



COMMUNITY DEVELOPMENT DEPARTMENT  
HOUSING  
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**DRAFT Substantial Amendment 1 to the  
2019-2023 Consolidated Plan  
2019 Annual Action Plan  
Citizen Participation Plan  
December 2019**



## December 17, 2019 Substantial Amendment No.1

### **Broadband and Resiliency Requirements**

On January 19, 2017, Department of Housing and Urban Development (HUD) published the Broadband and Resiliency requirements for all Consolidated Plans submitted after January 1, 2019. This amendment is necessary to include the revision to Citizen Participation Plan that has been prepared in accordance with 24 CFR Part 91, the consolidated plan regulation requires that the grantee is required by its Section 91.100 (a)(1) to consult with broadband internet service providers, organizations engaged in narrowing the digital divide, and agencies whose primary responsibilities include the management of flood prone areas, public land or water resources, and emergency management agencies.

### **Amendment for a substantial change to the 2019-2023 Consolidated Plan and 2019 Action Plan.**

The amended Citizen Participation Plan, 2019-2023 Consolidated Plan, and 2019-2020 Action will be updated in compliance with new federal policies in conformance with 24 CFR Part 91.100 (a) (1), to include Broadband and Resiliency Requirements.

**Proposed 2019 Action Plan Amendment activities:** The 2019 CDBG Amendment is required, due to unallocated CDBG funding totaling \$302,084, for proposed additional funding toward the following existing activities:

### **May 29, 2020 Amendment: The Coronavirus Aid, Relief and Economic Security Act (CARES Act)**

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

- \$2 billion will be distributed based on the FY20 allocation formula to entitlement, state, and insular area grantees
- \$1 billion will be distributed to states and insular areas "based on public health needs, risk of transmission of coronavirus, number of coronavirus cases compared to the national average, and economic and housing market disruptions, and other factors".
- \$2 billion will be distributed "directly to the State or unit of general local government, at the discretion of the Secretary, according to a formula based on factors to be determined by the Secretary, prioritizing risk of transmission of coronavirus, number of coronavirus cases compared to the national average, and economic and housing market disruptions resulting from coronavirus".

The City of Hanford, as an Entitlement City, is expected to receive \$325,307 in CDBG-CV funds in the first allocation. It is unknown how much, if any, will be received in the following allocations.

The City of Hanford is amending its 2019 Annual Action Plan to include the CDBG-CV funding and amend its Citizen Participation Plan to include a 5-day comment period. Under 24 CFR 91.05(c)(2) and subpart B of the Federal regulations, which provided for waivers relative to citizen participation for Community Planning and Development Programs through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), staff has submitted the regulatory waivers to HUD, which HUD acknowledged and accepted.

## **Executive Summary**

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

#### **1. Introduction**

Through the Department of Housing and Urban Development (HUD), the City of Hanford receives Community Development Block Grant (CDBG) funds to carry out a wide range of activities directed toward revitalizing neighborhoods and developing viable communities by providing decent safe housing, a suitable living environment and expanding economic opportunities for low and moderate-income households. The City of Hanford has been a Community Development Block Grant entitlement city since 2004.

The Consolidated Plan (“Con Plan”) describes the City’s needs, resources, priorities and proposed activities to be undertaken under the CDBG Entitlement Program. It also serves as the City’s blueprint for carrying out the HUD-related activities over the five-year period covered by the Plan. The Consolidated Plan period begins July 1, 2019, and ends June 30, 2023.

#### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The City of Hanford proposes to use CDBG entitlement funds to continue its efforts in promoting decent, safe and affordable housing opportunities for Hanford’s low and moderate-income persons, as well as building community through various public services.

CDBG funds will be utilized to focus on some of the City’s most critical needs, as determined by the various outreach efforts:

Provision of affordable housing opportunities that benefit low and moderate-income households, especially those with special needs. Provision of services and/or programs that benefit low and moderate-income households, especially those with special needs

#### **3. Evaluation of past performance**

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

Recent improvements include assigning the City’s CDBG program to new program administrators (staff). The Consolidated Plan

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new administrators have been responsible for addressing all findings and/or concerns resulting from recent HUD monitoring's. Other improvements include but are not limited to, creating a desk guide to outline the program's daily operations and indicate who is responsible for the various tasks; collaborating with the city's attorney to draft ready to use subrecipient agreement; ensuring projects and/or programs selected for funding are CDBG eligible; maintaining adequate records.

