



CITY OF HANFORD  
COMMUNITY DEVELOPMENT BLOCK GRANT  
2021-2022 ACTION PLAN

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

### Introduction:

U.S. Department of Housing and Urban Development (HUD) to invest in local communities. The City receives HUD funding under the Community Development Block Grant (CDBG) Program, which is designed to assist low- and moderate-income (LMI) households.

Hanford's 2019/20-2023/24 Consolidated Plan constitutes the City's strategy for addressing its housing and community development needs utilizing federal entitlement funds. The goals are to assist low- and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's strategy are proposed in the Annual Action Plans. The City anticipates \$552,412 in CDBG funding for FY 2021/2022.

### Objectives and outcomes:

The U.S. Department of Housing and Urban Development (HUD) has established three predetermined objectives and outcomes designed to capture the range of community impacts that occur because of CDBG-funded programs. Each activity or program funded with CDBG must fall under one of three objectives and one of three outcomes. The framework for selecting these objectives and outcomes is known as HUD's CPD Outcome Performance Measurement System. Here are the objectives and outcomes to choose from:

#### **Objectives:**

- **Creating Suitable Living Environments:**
  - Relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment, from physical problems with their environment to social issues.
- **Providing Decent Housing:**
  - Covers a wide range of housing activities where the purpose is to meet individual family or community housing needs.
- **Creating Economic Opportunities:**
  - Applies to activities related to economic development, commercial revitalization, or job creation.

## **Outcomes:**

- **Availability/Accessibility:**
  - Applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities.
- **Affordability:**
  - Applies to activities that provide affordability in a variety of ways to low- and moderate-income people and is appropriate to use whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household.
- **Sustainability:**
  - Applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

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

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

## **Evaluation of Past Performance:**

Satisfactory progress has been made to date during the 2020 program year. Further, the City's most recently submitted Annual Performance and Evaluation Report for the program year 2019 demonstrated that the City is nearly meeting, meeting, or exceeding its ConPlan goals in its 5-year plan period.

**The following is an overview of the prior year's performance and goals:**

- **Housing Rehabilitation:**
  - To date, this project has served thirteen households during the FY2019-2020 period. Hanford has spent \$75,683 (2018-2019) and \$16,170 (2019-2020) of the housing rehabilitation funds allocated by the City and is on track to meet the goals identified in the FY2018-2019 and FY2019-2020 Action Plans.
- **Public Facility Improvements:**
  - To date, during FY2019-2020, Hanford has spent \$256,518 in (AP2017-2018) and (AP2018-2019) allocated to Pedestrian Improvements.
- **Public Services:**
  - To date, during FY2019-2020, Hanford has spent \$47,674 in (2018-2019) allocated to Public Services.

**Summary of Citizen Participation Process and consultation process:**

The City followed its Citizen Participation Plan and HUD's guidelines for the citizen and community involvement in the preparation of the 2021 Annual Action Plan.

**Summary of public comments:**

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

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

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

To maximize participation in the preparation of the 2021/2022 Action Plan, the City held a public meeting on April 6, 2021, during the City Council study session.

***No comments were received.***

**Summary of comments or views not accepted and the reasons for not accepting them:**

All comments are accepted and appreciated. The summary of the comments received is attached.

## **Summary:**

The City of Hanford has undertaken diligent and good faith efforts to reach out to all segments of the community that may benefit from the CDBG programs. The City of Hanford will continue to concentrate its maximum impact and strive to address the needs, priorities, and goals identified in the 2019-2023 Consolidated Plan and the 2021-2022 Action Plan.

## PR-05 Lead & Responsible Agencies – 91.200(b)

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

**Table 1 – Responsible Agencies:**

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	Hanford	Community Development Housing

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

### **Consolidated Plan Public Contact Information:**

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

### Introduction

The City developed its five-year (2019/2020-2023/2024) Consolidated Plan through consultation with the Kings County Housing Authority, City departments, health and social service providers, and adjacent local governments. As a means of gaining input from housing, homeless and social service providers active in Hanford, the City provided agencies with a brief survey requesting input on services provided, priority needs, and gaps in services.

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

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

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

The Kings/Tulare County Continuum of Care (Alliance) is made up of a group of advocates, public agencies, homeless individuals, and service providers with the purpose of confronting the needs of the homeless population within the Kings and Tulare County regions. The City of Hanford continues to be an active participant in the monthly Alliance meetings, with the purpose of enhancing coordination between organizations, disseminating knowledge on best practices, and developing a stronger understanding of the needs of the homeless population within both counties. The Alliance also works to reduce duplication of such services and to improve service delivery to homeless people. The City's Community Development Department regularly attends Alliance meetings. Furthermore, in adherence to the institutional delivery system, the City financially supports the Alliance, which is recognized as a 501(c)(3) organization of partners. The Alliance implements a coordinated entry and assessment system called Every Door Open, to serve both counties. The system's purpose is to help at-risk or current homeless people by prioritizing the most vulnerable homeless people, including the chronically homeless, veterans, families with children, and unaccompanied minors, to obtain necessary services.

