. The Action Plan also includes certifications that the City will follow requirements, such as furthering fair housing.

The CAPER assesses the City's performance for all HUD formula grant programs, specifically the Community Development Block Grant (CDBG).

It evaluates if the City has met the objectives and goals established in the Five-Year Consolidated and Annual Action Plan. PY 2023-2024 is the fourth year of the Five-Year Consolidated Planning Period (Program Years 2019-2023).

**Due to the COVID-19 pandemic and supply and demand, some public facility improvements were delayed. The City plans to complete these projects by the end of 2023.**

## **CR-05 - Goals and Outcomes**

Progress the jurisdiction has made in conducting its strategic plan and its action plan. 91.520(a)

This overview could include major initiatives and highlights proposed and executed throughout the program year.

The Consolidated Annual Performance Evaluation Report (CAPER) reports the City's success in meeting the goals contained in the Consolidated Plan and assesses the City's progress in conducting priorities of assistance identified in the 2023-2024 Annual Action Plan (Annual Plan)

As a Community Development Block Grant (CDBG) entitlement community, the City of Hanford is required to submit an annual CAPER. While not directly receiving HOME funds, the City had active HOME program income funds. During this reporting period, the HOME grant provided mortgage assistance to one first-time homebuyer.

In **2023-24**, the City was allocated **\$521,703** in CDBG entitlement funds and received **\$116,024** in Program Income CDBG funds.

The fourth year's Annual Action Plan prioritized goals and projects, such as creating a sustainable living environment and providing decent housing and services for low- and moderate-income residents.

On March 27, 2020, Congress passed the Coronavirus Aid, Relief and Economic Security Act (CARES Act) (Public Law 116-136) to address the Novel Coronavirus impacts of COVID-19. Congress appropriated \$5 billion to the U.S. Department of Housing and Urban Development (HUD) for cities and states through the Community Development Block Grant (CDBG) program as part of the CARES Act.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

The required information for each grantee's program year goals includes categories, priority levels, funding sources and amounts, outcomes, goal outcome indicators, units of measure, targets, actual results, and percentage completion.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest-priority activities.

The City's goal is to continue addressing the priority needs and specific objectives of the Consolidated Plan. Through community input, the city has identified the following as "High" priority needs in the community:

- Affordable Housing
- Public Facilities
- Public Services
- Public Improvements
- Economic Development

As an entitlement grantee for the U.S. Department of Housing and Urban Development (HUD) formula CDBG program, the City of Hanford must prepare a CAPER to analyze and summarize program accomplishments of the preceding program year.

The CAPER reports meeting overall five-year Consolidated Plan goals and priorities (July 1, 2019-June 30, 2023). It identifies areas for improvement resulting from annual self-evaluations and HUD performance reviews.

The City of Hanford was consistent with its goal of providing housing opportunities for Hanford's very low- to moderate-income families and preserving the existing housing stock.

The city remains committed to providing a full range of housing opportunities throughout the community and intends to assist in developing housing opportunities in the town. As such, the city will engage in programs that further improve the supply of lower-income housing. Below are the programmed activities for PY 2023 and the accomplishments associated with each activity.

The city remains committed to providing a full range of housing opportunities throughout the community. It intends to assist in developing housing opportunities in the town and engage in programs that further improve the supply of lower-income housing. Below are the programmed activities for PY 2023 and the accomplishments associated with each movement.

During the fourth year of the Consolidated Plan, the City of Hanford was consistent with its goal of providing housing opportunities for Hanford's low- to moderate-income families and preserving the existing housing stock.

### **Housing Rehabilitation-Emergency Repair Program:**

The Emergency Repair Program (ERP) in Hanford offers quick financial aid to homeowners during emergency repair situations to eliminate health and safety hazards. The program provides grant funds for each household for low- to moderate-income families. In the last fiscal year, the program assisted fourteen (14) households.

### **Public Facility Improvements- Rehabilitation of Motel for Housing Conversion Project: Stardust Kings Tulare Homeless Alliance (KTHA) LLC Sunrise Apartments Project, formerly the Stardust Motel**

On December 1, 2020, the Council allocated \$238,702 in May of 2022 and an additional \$188,000 in the 2023 Action Plan, which the Council allocated to Kings County Human Services for the Stardust Motel rehab conversion project. Since then, to obligate the funding and expedite the project, Kings County Human Services has requested that the City redirect the funds to Stardust KTHA, LLC, to complete the Sunrise project. This project will be completed in the fall of 2024. To date, all funds have been expended.