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

#### **4. Summary of citizen participation process and consultation process**

In preparing the ConPlan, the City utilized several methods to analyze the housing and community development needs of Hanford. Methods included hosting focus groups, surveying community residents and stakeholders, surveying multi-family unit property owners, analyzing U.S. Census data and utilizing information in several City and county planning documents. The City hosted community meetings and hearings and met with organizations as an effort to outreach to and encourage the participation of all residents, particularly low- and moderate-income residents, elderly persons and persons with disabilities. The purpose of the meetings was to inform the community about the ConPlan 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.

The Community Needs Survey was distributed to residents, workers, service providers, and businesses. It is estimated that there was a potential reach of 68,880 entities, organizations, or persons that were informed of the Consolidated Plan.

As part of the community engagement process an additional survey was distributed to stakeholders, workers, service providers, and businesses. It is estimated that there was a potential reach of 76 entities, organizations, or persons that were informed of the Consolidated Plan.

Due to the global pandemic of the coronavirus (COVID-19), that basic needs are the upmost needs in the community. A survey was circulated on April 29, 2020, to agencies and within the City to identify agency and citizen needs. At the time of the amendment to this plan, the most prevalent needs were food, housing, and economic development assistance (small business assistance).

On June 2, 2020 a virtual Public Hearing will be held at 7:00 PM. Pending no technical difficulties, the public hearing will be streamed via Zoom Live.

As an alternative, you may appear at the City Council meeting in person, but will be asked to maintain appropriate physical distancing from others, pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.

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

Partial. A complete list is provided as attachments:

- We need centers like the YMCA. More activity centers, soccer complex, and small bus, assistance for downtown. Put a soccer complex next to the Hidden Valley Park
- Covered playground areas such as Freedom Park. In the summer the equipment is too hot to use. Provide summer programs for working parents for the children.
- trap and release programs, animal shelters (no-kill), structure repair, (senior homeownership)
- Trees, benches, walkway's on empty lot @ hidden valley park west of the canal. Cement walkways for seniors on wheelchairs or walkers also for babies on strollers
- Add a crosswalk on Brown and 10th St. No stop sign -just yield.
- Park space near the housing development. Drop the Hidden Valley Park and let the park acreage go towards the park and the entire city downtown Hanford looks awful. The trees need to trimming, the plants need to be taken care of, and the sidewalks are in disrepair. It is very dangerous at night. Homeless camps need to be cleaned.
- Drug addict and homeless have overtaken our beautiful city.
- All city funds should be spending e disparity between a male access/funding source vs. women, i.e., if the police called for help women made calls are not taken seriously — more crimes against women than men.
- There is no or little assistance in helping women get services or aid.

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

All substantial amendment comments will be incorporated into the at approval/adoption. All comments are accepted and appreciated.

## **7. Summary**

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

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

**Table 1 – Responsible Agencies**

## Narrative

### Consolidated Plan Public Contact Information

For matters concerning the Consolidated Plan and/or the City's CDBG program in general, contact the City's Housing Administrative Analyst at the number below:

Sandra Lerma-Martinez

(559) 585-4766

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

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

### **1. Introduction**

Under Hanford council-manager form of government, the City Council appoints and provides policy direction to the City Manager, who is responsible for administering the City's daily operations. As the elected legislative body of the City of Hanford, the City Council has overall responsibility for the scope, direction and financing of City services. In setting policy, the Council works closely with citizen advisory commissions and committees, considers staff information and recommendations and receives comments from the general public during open forums.

In the preparation of the ConPlan, the City has consulted with public and private agencies and social service and non-profit organizations to understand the community's needs and available resources. The City met with several department heads and representatives to provide information about the ConPlan and its processes. Department staff provided input on how CDBG resources could be used and leveraged to provide services.