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

Not applicable. The City does not receive ESG funding. The Alliance submits the application on behalf of the applicants.

**Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.**

Many organizations will be consulted at community meetings or by email to engage them in providing feedback.

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

	<b>Agency/Group/Organization</b>	<b>Champions Recovery Alternative Programs, Inc.</b>
1	<b>Agency/Group/Organization Type</b>	Services-Homeless Services-Health Services-Education Services-Employment Services-Fair Housing
1	<b>What section of the Plan was addressed by Consultation?</b>	substance abuse
1	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plans. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
2	<b>Agency/Group/Organization</b>	<b>Housing Authority of Kings County</b>
2	<b>Agency/Group/Organization Type</b>	PHA
2	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
2	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plans. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
3	<b>Agency/Group/Organization</b>	<b>Kings Community Action Organization</b>
3	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless
3	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plans. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
4	<b>Agency/Group/Organization</b>	<b>Kings Tulare Continuum of Care</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plans. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
	<b>Agency/Group/Organization</b>	<b>Federal Communication Commission</b>
5	<b>Agency/Group/Organization Type</b>	Other government – Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Broadband Internet Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Internet search for data related to the broadband internet needs for the City of Hanford. <a href="https://broadbandmap.fcc.gov">https://broadbandmap.fcc.gov</a> Information from the Federal Communications Commission was used to address HUD's requirement to discuss broadband access and "the digital divide." Refer to Section MA-50.
	<b>Agency/Group/Organization</b>	Federal Emergency Management Agency Database and maps to help determine flood prone areas of Hanford. <a href="https://msc.fema.gov/portal/search">https://msc.fema.gov/portal/search</a>
6		

	<b>Agency/Group/Organization</b>	<b>COMCAST</b>
	<b>Agency/Group/Organization Type</b>	Business Leaders Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment
7.	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted with COMCAST, a broadband ISP, concerning the Internet Essentials program they offer to decrease the digital divide. The program allows low-income households to access affordable high-speed internet without a credit check, contract, or installation fee. The City is incorporating the distribution of brochures for the Internet Essentials program for all recipients of Federal housing assistance.

**Other local/regional/state/federal planning efforts considered when preparing the Plan:**

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	City of Hanford	Connecting the Dots is a Ten-Year Plan to prevent and end homelessness in the Kings and Tulare County region. This effort is aligned with the Strategic Plans' goal to support activities that prevent and end homelessness.
San Joaquin Valley Fair Housing and Equity Assessment	California Coalition for Rural Housing	The FHEA provides an overview of racial and economic segregation patterns in the City and describes its impact on residential mobility. The report also includes a set of recommendations to promote integration in the City and lessen the negative consequences generated because of segregation identified within the report. Both plans focus on supporting and promoting the creation of affordable housing opportunities for LMI and special needs households.
County of Kings Housing Element	City of Hanford	The Housing Element identifies the housing needs of the community, goals, and objectives to address those needs, and outlines the community's efforts to pursue specific policies and programs to achieve its goals and objectives. The Strategic Plan supports the Housing Elements plan to ensure that there is an adequate supply of affordable housing to meet the current and future needs of the population.

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

### Summary:

As part of the 2019-2023 Consolidated Plan development, the City undertook a comprehensive outreach program to solicit input from residents and beneficiaries of the entitlement programs and to consult with elected officials, City departments, and various organizations, agencies, and service providers to inform and develop the priorities and strategies. The City has continued to keep these lines of communication open during the preparation of the 2021-2022 Action Plan.

A community survey, which assessed the housing and community development needs, was distributed through the community. Paper formats of the survey were made available in English and Spanish. The survey was also made available via Monkey Survey.

A Draft of the Action Plan was available for public review beginning April 9, 2021, to May 10, 2021.

**Table 4 – Citizen Participation Outreach:**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Notice of the March 23, 2021, for development of the 2021 Action Plan was published.	See results of the public meeting	N/A		
2	Public Meetings	The Community Development Housing staff held a meeting on 4/6/2021 to solicit public input on community development needs.	Comments to be added	N/A	All comments are welcomed and appreciated	
3	Newspaper Ad	Minorities Non-English Speaking- Specify other language: Spanish Non-targeted/broad community  Residents of Public Assisted Housing	Published notice requesting comments during 30-day comment period leading to public hearing	Comments will be updated after 30-day comment period and second public hearing takes place	All comments are welcomed and appreciated	

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

### Introduction:

For the third year covering **July 1, 2021, to June 30, 2022**, the City has planned for the following allocations.

- **\$550,412 in CDBG Funds**
- **\$25,000 in Program Income CDBG**

In terms of program income, the City anticipated an unsteady stream of program income over the course of this Action Plan Program Income received from the repayment of loans will be re-programmed to eligible CDBG activities.

For FY 21/22 the city will have available \$500,000 in HOME -18 funds from a recently awarded grant. These funds will be used to meet affordable housing needs. HOME PI is a result of payments received by the City for First Time Homebuyer Loans made in the past with State HOME grants.