### **Fair Housing:**

The City successfully issued a Joint RFP to Community Services & Employment Training Inc. (CSET) with the City of Porterville to provide Fair Housing education services. The RFP was awarded in June; therefore, expenditures were not drawn down nor entered in IDIS. However, CSET did begin its work in providing Fair Housing information to the public, which will be reflected in the narrative section of the activity. CSET started its efforts by focusing on program setup, implementation, and marketing via social media and community partner agencies.

### **Kings/Tulare Homeless Alliance, aka the (COC):**

The Kings/Tulare Homeless Alliance is a consortium of partners that includes homeless service providers, advocacy groups, government agencies, and homeless individuals working together to end homelessness in the San Joaquin Valley. The City of Hanford has partnered with the Kings/Tulare COC to address homeless issues in Hanford. CDBG funds will be used to help fund various activities, including, but not limited to, the Point in Time census.

### **Youth Parks & Scholarship Assistance Program:**

The City of Hanford Parks and Community Services Department operates seasonal day camps for youth ages five (5) through twelve (12). In addition to camp, we offer several activities for youth ages five (5) through seventeen (17). The purpose of our day camps is to provide enrichment, recreation, and social activities during non-school breaks throughout the year. The established fee begins at \$100 per child per week.

We assisted seventeen (17) families. Through our Scholarship Assistance Program, we hope to offer additional opportunities for Hanford residents with our winter and spring camps.

### **Senior Meal Program- Kings Commission on Aging**

The meal program provided seven nutritious and balanced meals five days per week throughout the year, excluding holidays. In PY 2023/24, 12,029 unduplicated meals were served. The meals program delivers seven nutritious meals, fresh fruits, and vegetables once per week to qualified homebound seniors. Overall, the program served 1267 unduplicated seniors.

## **Kings County Commission on Aging – Home Delivery Meal Program**

The program will deliver meals to homebound elders & disabled persons in the city and unincorporated areas who are homebound and unable to go out or cook meals themselves. Kings County Commission on Aging provides food services for seniors who are otherwise limited in their eating and nutrition abilities.

The joint-use building would house a kitchen, foodbank, navigation center, and low-barrier emergency shelter. The foodbank and 75% of the facility, while the remaining 25% would be used as a shelter and navigation center.

### **Stardust Kings Tulare Homeless Alliance (KTHA) LLC Sunrise Apartments Project, formerly the Stardust Motel**

On December 1, 2020, the Council allocated \$238,702 in May of 2022 and an additional \$188,000 in the 2023 Action Plan, which the Council allocated to Kings County Human Services for the Stardust Motel rehab conversion project. Since then, to obligate the funding and expedite the project, Kings County Human Services has requested that the City redirect the funds to Stardust KTHA, LLC, to complete the Sunrise project.



## **CR-10 – Racial and Ethnic Composition of families assisted**

Describe the families assisted (including the racial and ethnic status of families assisted).  
91.520(a)

*Preliminary numbers will be updated in the final draft.*

<b>Ethnicity</b>	<b>CDBG</b>
White	591
Black or African American	267
Asian	70
American Indian or American Native	35
Native Hawaiian or Other Pacific Islander	12
American Alaskan Native & White	35
Asian White	0
Other multi-racial	80
<b>Total:</b>	<b>1052</b>
Hispanic	621
Not Hispanic	431

*Table 1 – Table of assistance to racial and ethnic populations by source of funds*

### **Narrative:**

The City identified priority needs and continues to offer services and programs to eligible households regardless of race or ethnicity. Population data excludes Low-Moderate Area benefit data for Public Improvement and Infrastructure Improvements.

## CR-15 - Resources and Investments 91.520(a)

Identify the resources made available.

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$521,703	\$ 535,864
CDBG-CV	public - federal	\$233,702	\$ 233,702

*Table 2 - Resources Made Available*

Narrative:

This total, as of June 30, 2024, is based on a preliminary report of expenditures. During the 2023-24 program year, an estimated \$801,555 in CDBG funds was expended across all projects. For the CDBG-CV program, approximately \$233,702 was disbursed between July 1, 2023, and June 30, 2024.