The City of Hanford specifically contacted agencies representing persons with HIV/AIDS, homeless persons, low-income youth, and persons with disabilities, elderly persons, and persons with alcohol and/or substance abuse problems. Additionally, cities and governments within the region were contacted and consulted as well.

During the consultation process, the City provided detailed information about the ConPlan and the CDBG process, the City's distribution of funds and current projects using the CDBG funds. Focus group participants highlighted the priority needs in general terms and specific to their target population.

The last piece of the stakeholder outreach component involved surveying local broadband and hazard mitigation agencies. Additionally, relevant stakeholders were invited to complete surveys inquiring about the state of broadband access, broadband literacy, hazard mitigation, and resiliency efforts in the City.

To comply with HUD's broadband and resiliency requirements, the City has incorporated actions into the consolidated plan process:

- Included a description of broadband needs and vulnerability to natural hazard risks in the housing market analysis.
- For broadband: contacted public and private organizations, including broadband internet service providers, and organizations engaged in narrowing the digital divide.
- For resilience: agencies whose primary responsibilities include the management of flood prone areas, public land, or water resources, and emergency management agencies.

Due to the global pandemic of the coronavirus (COVID-19), that basic needs are the upmost needs in the community. A survey was circulated on April 29, 2020, to agencies and within the City to identify agency and citizen needs. At the time of the amendment to this plan, the most prevalent needs were food, housing, and economic development assistance (small business assistance).

**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(I)).**

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

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

The Kings/Tulare Homeless Alliance (Alliance) formerly known as the Continuum of Care (COC) is comprised of a group of service providers, advocates, public agencies, and homeless individuals to address the needs of the homeless population in the Kings and Tulare County regions. The City is an active participant in monthly Alliance meetings, which are intended to enhance coordination, share information on best practices, and develop a better understanding of the needs of the homeless population in jurisdictions across both counties. The Alliance recently implemented Every Door Open, a coordinated entry and assessment system to serve Kings and Tulare counties. Every Door Open is designed to help individuals at-risk of or currently experiencing homelessness. The coordinated entry and assessment system prioritize the most vulnerable homeless individuals, including the chronically homeless, families with children, veterans, and unaccompanied youth.

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

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

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

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

1	<b>Agency/Group/Organization</b>	CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	substance abuse
	<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>	Housing Authority of Kings County
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing 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.
3	<b>Agency/Group/Organization</b>	KINGS COMMUNITY ACTION ORGANIZATION
	<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

	<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>	Kings Tulare Continuum of Care
	<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.
5	<b>Agency/Group/Organization</b>	<b>Federal Communication Commission</b>
	<b>Agency/Group/Organization Type</b>	Other government – Federal
	<b>What section of the Plan was addressed by Consultation?</b>	<b>Broadband Internet Needs</b>

	<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.
6	<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>
7.	<b>Monkey Survey/Stakeholder Interviews</b>	<a href="#">See Attachment C</a>
8.	<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
	<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.
	<b>Monkey Survey/Stakeholder Interviews for CARES ACT Input</b>	<a href="#">See Attachment C</a>

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

Not applicable

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Kings Tulare Continuum of Care	The County of Kings is a Continuum of Care participates and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City of Hanford's Strategic Plan will provide support to nonprofits that meet the social services needs of the City residents with an emphasis on the homeless.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City participates in regional planning efforts in the County of Kings in the implementation of the Consolidated Plan as detailed above. We also work with the State of California Department of Fair Employment and Housing to track reported fair housing data.

**Narrative (optional):**

## PR-15 Citizen Participation

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Hanford published all public hearings and ConPlan summaries in The Hanford Sentinel as well as the City's website for public review and comment. The summary described the contents and purpose of the ConPlan and listed the locations where copies of the entire plan could be examined. Upon completion of the draft ConPlan, it was available for public review and comment for 30 days.

City staff developed a detailed participation plan that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through community meetings, surveys, public hearings, and social-service focus groups. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement city, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

Citizens were encouraged to participate in 2 community meetings (one was a study session), 1 Focus Group for Social Service Providers, 1 Study City Council Study Session, and 1 Public Hearing. The first community meeting was held at Hanford's City Hall on November 7th, 2018. The second was on December 3, 2018, at Coe Park Community Center which is located in a CDBG eligible community.