The City anticipates HOME Investment Partnerships Program (HOME) funds will be available to meet the goals of the Consolidated Plan. HOME funding is intended to be used for various housing-related programs and activities. HOME funds are used to address the housing needs of jurisdictions through the preservation or creation of affordable housing. There is an estimated \$552,177 in New PI from debt repayment of home loans that will be returned to First Time Homebuyer Loan Program.

The City will pursue competitive public and private grants for the development and preservation of programs, housing, and services and work to support legislation that promotes funding for future affordable housing during the Consolidated Plan period.

**Table 5 - Expected Resources – Priority Table:**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation:\$	Program Income: \$	Prior Year Resources:\$	Total: \$		
CDBG	Public Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$550,412	\$25,000	\$ 0	\$575,412	\$	Entitlement funds allocation plus estimated program income.

**Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied.**

Federal funds play a crucial role in implementing the Action Plan. Local private and non-federal funds are insufficient to meet the heavy demand for housing and services in our community.

Agencies receiving CDBG funds use those funds to get a commitment from other funding sources and increase their stakeholders. This encourages collaboration and partnerships between agencies and enhances the level of services agencies can provide for low-and moderate-income residents.

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

**Discussion:**

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

The City allocated \$238,702, in CDBG-CV3 funds for the improvements to the Stardust Motel, a twenty-two-unit motel that will be converted to permanent housing.

The City in collaboration with Upholding's and Self-help Enterprises applied for \$1,772,808 in Permanent Supporting Housing Program (PLHA) development of affordable housing.

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

As previously discussed, in addition to its annual CDBG entitlement, the City anticipates HOME Investment Partnerships Program (HOME) funds will be available to meet the goals of the Consolidated Plan. HOME funding is intended to be used for various housing-related programs and activities. HOME funds are used to address the housing needs of jurisdictions through the preservation or creation of affordable housing. New construction, housing rehabilitation, assistance to homebuyers, and tenant based rental assistance are all eligible uses of HOME funds. The City's HOME dollars come from program income or State grants. For FY 21/22 the city will have available \$500,000 in HOME funds from a recently awarded grant. These funds will be used to meet affordable housing needs. HOME PI is a result of payments received by the City for First Time Homebuyer Loans made in the past with State HOME grants. The First Time Homebuyer Loan Program will not be allocated New CDBG Entitlement funds.

**AP-20 Annual Goals and Objectives:**

**Table 6 – Goals** Summary Information:

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Provide decent affordable housing	2021	2022	Affordable Housing	CITY OF HANFORD	To preserve, rehabilitate, and enhance existing conservation and development of affordable housing	CDBG: \$162,000 \$11,000 AD \$173,019	Homeowner Housing Rehabilitated: 11 Household Housing Units
Maintain and promote neighborhood preservation	2021	2022	Non-Housing Community Development	CITY OF HANFORD	Neighborhood/Facility Preservation	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9185 Persons Assisted
Support special needs programs and services	2021	2022	Homeless Non-Homeless Special Needs	CITY OF HANFORD	Provide support services for the City's residents	CDBG: \$87,311	Public service activities for Low/Moderate Income Housing Benefit: Households Assisted 34 Homelessness Prevention: 255 Persons Assisted

## Goal Descriptions

**Table 7 – Goals Summary:**

	<b>Goal Name</b>	<b>Provide decent affordable housing</b>
<b>1</b>	<b>Goal Description</b>	The production, conservation, and development of affordable housing opportunities.
<b>2</b>	<b>Goal Name</b>	<b>Maintain and promote neighborhood preservation</b>
<b>3</b>	<b>Goal Description</b>	To preserve, rehabilitate, and enhance existing neighborhoods and infrastructure.
<b>3</b>	<b>Goal Name</b>	<b>Support special needs programs and services</b>
	<b>Goal Description</b>	Provide support services for the City's residents.

## AP-35 Projects – 91.220(d)

### Introduction:

The City plans to undertake the following CDBG-funded activities during the Fiscal Year 2021/22 to address its priority housing and community development needs. All proposed activities are eligible and meet program service targets. Additionally, the City of Hanford has not exceeded any of its maximum allocations for CDBG public services, the CDBG administration. With a CDBG budget of \$575,412, the City of Hanford allocated \$87,311 for public services, representing just under 15% of the CDBG entitlement. This Annual Action Plan proposes to allocate the following to 2021/22 two-year grant public service providers: Homeless Alliance (\$10,000); Kings Community Action (\$28,000); Kings County Health Service (Mobile Health Home) \$39,000; and Utility Assistance (\$10,311).

Consistent with the City's Citizen Participation Plan, the Annual Action Plan may contain a list of "backup" projects to be activated during the given program year, due to one or more of the following circumstances:

- Additional funding becomes available during the program year from the closeout of current projects that were completed under budget.
- More program income becomes available than originally estimated and budgeted in the Annual Action Plan.
- If, during the development of the Annual Action Plan, the City of Hanford has not definitively decided which public facility or infrastructure improvement project to fund, the City may opt to categorize each option as a "backup" project until further project and budget planning is performed. Initiation and funding of one or more of the "back-up" projects would not constitute a substantial amendment as defined in the Citizen Participation Plan. Preferential consideration will be given to those projects that demonstrate the ability to spend CDBG funds in a timely manner, consistent with the City's goal to meet CDBG timeliness rules, as well as those projects that meet the needs of the community as defined in the Consolidated Plan.