In addition to annual entitlement funds, the City uses program income from previously funded CDBG and HOME projects and uncommitted carryover funds for projects.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITY OF HANFORD	100	100	Citywide

*Table 3 – Identify the geographic distribution and location of investments.*

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

Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less. The City's FY 2022-23 CDBG includes the boundaries indicated on the CDBG Low-Mod target area maps. (See Attachment B)

Narrative:

Continuation from above:

The target area for all goals is Citywide. All assistance is provided to households within the city limits of Hanford.

Listed below is a summary of the substantial amendment completed in FY2021-2022. The city has taken no action to hinder the implementation of the Con Plan. It has actively implemented related projects and programs that work toward achieving the goals and objectives:

### Leveraging:

Explain how federal funds leveraged additional resources (private, state, and local funds), including how matching requirements were satisfied and how any publicly owned land or property located within the jurisdiction was used to address the needs identified in the plan.

Private resources, combined with Federal resources, consist of first mortgages issued to qualifying first-time homebuyers from lenders participating in the City's First Time Home Buyer Program. The City also continues leveraging its First Time Home Buyer Program and other housing programs with Revolving Loan Program Income Funds derived from the repayment of CDBG and State grants such as HOME and CalHome loans.

CDBG and HOME allocations are leveraged through the City's partnerships. For example, CDBG public service dollars leverage state and other federal funding for homeless grant funding obtained by local nonprofit agencies through the State of California and HUD, including the Continuum of Care.

In addition, they will seek to leverage other sources, including but not limited to those listed below.

- State Low-Income Housing Tax Credit Program
- Permanent Local Housing Allocation (PLHA)
- CDBG-CV2
- HOME Key
- Roomkey/CARES
- Private Contributions

The city has partnered with the following agencies, Self-help, Up Holdings, Kings Tulare Homeless Alliance LLC, and Human Services Agency – Kings County, for the following projects:

**NorthStar Courts:**

The City of Hanford's Permanent Local Housing Allocation (PLHA) funds for developing the proposed 72-unit project. The city has committed \$306,561 in PLHA funding annually. Over the five-year PLHA term of the Plan, it is estimated that Hanford will receive an allocation not to exceed \$1,532,808.

Awarded from the Tax Credit Allocation Committee (TCAC) a 4% LIHTC bond to fund a 72-unit multifamily rental housing development, The NorthStar Courts Hanford, located at 2601 N. 11<sup>th</sup> Avenue in Hanford, California.

**Sunrise Apartments:**

(Conversion of the 22-unit motel for permanent supportive housing) Project Home key awarded Kings County \$2,200,000 as a Tier 1 applicant. Tier 1 required immediate occupancy and a commitment to convert to permanent housing. The City of Hanford was awarded \$238,702 in CDBG-CV3 funds. In addition, the state has granted an application for \$1,100,000 in CDBG-CV2 funds to convert the units.

## **CR-20 - Affordable Housing 91.520(b)**

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served and the number of highly low-income, moderate-income, and middle-income persons served.

Types Provided	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>

*Table 4 – Number of Households*

Types Supported	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	14	14
Number of households supported through Acquisition of Existing Units	0	0
<b>Total:</b>	<b>14</b>	<b>14</b>

*Table 4 – Number of Households Supported*

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City's Emergency Repair Program (ERP) is designed to provide immediate financial assistance to Hanford homeowners for emergency repair situations. The priority is the elimination of health and safety hazards. This program makes up to \$24,999 in grant funds available (per household). All funds shall benefit very low- to moderate-income households. Fourteen (14) households received assistance through the Emergency Repair Program (ERP) Program, utilizing CDBG funding from the previous year's action plans during the fiscal year.

Discuss how these outcomes will impact future annual action plans.

The City of Hanford will continue to evaluate its programs and adjust, as necessary, in the future One-Year Action Plans. Based on the City's experience with CDBG, the current goals and objectives will remain in place, and no significant changes are anticipated.

Include the number of highly low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the activity's eligibility. Number of Households Served	CDBG Actual	HOME Actual
Acutely Low	371	0
Extremely Low-income	401	0
Low-income	879	0
Moderate-income	0	0
<b>Total:</b>	<b>1651</b>	<b>0</b>

*Table 5 – Number of Households Served*

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

Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction. The City's FY 2023-24 CDBG boundaries are shown in the attached CDBG Low-Mod target area maps.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Hanford, in partnership with the Kings/Tulare Homeless Alliance (KTHA), works diligently to address homelessness within the city.