The City also consulted with public and private departments and agencies, and social service and non-profit organizations to understand the community's needs and available resources. The Focus Group was held December 3rd at City Hall's Training Room. Department staff provided input on how CDBG resources could be used and leveraged to provide services.

Public hearings were held February 19th and May 7, 2019. At the February 19th public hearing, members of the public and council were asked to identify community needs and priorities before the drafting of the ConPlan. During the City Council Study Session on February 19, 2019, an update was provided by Staff and The Ramsay Group (TRG) regarding the Consolidated Plan process. The purpose of the update was to provide City Council an opportunity to give direction and feedback on the types of programs, services, and public improvement goals needed during this planning term. TRG also provided an update of what had been completed thus far and provided information on what to expect during the planning process. At the May 7th, public hearing, the City Council approved all plans.

Finally, a community survey was dispersed in both English and Spanish. More than 700 surveys were completed. Responses in the survey greatly assisted the City in determining priorities as outlined in the Conplan.

As part of the community engagement process staff also surveyed over 60 stakeholders serving low-income households were specifically asked about broadband needs and digital inclusion.

As part of the community engagement process staff also surveyed over 76 stakeholders serving low-income households were specifically asked about broadband needs and digital inclusion.

Upon completion of the draft ConPlan, it was available for public review and comment for 30 days, from March 29, 2019, and ended on April 29, 2019.

Upon completion of the substantial amendment to CDBG plans, which were available for public review and comment for 30 days, from November 16, 2019 through December 17, 2019.

Upon completion of the substantial amendment to CDBG plans, which were available for public review and comment for 5-days, from May 22, 2020 through May 29, 2020.

### **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	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	The first community meeting was held at Hanford's City Hall on November 7th, 2018. During this meeting, a total of 8 citizens attended. Two of the attendees represented social service organizations, and one attendee was a city council member. The second community meeting was held on December 3, 2018, at Coe Park in their Community room and had 37 attendees. More than 75 percent of attendees were there to discuss the possibility of opening a homeless shelter near a business district in Hanford. Most, if not all, of the attendees there to consider the homeless shelter and were against the establishment.	Several comments were received including: a new homeless shelter on 6th street is not needed; lack of attention paid to south Hanford by city hall; services to the youth and homeless should be prioritized; job training is needed; need to create a cannabis industry to create jobs; gang activity is on the rise; and need to implement tiny homes communities.	All comments are accepted and appreciated	

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)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public hearings were held February 19th and May 7th, 2019. Each public hearing was well attended by citizens, social service organizations and other interested parties.	Comments received at both public hearings include questions about the allocation of funding to Kings Community Action Organization for FY 19-20. There has been an increase in the homeless problem who have lack of water; City staff should help nonprofits with filling out CDBG applications and reports; Centennial Park needs lighting, and increase involvement by other nonprofits in receiving annual CDBG social services funding.	All comments are accepted and appreciated	

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)
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing		All comments are accepted and appreciated	All comments are accepted and appreciated	

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)
4	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	More than 700 surveys were completed. Responses in the survey greatly assisted the City in determining priorities as outlined in the ConPlan.  <b>An additional 60 stakeholder interview questions were distributed to gather information on the Digital Divide process.</b>  <b>A stakeholder/resident survey was distributed to gather public input on the needs CDBG-CV dollars.</b>	The following are highest community priorities as determined by the survey:  Community Facilities- Youth Centers; Infrastructure- Street Lighting; Community Services- Youth Activities; Neighborhood Services- Cleanup of Neighborhoods and Abandoned Buildings; Special Needs Services- Homeless Shelters; Business and Jobs- Job Creation Programs; and, Housing- Affordable rental housing;	All comments are accepted and appreciated	

**Table 4 – Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

Not only is Hanford the fastest growing city compared to the other incorporated cities in Kings County, but it is also the largest city in the County and is currently home to approximately 56,910 residents. The City covers approximately 16.6 square miles and is surrounded by farmland, leading the agricultural industry to be its top economic driver.