### Back-up Projects:

- Kings County Commission on Aging and Utility Assistance
- Housing Rehabilitation \$100,000
- Economic Development - Small Business Assistance Grants
- Housing Interim Rental Assistance

## Project Summary:

**Table 8 - Project Information:**

#	Project Name
1	Emergency Repair Housing Rehabilitation
2	Public Improvements /Police Activities League Youth Complex Building Improvements
3	Public Service/ Mobile Health Home – Kings County Health
4	Public Service / Kings Community Action Organization KCAO
5	Public Service /Kings Tulare Continuum of Care
6	Public Service/ Utility Assistance Program
7	Administration and Planning

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

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

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

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

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

**AP-38 Projects:**

**Table 9 – Project Summary:**

	<b>Project Name</b>	<b>Housing Rehabilitation – Emergency Repair</b>
1	<b>Target Area</b>	To preserve, rehabilitate existing Housing Conservation and development of affordable housing
	<b>Goals Supported</b>	CDBG: \$173,019
	<b>Needs Addressed</b>	
	<b>Funding</b>	12/30/2022
	<b>Description</b>	It is anticipated that ten households will be assisted through the program.
	<b>Target Date</b>	City of Hanford Limits
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated ten very low-to moderate income households will benefit from this activity.
	<b>Location Description</b>	City of Hanford
	<b>Planned Activities</b>	The City of Hanford will continue to offer the Emergency Repair Program. Through this program, qualifying residents are offered financing emergency home repairs. The program offers up to \$20,000 per household. Repairs include, but are not limited to, roof repair or replacement, water meter replacements, heating and/or air repair or replacement, painting of exterior and accessibility modifications.
2	<b>Project Name</b>	<b>Public Improvements - Youth Complex Site Improvements Police Activities League</b>
	<b>Target Area</b>	CITY OF HANFORD
	<b>Goals Supported</b>	Maintain and promote neighborhood preservation
	<b>Needs Addressed</b>	Neighborhood/Facility Preservation
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Parking and ADA Site Improvements
	<b>Target Date</b>	12/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 8100 very low-to moderate persons will benefit from this activity.

	<b>Location Description</b>	968 N. 11 <sup>th</sup> Avenue Corner of 11 <sup>th</sup> Avenue and Rodgers Rd. CENSUS TRACT 000900
	<b>Planned Activities</b>	The proposed project will improve the parking, fencing and trash enclosure.
3	<b>Project Name</b>	<b>Kings County – Mobile Health Home</b>
	<b>Target Area</b>	City of Hanford
	<b>Goals Supported</b>	Support special needs programs and services
	<b>Needs Addressed</b>	Provide Support for the City's residents
	<b>Funding</b>	<b>CDBG: \$39,000</b>
	<b>Description</b>	The CDBG funds will be used to make improvements to the existing mobile health home unit and train staff. The mobile health clinic will provide medical, behavioral health and support services to locally identified target populations
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 125 very low-to moderate persons will benefit from this activity.
	<b>Location Description</b>	City of Hanford
	<b>Planned Activities</b>	Provide medical, behavioral health and support services to homeless persons.
4	<b>Project Name</b>	<b>Public Services - Kings Community Action Organization (KCAO)</b>
	<b>Target Area</b>	CITY OF HANFORD
	<b>Goals Supported</b>	Support special needs programs and services
	<b>Needs Addressed</b>	Provide support services for the City's residents
	<b>Funding</b>	<b>CDBG: \$28,000</b>
	<b>Description</b>	KCAO will use funds to subsidize client's income, so they are able to gain access to appropriate housing. By providing case management, we will be fostering independence, healthy well-being, including, mental and physical health.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated five low-to moderate persons will benefit.
	<b>Location Description</b>	City of Hanford
	<b>Planned Activities</b>	Services include temporary housing to stabilize individuals, case management, three meals a day, hygiene support, mental health assessment and case management. KCAO plans to develop a Life Plan for getting each homeless person off the street.
5	<b>Project Name</b>	<b>Public Services - Kings Tulare Continuum of Care</b>
	<b>Target Area</b>	CITY OF HANFORD
	<b>Goals Supported</b>	Support special needs programs and services
	<b>Needs Addressed</b>	Provide support services for the City's residents
	<b>Funding</b>	<b>CDBG: \$10,000</b>
	<b>Description</b>	The Kings Tulare Continuum of Care (COC) is a non-profit organization that partners with several area agencies to address the homeless needs in Hanford. CDBG funds will be used to help fund a variety of activities, including, but not limited to, the Point in Time census.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 250 very low-to moderate persons will benefit from this activity.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	The Kings Tulare Continuum of Care (COC) is a non-profit organization that partners with several area agencies to address the homeless needs in Hanford. CDBG funds will be used to help fund a variety of activities, including, but not limited to, the Annual Project Homeless Connect and the Point in Time census.
	<b>Project Name</b>	<b>Public Service- Utility Assistance</b>
	<b>Target Area</b>	CITY OF HANFORD
	<b>Goals Supported</b>	Support special needs programs and services
	<b>Needs Addressed</b>	Provide support services for the City's residents
	<b>Funding</b>	<b>CDBG: \$10,311</b>