KTHA, which serves as the local continuum of care, coordinates efforts amongst service providers, faith-based partners, governmental agencies, and other key stakeholders. KTHA hosts multiple monthly meetings, such as the Case Management Roundtable and Community/Stakeholder Membership Meeting. Additionally, in January 2024, KTHA began hosting in-person Homeless Services Partnership Meetings monthly in Kings County. These meetings bring together Kings County service providers to discuss gaps, areas of focus, and other pertinent topics related to addressing homelessness.

Outreach efforts have been a critical focus. The Kings View PATH team, Hanford Police Department HART (Homeless Assistance Resource Team), and KTHA Housing Navigators conduct ongoing outreach to connect people who are least likely to access resources. The table below outlines the number of people assessed for housing, the number of referrals made, and the number of households placed in permanent housing.

*Final numbers are to be included in the final document.*

Date Range	Number of assessments for housing	Number of households referred to permanent housing	Number of households placed in permanent housing
7/1/2020-6/30/2021	315	23	11
7/1/2021-6/30/2022	294	35	11
7/1/2022-6/30/2023	447	42	32
7/1/2023-6/30/2023			

Champions Recovery was awarded \$352,850 from KTHA through the Homeless Housing Assistance and Prevention Round 4 (HHAP 4) program for a new Kings County Street Outreach program. The funds will be used to advance the program by purchasing a mobile office trailer and equipment, paying staff expenses, and purchasing supplies to meet the basic needs of people experiencing homelessness.

The Coordinated Entry System, operated by KTHA, includes virtually all homeless service providers within the City of Hanford. In addition to Every Door Open approach, people experiencing homelessness can have an assessment completed by contacting 2-1-1.

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

*According to the 2024 Housing Inventory Chart (HIC), the following programs provide emergency shelter and transitional housing for people experiencing homelessness in the City of Hanford.*

Program Type	Organization Name	Program Name	Year-Round Beds
ES	Kings Community Action Organization	Barbara Saville Shelter	38
TH	Kings Gospel Mission	Men's Transitional	20
TH	Kings Gospel Mission	Women's Transitional	7
ES	Kings County HSA	Holiday Lodge	50
TH	Kings Gospel Mission	New Song Academy	6

ES=Emergency Shelter

TH=Transitional Housing

Through a collaboration with Kings Community Action Organization (KCAO), Kings County Human Services Agency (HSA), City of Hanford, and KTHA, COVID-19 funding streams, including Project Roomkey, Project Homekey, and Emergency Solutions Grant – Corona Virus, were used to purchase the Stardust Hotel. It is in the process of being converted into twenty-three permanent housing units. The expected completion date of this project, renamed Sunrise Apartments, is Fall 2024.

KCAO is purchasing land and developing a navigation center to provide shelter beds, food distribution, and other emergency services for people experiencing homelessness.

Another critical project that serves the emergency needs of people experiencing homelessness is the Mobile Shower Unit. It provides showers for men and women daily at the Kings Gospel Mission.

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

The Assertive Community Treatment (ACT) program provides housing and intensive services for people with severe mental health and substance abuse issues. The project offers twelve beds of permanent supportive housing. Clients are enrolled in the program through court referrals as well as other systems of care. Housing assistance is available for eligible clients.



Several community partners offer residents services designed to help with housing retention. Community residents can access up-to-date prevention resources by calling the local 2-1-1 line. Call center operators through 2-1-1 can pre-screen clients for eligibility and provide up-to-date information on program availability. Kings United Way also operates the 2-1-1 text-to-chat service to assist all community members better, emphasizing residents ages twenty-five and older. The project connects residents through SMS, text, and live chat services. Linkages to services are ensured for all homeless and at-risk households.

CalWorks-eligible families can access housing assistance through the Housing Support and Bringing Families Home programs. These programs can assist with short-term rental assistance and utility deposits for households faced with eviction.

Additionally, the Alliance has an SSI/SSDI Advocacy, Outreach, and Access (SOAR) program within the region. This national project is designed to increase access to the disability income benefit programs administered by the Social Security Administration (SSA) for eligible adults who are homeless or at risk of homelessness and have a mental illness and a co-occurring substance use disorder—assisting clients through SOAR results in expeditious benefit awards and additional community funding through Medicaid reimbursements. Access to these benefits significantly increases housing stability and retention rates among recipients.