To adequately address the City's community needs and support its thriving economy, the City has identified and assessed the areas that could benefit the most from federal investment through the U.S. Department of Housing and Urban Development (HUD). Federal funds provided under the Community Development Block Grant (CDBG) entitlement program are primarily concerned with activities that benefit low and moderate-income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI) as established by HUD, with adjustments for smaller or larger families.

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, will provide a clear picture of the City's needs related to affordable housing, community development, and homelessness. From this Needs Assessment, the City identified those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be administered.

The housing needs of the City are assessed by analyzing various demographic and economic indicators. Developing a picture of the current needs in the community begins by looking at broad trends in population, area median income, the number of households, etc. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

A key goal of the need's assessment is to identify the nature and prevalence of housing problems experienced by the residents of the City. The main housing problems looked at are: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African-Americans more cost-burdened than other racial groups? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. Understanding the magnitude and incidence of housing problems in the community is crucial in aiding the City to set evidence-based priorities for the CDBG Program. The area's public housing needs, homeless, non-homeless special housing needs and non-housing community development needs, such as public services are also discussed.

The City of Hanford has identified five priority development areas to meet the greatest needs of residents in the City. Priorities are based on responses to the 2018 Community Survey conducted in the City, information gathered in specific focus groups, interviews with various organizations and service providers in the housing and community development field, and data obtained from the 2010 Census, the American Community Surveys, Comprehensive Housing Affordability Strategy, and the City's General Plan.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	41,686	54,195	30%
Households	14,721	17,161	17%
Median Income	\$37,582.00	\$52,614.00	40%

**Table 5 - Housing Needs Assessment Demographics**

**Data** 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)  
**Source:**

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,545	1,760	2,445	1,780	9,630
Small Family Households	700	530	1,095	765	5,320
Large Family Households	240	365	435	370	1,260
Household contains at least one person 62-74 years of age	195	425	380	275	1,565
Household contains at least one-person age 75 or older	125	275	380	220	625
Households with one or more children 6 years old or younger	595	430	600	540	1,685

**Table 6 - Total Households Table**

**Data** 2009-2013 CHAS

**Source:**

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	25	55	80	220	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	95	40	40	0	175	0	10	40	10	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	205	140	300	95	740	0	0	105	75	180
Housing cost burden greater than 50% of income (and none of the above problems)	500	515	65	0	1,080	165	185	310	85	745
Housing cost burden greater than 30% of income (and none of the above problems)	95	230	520	325	1,170	25	200	285	195	705

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	175	0	0	0	175	45	0	0	0	45

**Table 7 – Housing Problems Table**

Data 2009-2013 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	860	725	460	175	2,220	165	195	455	170	985
Having none of four housing problems	255	425	805	755	2,240	40	415	725	685	1,865
Household has negative income, but none of the other housing problems	175	0	0	0	175	45	0	0	0	45

**Table 8 – Housing Problems 2**

Data 2009-2013 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	439	330	425	1,194	40	120	330	490
Large Related	190	265	70	525	0	60	170	230
Elderly	95	130	74	299	104	175	189	468

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	155	230	210	595	44	40	20	104
Total need by income	879	955	779	2,613	188	395	709	1,292

**Table 9 – Cost Burden > 30%**

Data 2009-2013 CHAS

Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	435	190	35	660	40	80	200	320
Large Related	170	140	0	310	0	30	45	75
Elderly	50	105	55	210	85	55	90	230
Other	110	180	0	290	40	30	20	90
Total need by income	765	615	90	1,470	165	195	355	715

**Table 10 – Cost Burden > 50%**

Data 2009-2013 CHAS

Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	290	180	315	95	880	0	0	100	65	165
Multiple, unrelated family households	45	0	20	0	65	0	10	45	20	75
Other, non-family households	0	0	0	0	0	0	0	0	0	0

	Renter					Owner				
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
	Total need by income	335	180	335	95	945	0	10	145	85