	<b>Description</b>	CDBG funds will help residents with short-term city utility assistance for very low - and moderate-income households
	<b>Target Date</b>	6/30/2022
6	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated thirty-four very low-to moderate income persons will benefit from this activity.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	With water utility rate increases, support was expressed for a payment assistance program. The program is available for low-income seniors (or people with disabilities) residential utility customers in the City of Hanford.
	<b>Project Name</b>	<b>Administration and Planning</b>
	<b>Target Area</b>	CITY OF HANFORD
	<b>Goals Supported</b>	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services
7	<b>Needs Addressed</b>	To preserve, rehabilitate, and enhance existing Neighborhood/Facility Preservation Provide support services for the City's residents Conservation and development of affordable housing, Economic and Employment Opportunity
	<b>Funding</b>	<b>CDBG: \$115,082</b>
	<b>Description</b>	The City of Hanford will utilize up to 20% of the CDBG FY2021-22 budget to provide administration, oversight, and the hiring of a consultant assist staff with the development of the 2021-22 Action Plan of the City's CDBG Program.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	not applicable
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Program Administration

## AP-50 Geographic Distribution – 91.220(f)

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.**

**Table 10 - Geographic Distribution:**

Target Area	Percentage of Funds
City of Hanford	80

### **Rationale for the priorities for allocating investments geographically**

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

### **Discussion:**

The decision to distribute funding citywide is based on the limited number of low-income census tract block groups that will qualify for HUD's Low-Mod Income Area benefit. Only a handful of census block groups are classified as low income based on the percentage of households with income at or below 80 percent of Area Median Income. For this reason, there is limited ability for the City to target CDBG funds Annual Action Plan to specific areas and receive Low Mod Area (LMA) benefit. Additionally, the City's most significant unmet need for affordable housing is citywide in geographic distribution.

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

**Table 11 - One Year Goals for Affordable Housing by Support Requirement:**

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	5
Non-Homeless	10
Special-Needs	0
<b>Total:</b>	<b>15</b>

**Table 12 - One Year Goals for Affordable Housing by Support Requirement:**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	5
The Production of New Units	
Rehab of Existing Units	10
Acquisition of Existing Units	0
<b>Total:</b>	<b>15</b>

### **Discussion:**

Traditionally, the City has allocated CDBG federal funding to homeowner rehabilitation, to preserve existing housing stock, provided rental assistance through services providers, and assistance to income-eligible first-time homebuyers.

## AP-60 Public Housing – 91.220(h)

### Introduction:

This section describes what actions the City will take in the given program year to conduct the public housing portion of the Strategic Plan. The section will identify the way its plan will address the needs of public housing during the program year. If the public housing agency is designated as troubled by HUD, or otherwise is performing poorly, the City will describe the way it will provide financial or other assistance to improve the operations of the public housing agency to remove such designation.

### Actions planned during the next year to address the need for public housing.

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

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

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

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

### If the PHA is designated as troubled, describe the way financial assistance will be provided or other assistance.

KINGS COUNTY HOUSING AUTHORITY is not designated as "troubled."

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

### Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including.

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

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

- Monthly Alliance Membership Meetings
- Kings Task Force on Homelessness
- Emergency Shelter/Bridge Housing Project

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

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

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

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

The Alliance has implemented *Every Door Open*, a coordinated entry and assessment system, serving Kings/Tulare counties. This system assists individuals and families who are at risk of or who are experiencing homelessness within the region. Clients seeking assistance can access the system through any provider. Upon submittal and completion of the Kings/Tulare Housing Assistance application, staff/case managers complete a needs assessment to determine the appropriate level of services within 72 hours. By using the Needs Assessment tool, each applicant is evaluated on a variety of criteria, including rental history, criminal history, domestic violence, mental health challenges, disabling conditions, language barriers, educational attainment, employment status, and length of homelessness. Services are then assigned based on the client-level determination. The coordinated intake and assessment system are a best practice for prioritizing people who are homeless and most vulnerable, which includes people who are chronically homeless, families with children, veterans, and unaccompanied youth.

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

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

#### **Permanent Supportive Housing (PSH) ↴**

*Programs for chronically homeless individuals and families and/or families with children.*

- Champions • Cornerstone • KCAO •Kings County Behavioral Health

#### **Veterans & Rapid Re-Housing ↴**

*Short-term rental assistance (Rapid Re-Housing) RRH and voluntary supportive services.*

- Westcare-RRH - *Homeless Prevention for veterans and their families through the Supportive Services for Veteran Families (SSVF).*
- The Salvation Army-RRH - *Rapid Re-housing and Homeless Prevention services for homeless individuals and families.*

#### **Transitional Housing ↴**

*Youth Programs*

- Aspiranet- *ages 18-24.*

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

One of the primary goals for the Homeless Alliance and City of Hanford is increasing access to housing for chronically homeless individuals and families, veterans, persons with disabilities, and youth. Obtaining permanent housing for these individuals and families will shorten the length of time spent in emergency shelters and/or transitional housing.