The City of Hanford's COVID-19 Emergency Rental Assistance Program started on July 13, 2020, with funding provided by the City's Coronavirus Aid, Relief and Economic Security Act (CARES) and the Community Block Development Grant (CDBG). The program offers financial assistance to low- and moderate-income residents, emphasizing those whom COVID-19 negatively impacts. Residents who qualify can receive rental service for up to 3 months.

These linkages have increased the community's efforts to avoid discharge into homelessness and serve the existing homeless population.

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

KTHA continues to utilize the Landlord Mitigation Fund to increase the inventory of landlords and property managers willing to lease units to people experiencing homelessness. The fund is designed to incentivize Landlords to relax screening criteria for people experiencing homelessness and who may have barriers preventing them from securing housing on their own, such as poor credit and past evictions. By offering a Fund to mitigate Landlord exposure to the increased costs of renting to people experiencing homelessness, including excess damage and unpaid rent, a strong relationship can be created with Landlords who otherwise may not lease to individuals and families experiencing homelessness. KTHA also utilizes Flex Funds to pay move-in costs such as application fees, deposits, first/last months' rent, and rental and utility arrears. The goal is to remove as many barriers as possible to individuals moving into permanent housing.

The Coordinated Entry System works with the top five households of each intervention type on the Housing Priority List to prepare their documents. This focus has reduced the time people spend on the streets waiting to be placed once a unit becomes available.

Champions have begun utilizing California Advancing and Innovating Medi-Cal (Cal AIM) to provide case management for people using vouchers without supportive services. This service helps people experiencing homelessness move into units quicker and adapt to being housed, lowering the recidivism rate.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Kings County Housing Authority provides public housing. The provision of public housing is a function of county government; therefore, the City will not supply funding for this segment. The Housing Authority provides low-income families with decent, safe, sanitary, affordable rental housing. In addition, the Housing Authority offers rental assistance to individuals and families through Section 8 Housing Choice Vouchers and affordable housing programs.

DRAFT

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

Actions taken to remove or lessen the negative effects of public policies that serve as barriers to affordable housing include land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Hanford adopted the 2035 General Plan on April 24, 2017. Zoning ordinance changes were made during the updating process, and all policies and procedures were reviewed to determine whether they should be updated, removed, or otherwise amended. The City's Housing Element requires each city and county to identify existing and projected housing needs within the jurisdiction and prepare goals and policies.

The City has instituted several policies and programs that encourage the development and preservation of affordable housing, including the development of new affordable housing, the clearance of blighted properties for reuse as new housing, and the repair of an existing house.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Hanford will continue to support the efforts of local agencies that serve special populations, such as the elderly, frail elderly, homeless persons, female heads of households, persons with disabilities, drug/alcohol addictions, farm workers, and persons with HIV/AIDS. These agencies have an established support system in Kings County to serve these populations. Programs that the city offers that assist special populations, and people experiencing homelessness in transition to permanent housing include:

- First-time homebuyer programs.
- Housing rehabilitation.
- Habitat for Humanity.
- A multi-family low-income complex funded through HOME and low-income Housing Tax Credits.

Achievements in the fiscal year to provide affordable housing opportunities include, but are not limited to, the following:

- Administering a first-time homebuyer program offering mortgage assistance to two First Homebuyers to ensure housing affordability (\$2,000,000 in HOME PI was allocated to this activity in PY 2023-24; however, staff was not able to assist anyone due to the program being placed on hold by the State of California-Housing Community Development).
- Administering a housing rehabilitation program that offers grants for health-and-safety repairs: \$ was allocated to this activity.
- Offer abatement services through the Code Compliance program, which improves the quality of life for low—to moderate-income homeowners.
- Continue to partner and provide funding to Kings/Tulare Continuum of Care for homeless prevention, allocating \$10,000 to this activity.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Lead is a highly toxic metal that may cause various health problems, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, such as the kidneys, nerves, and blood. Lead-based paint was banned for residential use in 1978; therefore, housing built before 1978 is considered at risk of having lead-based paint. In Hanford, twenty-three percent (23%) of the City's housing stock is 30 years old or more. The City implemented the following strategies to reduce the presence of lead-based paint:

- Implemented the lead-based paint regulations of 24 CFR Part 92 in all federally assisted City housing programs.
- Enforced federal laws through the permit process and code enforcement services by requiring contractors to be certified (if they do work that does not disturb paint surfaces).
- Provided "Renovate Right" pamphlets to homeowners, homebuyers, and contractors; Offered housing -rehabilitation loans and grants to qualifying households to remove/remedy lead-based paint; Referred individuals affected by lead-based paint to their doctors or the Kings County Health Department nurse.
- For this period the City assisted two homeowners with lead abatement.