**Table 11 – Crowding Information – 1/2**

**Data** 2009-2013 CHAS

**Source:**

	Renter				Owner			
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

**Data Source**

**Comments:**

**Describe the number and type of single person households in need of housing assistance.**

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

#### Persons with Disabilities

Physical and mental disabilities can hinder access to housing units of conventional design as well as limit the ability of disabled individuals to earn an adequate income. The proportion of physically disabled individuals is increasing nationwide due to overall increased longevity and lower fatality rates. Mentally disabled individuals include those disabled by psychiatric illness or injury, including schizophrenia, Alzheimer's disease, AIDS-related infections and conditions related to brain trauma. Disabilities tabulated by the Census include sensory, physical and mental limitations.

According to the 2015 ACS data, 25% of Hanford's population has some sort of disability, which is higher than the regional average of 22%. The highest disability types are ambulatory and self-care difficulty. These persons often require specially designed dwellings to permit access within the unit, as well as to and from the site. They also have special needs regarding location. Because of their limited mobility, this population often needs to live close or have transportation assistance to shopping and medical facilities.

Fair Housing Accessibility Standards and California Administrative Code Title 24 sets forth access and adaptability requirements for the physically handicapped (disabled). These regulations apply to public

buildings such as motels, employee housing, factory-built housing, and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp ways, larger door widths, restroom modifications, etc. be designed to enable free access. Such standards, however, are not mandatory of new single-family residential construction. The City of Hanford offers an Emergency Repair Program which is designed to assist low- to moderate-income persons make emergency/minor repairs, disability-accessibility modifications to their home. Emergency repairs are those repairs which are necessary to safeguard against imminent danger to human life, health, and safety, or to protect property from further structural damage. Grants up to \$10,000 are available to qualifying homeowners.

#### Persons who are victims of domestic violence, dating violence, sexual assault, and stalking

Per the National Coalition Against Domestic Violence, 1 in 3 women and 1 in 4 men have been victims of some form of physical violence by an intimate partner within their lifetime. Based on these estimates, it can be assumed that 12,391 women and 9,387 over the age of 20 could have been victims of domestic violence.

Domestic violence is a leading cause of homelessness for women and their children. Many victims face homelessness when they flee abusive homes. Their experiences are confounded by economic instability, often perpetuated by abusers. Policymakers must work to ensure that safe, affordable housing is available to victims and must reduce the barriers victims face in securing and maintaining housing.

#### **What are the most common housing problems?**

HUD defines a housing problem as one or more of the following housing conditions:

- Substandard Housing - Lacking complete plumbing or kitchen facilities
- Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)
- Overcrowded - With 1.01-1.5 people per room (and none of the above problems)
- Housing cost burden greater than 50% of income (and none of the above problems)
- Housing cost burden greater than 30% of income (and none of the above problems)
- Zero/negative Income (and none of the above problems)

The cost of housing and overall affordability is by far the most common housing problem, with greater than 33 percent of all households in Hanford experiencing a cost burden greater than 30%, and 15 percent with a cost burden greater than 50%.

Cost Burden is defined as households paying more than 30 percent of their gross income on housing-related expenses. This includes rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in repayment problems, deferred maintenance or overcrowding.

## **Are any populations/household types more affected than others by these problems?**

When comparing cost burden by race/ethnicity, 21% of all Hispanic households experienced severe housing cost burden (more than 50% paid for housing), which is the highest amongst other racial/ethnic groups in the City. Hispanics also have the highest rate of cost burden (21%) in the Region (Hanford-Corcoran, CA).

Cost burden varied by income level as well. Seventeen percent of Households with Income level of >50% to <=80% HAMFI had a severe cost burden level of 17 percent. This number is much lower (5%) when compared to households with Income levels of >80% to <=100% HAMFI. Extremely low-income households (<= 30% HAMFI) are affected the most, with 65% of these households having a severe cost burden.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

### At-Risk of Homelessness

The characteristics and needs of those at risk of becoming homeless include:

- Income at subsistence level where one event can lead to homelessness.
- Current “doubling up” in a housing unit where various events can lead to homelessness.
- Levels of access and length of the process to receive support services.