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

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

**Discussion:**

None

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

### Introduction:

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

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

The provision of affordable housing and the support of existing and new affordable housing are critical to assuring that all households have access to quality housing. The City of Hanford is committed to removing or reducing barriers to affordable housing and has produced a diversity of housing types and has adequate land to support the projected housing needs of lower-income households.

According to the City's 2016 Housing Element, market factors and government regulations can have a significant impact on the cost of new housing. Although market factors are beyond the influence of local governments, Kings County jurisdiction can continue to implement responsive programs to mitigate the impact of market conditions and governmental regulations. To ameliorate this issue, the City plans to do the following:

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

**Policy 3.1.** Offer regulatory and/or financial incentives, as available and appropriate, to encourage the construction of quality housing.

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

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

**Policy 3.4.** Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.

### Discussion:

Providing affordable housing opportunities and maintaining Hanford's existing housing stock are high priorities in Hanford. The City's strategies to remove barriers to affordable housing include implementing a first-time home-buyer program to assist low- to moderate-income persons with financing, to ensure their housing costs are within the *2021 Action Plan*.

## AP-85 Other Actions – 91.220(k)

### Introduction:

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

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

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

### **Actions planned to address obstacles to meeting underserved needs.**

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

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

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

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

### **Actions planned to reduce lead-based paint hazards.**

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

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

Offering housing-rehabilitation loans and/or grants to qualifying households to remove/remedy lead-based paint.

Refer individuals affected by lead-based paint to their doctors or the Kings County Health Department nurse.

## **Actions planned to reduce the number of poverty-level families:**

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

### **The City's strategies are as follows:**

- Continue to partner with KCAO, Kings-Tulare Continuum of Care, and other agencies providing services to homeless and low-income persons that do not have access otherwise. Funding has been allocated in this Action Plan for homeless prevention services.
- Continue to promote new construction rental activities targeted to lower-income households.
- Continue to fund revitalization programs, such as housing-rehabilitation and emergency-repair programs, improving housing conditions for low- to moderate-income homeowners that could not afford to finance the repairs otherwise.
- The Community Development Department Housing staff will administer the CDBG funded Micro Enterprise Small Business Assistance Program, which includes CDBG CARES Act (CDBG-CV) funding to help for-profit and non-profit businesses in response to the impacts of COVID-19 and provide operational support to non-profits.
- The City will continue to work closely with and in support of the community service providers in meeting the special needs of its homeless and low- and moderate-income populations. Further, the City will continue to evaluate its delivery system and those of the agencies it works with to see if improvements can be made.
- The City anticipates that at least twelve (12) households will qualify for the purchase of a home under the City's First Time Low-Income Homebuyer Program funded with HOME, or Cal Home funds.

## **Actions planned to develop institutional structure.**

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

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

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

## **Discussion:**

See sections above.

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

### Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be conducted.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

**Table 13 – Available Program Income:**

1.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
2.	The amount of surplus funds from urban renewal settlements	0
3.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
4.	The amount of income from float-funded activities	0
<b>Total Program Income:</b>		<b>0</b>