**Actions were taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

In cooperative efforts, the city continues to work with Continuum of Care, its partnering cities, and non-profit agencies to identify resources available to reduce the number of persons living below the poverty level and address the community's needs.

The city has also engaged with housing, service, and faith-based organizations to encourage partnerships and work together to address high-priority needs identified in the 10-year Homeless Plan. Subgroup committees were formed to improve the 2-1-1 program, housing opportunities, and services.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

There is much more work to do in ADA compliance. Still, staff will continue to work diligently to address any monitoring and transition plan findings and recommendations to ensure that our programs comply with the applicable HUD regulations.

The Community Development Department oversees the City's CDBG Program. This staff has worked diligently to improve policies, procedures, and practices so that the City's program complies with CDBG regulations. While much more work is needed, the City's program has improved. The staff is confident about the recent activities selected and how funding has been expended.

**Certification of Consistency:**

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The city continues participating in regional service coordination through the Kings Tulare Homeless Alliance, Habitat for Humanity, Self-help Enterprises, Kings County Health Services, and other networking opportunities.

**Stardust Kings Tulare Homeless Alliance (KTHA) LLC  
Sunrise Apartments Project, formerly the Stardust Motel**

On December 1, 2020, the Council allocated \$238,702 in May of 2022 and an additional \$188,000 in the 2023 Action Plan, which the Council allocated to Kings County Human Services for the Stardust Motel rehab conversion project. Since then, to obligate the funding and expedite the project, Kings County Human Services has requested that the City redirect the funds to Stardust KTHA, LLC, to complete the Sunrise project.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)**

An Analysis of Impediments (AI) to Fair Housing Choice, 2019-2023, was prepared and submitted to HUD.

The local government can play a critical role in providing a full range of housing types and assuring housing availability suitable to all public sectors. The City of Hanford offers affordable housing assistance programs and implements several fair housing-related policies. The city does not have a formally established fair housing policy. Still, it is committed to collaborating with community stakeholders and local advocacy partners to create a comprehensive, fair housing system and implement similar fair housing procedures. In addition, the city will continue to work with regional public transit providers to identify any opportunities to improve public transit serving low-income households and special-needs populations (including the elderly and persons with disabilities). The city will pay particular attention to the transit needs of areas where housing is affordable for low-income households and special-needs populations.

As an entitlement grantee, the City of Hanford is required to ensure that its programs affirmatively further access to fair housing and that its policies and procedures do not discriminate against individuals based on any protected class, which would deny the opportunity to participate in access or benefit from the programs and activities carried out as part of the CDBG Program. As an entitlement grantee, the City of Hanford is required to ensure that its programs affirmatively further access to fair housing and that its policies and procedures do not discriminate against individuals based on any protected class, which would deny the opportunity to participate in access or benefit from the programs and activities carried out as part of the CDBG Program. The City has partnered with the City of Porterville and jointly solicited proposals from qualified organizations to develop, implement, and administer a Fair Housing Program, which has been implemented. The agency has been offering workshops in our community.

In the case of alleged discrimination, residents are provided with information regarding fair housing law, a HUD discrimination complaint form, and referrals to legal services, the State Department of Fair Housing and Employment, and other appropriate agencies.

## **CR-40 - Monitoring 91.220 and 91.230**

Describe the standards and procedures used to monitor activities conducted in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Hanford's staff provides ongoing technical assistance, monitors subrecipients, and monitors each sub-recipient. City staff conducted desktop monitoring for all sub-recipient sub-grantee agencies to ensure compliance.

Staff monitors other programs daily and as needed for capital projects. This review will include, but is not limited to, environmental assessment, contract supervision, prevailing wage compliance, reporting, reimbursement request review, and processing.

The city takes an initiative-taking approach and continually evaluates programs and activities to ensure they meet targeted goals and align with current funding levels. When funds are moving slowly, another project or program is recommended.

**Citizen Participation Plan 91.105(d); 91.115(d) Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Before submitting the CAPER to HUD, a notice soliciting public comment is published in English and Spanish in the *Hanford Sentinel*. Publication of the information allows for a 15-day comment period (August 2, 2024, through August 19, 2024) and time to prepare a summary of comments. In addition, copies of the CAPER are provided for the public's review at the City Hall Community Development Department's counter and on the City's website.