**Table 14 - Other CDBG Requirements:**

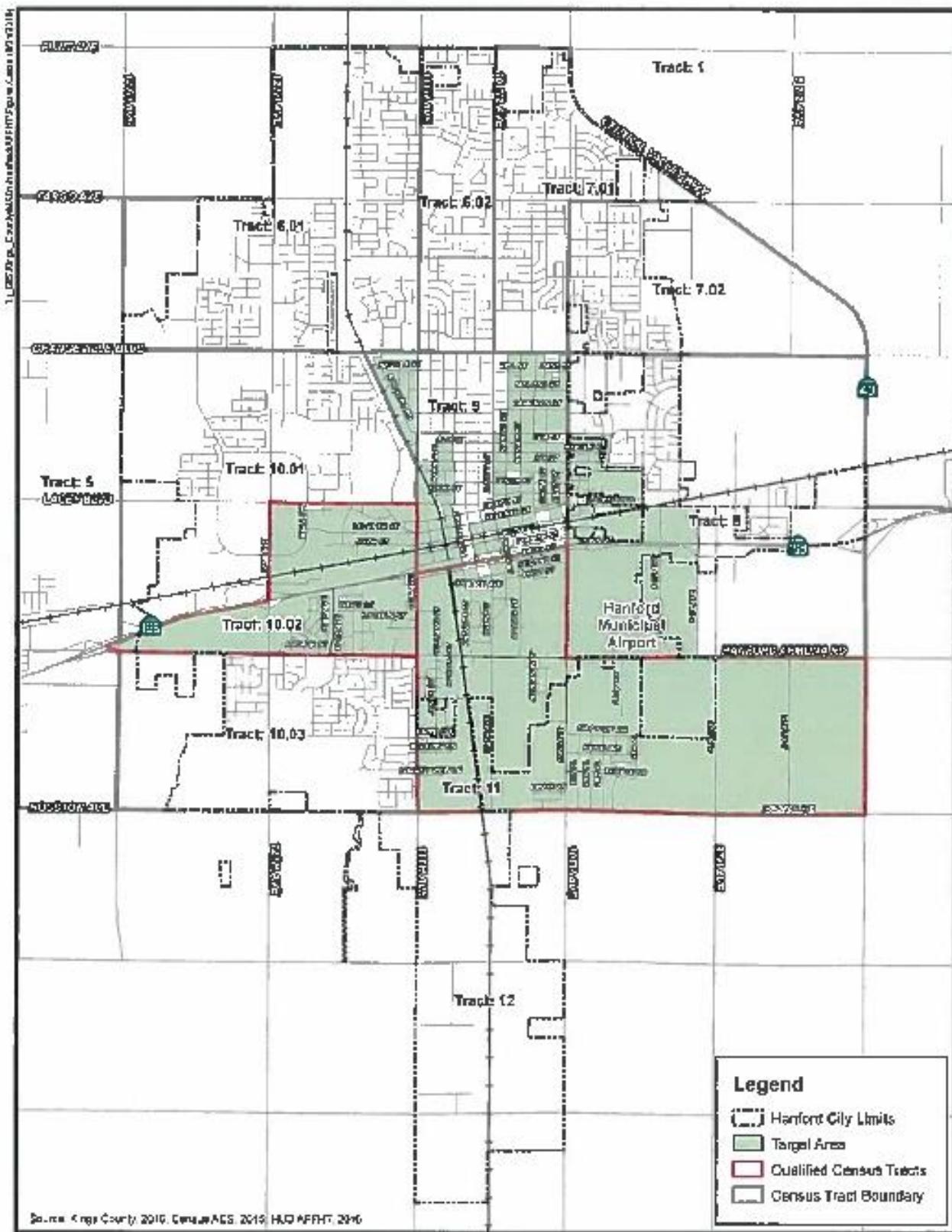
1.	The amount of urgent need activities	0
2.	The estimated percentage of CDBG funds will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

**Attachments:****Citizen Participation Comments:**

Public comments received prior to the closing of the comment period on May 10, 2021, will be summarized in the final document.