The CAPER requires a public hearing before the City Council for document approval before submitting it to HUD. Community hearings are held in a community space, considering the convenience to beneficiaries of the entitlement program resources. A Public Hearing is scheduled for August 20, 2024, at 7:00 p.m. located in the

Copies of the report are available at the City of Hanford Community Development Department and on the City of Hanford website.

**Public Comments:** The comments received will be included in the final document at the end of the public review period and public hearing.



## **CR-45 - CDBG 91.520(c)**

Specify the nature of and reasons for any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs due to its experiences.

The 2023-24 program year was the fourth year of implementation in the City of Hanford's 2019-23 five-year Consolidated Plan. The Consolidated Plan set forth the priority needs and goals for the CDBG program over five years, from July 1, 2019, to June 30, 2023, covering five program years.

The city continues to take an initiative-taking approach. It continually evaluates programs, projects, policies, and activities to meet targeted goals and align with current funding levels. Based on experience, challenging and strategic recommendations are made to the City Council. For example, an alternate priority project or program is recommended when funding is moving slowly.

The City amended its 2019-2020 Annual Action Plan to include CARES Act funds. Under the 2020 federal stimulus plan - the CARES Act, the City received \$664,009 in CDBG-CV funds for activities that prevent, prepare for, or respond to the impacts of COVID-19.

Due to the COVID-19 pandemic and subsequent release of CDBG-CV funding from the CARES Act, the city amended its 2019-2020 Annual Action Plan for the second time and amended its 2019-23 Consolidated Plan to address new priority needs. The Consolidated Plan amendment included the COVID-19 Preparation, Prevention, and Response, and the Annual Action Plan amendment identified programs to meet the latest priorities, including:

- Emergency Rental Assistance
- Home Delivered Meals for Homebound Seniors
- Small Business Assistance
- Building and Improvements  
*(rehabilitation of a motel to accommodate isolation)*

EXHIBIT 1- TABLE 1

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each grantee's program year goals.

2023 Action Plan					5-Year ConPLAN Goals			1-Year Action Plan Goals Action Plan 2023			
	Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Completed	Expected Program Year	Actual Program Year	Percent Completed
1	Maintain and promote neighborhood preservation PAL Parking Lot Improvements	Non-Housing Community Development	CDBG: \$239,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	13250	13490	↑ 101.81%	13335	13335	↑ 100
2	Provide decent affordable housing and Housing Rehab	Affordable Housing and Homeless	CDBG: \$164,108	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	40	66	↑ 165%	12	16	↑ 133%
3	Provide decent affordable housing	Affordable Housing and Homeless	CDBG: \$0	Rental units constructed	Household Housing Unit	↑ 2	↓ 0	↓ 0%	0	0	N/A
4	Provide decent affordable housing	Affordable Housing and Homeless	CDBG: \$0 HOME PI Funded RDA Reuse	Homeowner Housing Added	Household Housing Unit	2	4	↑ 200%	1	1	↑ 100%
5	Provide decent affordable housing	Affordable Housing	CDBG-CV: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	40	40	↑ 100%	0	0	N/A
6	Economic Development	Affordable Housing and Homeless	CDBG-CV \$0	Jobs created/retained	Jobs	20	21	↑ 105%	0	0	N/A
7	Support special needs programs and services	Homeless Non-Homeless Special Needs Food Relief Program.	CDBG \$78,255	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1250	2811	↑ 224.88%	1659	1659	↑ 100.00%
8	Public Facilities Building Improvements	Rehabilitation of Motel for Housing Project Delayed due to Funding	CDBG-CV: \$238,702	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	21	21	↑ 100.00%	0	0	N/A
9	Planning	Planning and Administration	CDBG: \$104,340 CDBG PI: \$	Other	Other	N/A	N/A	N/A	N/A	N/A	N/A

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Attachment A:  
CDBG Maps**

*To be included in the final document.*

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## 2024 Kings County: Hanford