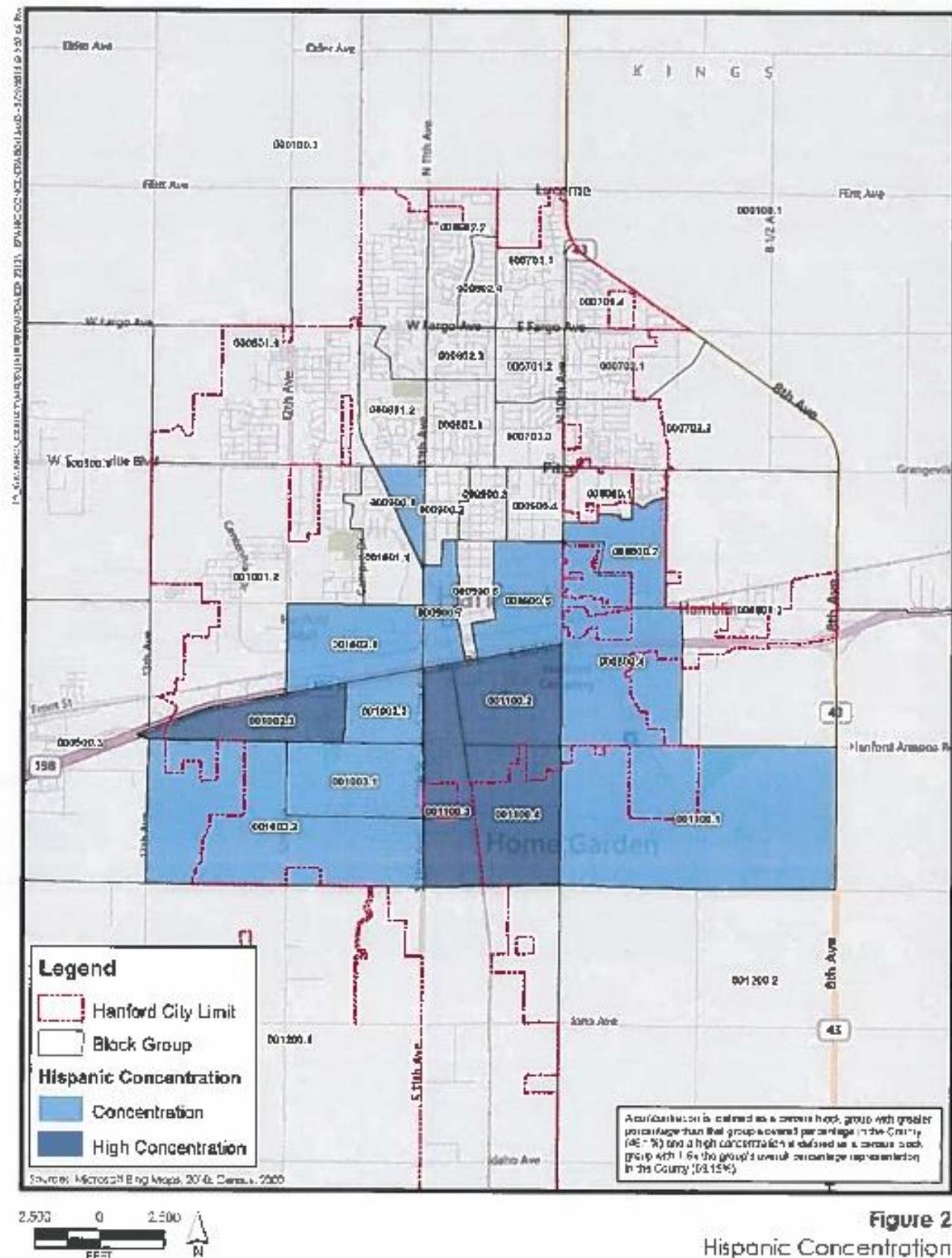
**No comments were received.**

## **CDBG MAPS**



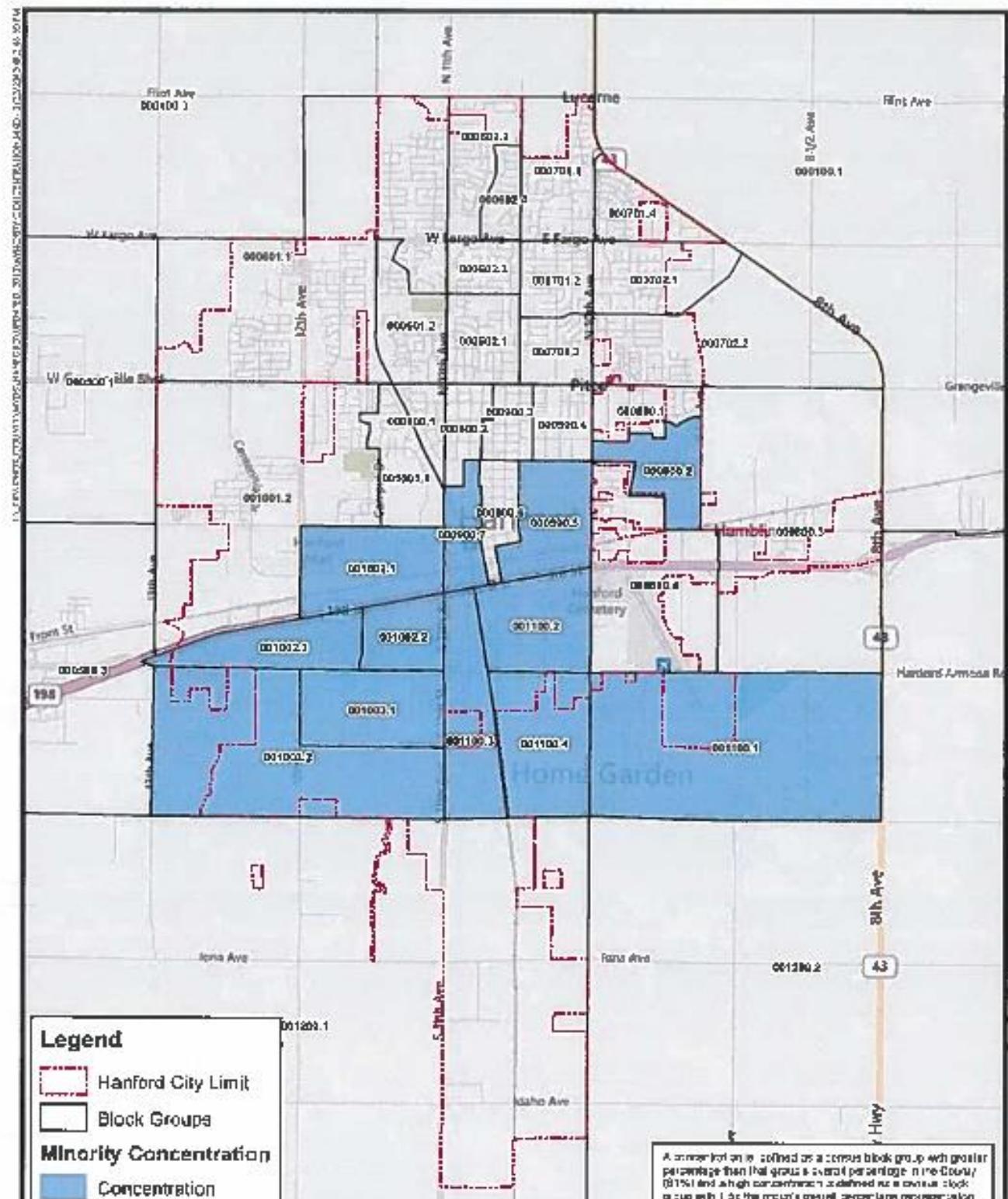
**FIGURE X**  
City of Hanford

Michael Baker  
INTERNATIONAL



**Figure 2**  
Hispanic Concentration

**PMC**



**Figure 1**  
Minority Concentration

**PMC**

## **Grantee SF-424's and Certification(s)**