	Clients % of Clients	
	Clients	% of Clients
Total Count	Adults	291 78%
	Children	80 22%
	Unknown	0 0%
	Grand Total	371
Household Composition	Households Clients	
	Households	Clients
	Without Children	243 246
	With Children and Adults	39 125
Unaccompanied/ Parenting Youth (up to age 24)	Households Clients	
	Households	Clients
	Unaccompanied youth	10 10
	Parenting youth	4 4
Chronically Homeless	Households Clients	
	Households	Clients
	No	211 299
	Yes	70 71
Gender*	Clients % of Clients	
	Clients	% of Clients
	Male	209 56%
	Female	155 42%
	Transgender	2 1%
	Gender Non-Conforming	4 1%
	Non-Binary	0 0%
	Questioning	0 0%
	Culturally Specific Identity	0 0%
Age Group	Clients % of Clients	
	Clients	% of Clients
	0-17	80 22%
	18-24	20 5%
	25-34	59 16%
	35-44	93 25%
	45-54	65 18%
	55-64	42 11%
	65-69	11 3%
Race*	Clients % of Clients	
	Clients	% of Clients
	American Indian/ Alaskan Native	14 4%
	Asian	2 1%
	Black/African American	74 20%
	Hispanic/Latino	194 52%
	Native Hawaiian/Other Pacific Islander	4 1%
	Middle Eastern	2 1%
	White	150 40%
Tribal Affiliation (Adults Only)	Clients % of Clients	
	Clients	% of Clients
	No	178 61%
Currently Fleeing Domestic Violence (Adults only)	Clients % of Clients	
	Clients	% of Clients
	No	199 68%
	Yes	39 13%
Sexual Orientation (Adults Only)	Clients % of Clients	
	Clients	% of Clients
	Bisexual	6 2%
	Gay	3 1%
	Lesbian	1 0%
	Questioning	0 0%
	Straight/Heterosexual	171 59%
	Two Spirit	0 0%
	Other/Not Listed	4 1%
	Clients % of Clients	
	Clients	% of Clients
	Unknown	106 36%

Place Slept Last Night	Clients % of Clients	
	Clients	% of Clients
	Emergency Shelter	61 16%
	Transitional Housing	25 7%
Location (County)	Clients % of Clients	
	Clients	% of Clients
	Within Kings County	371 100%
Veteran (Adults only)	Clients % of Clients	
	Clients	% of Clients
	Yes	13 4%
	No	277 95%
Times Homeless (Adults Only)	Clients % of Clients	
	Clients	% of Clients
	Once/First Time	102 35%
	Twice or More	154 53%
Disabling Condition	Clients % of Clients	
	Clients	% of Clients
	No	266 72%
	Yes	100 27%
Barriers	Clients % of Clients	
	Clients	% of Clients
	HIV/AIDS	4 1%
	Mental Illness	90 24%
Reason for Homeless (Street Survey/Adults Only)	Clients % of Clients	
	Clients	% of Clients
	Aged out of Foster Care	0 0%
	Argument	39 21%
	Divorce	20 11%
	Domestic Violence	13 7%
	Drugs or Alcohol	10 5%
	Eviction	20 11%
	Foreclosure	2 1%
	Hospital Discharge	1 1%
	Jail or Prison	8 4%
	Lost Benefits	0 0%
	Medical Condition	2 1%
	Mental Health	3 2%
	No Affordable Housing	18 10%
	Pets Not Allowed	0 0%
	Substandard Housing	0 0%
	Unemployment	31 17%
	Other	12 6%
	Refused	7 4%
Benefits* (Adults Only)	Clients % of Clients	
	Clients	% of Clients
	SNAP	179 62%
	SSI	21 7%
	SSDI	7 2%
	GA	7 2%
	Earned Income	14 5%
	TANF	27 9%
	Social Security	3 1%
	Pension	0 0%
	Child Support	2 1%
	VA Disability Service	1 0%
	Medi-Cal	119 41%
	Unemployment	2 1%
	Workers Compensation	0 0%
	Other	1 0%
	Alimony	0 0%
	None	31 11%
	Refused/Unknown	50 17%

\*can identify with one or more response

## **Attachment B: Citizen Participation**

*To be included in the final document.*

**Public Notice English & Spanish  
Legal Ad  
Public Comments**

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## **Attachment C: Continuum of Care Reports**

*To be included in the final document.*

### **Point-in-Time Survey Report Project Homeless Connect Report Summary for Hanford Only**

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## **Attachment D:**

*To be included in the final document.*

### **IDIS Reports**

**PR06- Summary of Consolidated Plan Projects for PY2021-2022**

**PR23- Summary of Accomplishments PY 2021-2022**

**PR26- CDBG Financial Summary for PY 2021-2022**

**PR26- CBDG-CV Financial Summary for PY 2021-2022**