The National Coalition for the Homeless (NCH) states that the fastest-growing segments of the homeless population are families with children. The NCH reports that a 2000 survey found families with children accounted for 36 percent of the homeless population. Poverty and lack of sufficient affordable housing are listed as the principal causes for homelessness among families. Additional factors include a relative decline in wages and changes in welfare programs approved during the late 1990's.

The needs of formerly homeless receiving rapid re-housing assistance include:

- On-going case management to address identified needs.
- Sustainable income to achieve permanent housing.
- Adequate resources available from state and federal support programs.

The City of Hanford works closely with the Kings and Tulare Homeless Alliance, Tulare County Health and Human Services and other partners to assist Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. The goal of these partnerships is to advocate for the homeless and those at-risk of becoming homeless residing in Hanford. The partnerships also provide a forum and environment where

collaborative public and private programs can work to improve the current delivery of services and fill identified gaps in services to the homeless and those at-risk of becoming homeless in Kings and Tulare County.

### Rapid Rehousing

Rapid re-housing is a program that provides financial assistance and services to help those experiencing homelessness to be quickly re-housed and stabilized. The Every Door Open (EDO), a project of Kings Community Action Organization (KCAO), provides Rapid Re-Housing services and support to women and children and families currently living in emergency shelters, domestic violence shelters, and places not meant for human habitation. Kings United Way (KUW) utilizes a Housing Navigator whose responsibility is to assess all referrals from street outreach, various temporary housing programs and determine eligibility for participation in the Rapid Re-Housing project. The project uses the local Coordinated Assessment System in conjunction with Rapid Re-Housing as a strategy for more effective utilization of limited resources to end homelessness. Every Door Open project collaborates with other Permanent Housing programs so clients with a higher level of needs receive the appropriate level of services and housing. The Housing Navigator coordinates the administration of the Vulnerability Index-Service Prioritization and Decision Assistance Tool (VI-SPDAT) and the management of the Housing Priority List between Kings and Tulare Counties. The Housing Navigator will ensure that eligible participants are entered into the Homeless Management Information System (HMIS), connected with appropriate housing resources, and receive rental assistance to ensure they get into housing.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

As stated previously, the operational definition of At Risk of Homelessness is the following:

- Income at subsistence level where one event can lead to homelessness.
- Current “doubling up” in a housing unit where various events can lead to homelessness.
- Levels of access and length of the process to receive support services.

The City of Hanford uses data generated by the Kings and Tulare Counties Point in Time (PIT) Survey to determine estimates of at-risk of homelessness population within the jurisdiction. The survey provides a representative sample and trends of homeless persons in the region. Although the PIT survey doesn't provide the exact number of individuals or families at-risk of homelessness, it does provide data that can assist in estimating those citizens at risk of becoming homeless, and ultimately enabling the City to tailor activities to meet their needs.

According to the PIT Survey, unemployment continues to be the most common reason cited for people experiencing unsheltered homelessness (26% or 122 adult respondents). In April 2019, the City had an unemployment rate of 7.9 percent (U.S. Bureau of Labor Statistics).

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

As stated previously, The City of Hanford uses data generated by the Kings and Tulare Counties Point in Time (PIT) Survey to determine estimates of at-risk of homelessness population within the jurisdiction. According to the 2019 PIT Survey, unemployment continues to be the most common reason cited for people experiencing unsheltered homelessness (35% or 21 adult respondents). In April 2019, the City had an unemployment rate of 7.9 percent (U.S. Bureau of Labor Statistics). Eviction is the second largest reason homelessness (26 or 16% adult respondents).

**Discussion**

In addition to the topics discussed above, the City of Hanford evaluated broadband needs of low and moderate-income households.

Almost 96% of households have broadband access by cable, fiber, or DSL and 95 percent have some type of broadband access. Approximately 90% of Hanford residents are serviced by multiple wired providers.

Most affordable housing developments in California require multiple layers of funding sources, such as Low-Income Housing Tax Credits (LIHTC) and HUD funds. These programs either mandate or encourage broadband services. All affordable housing developments in the City have access to broadband services. To assist the City in meeting the need for broadband some service providers have qualifying low-cost broadband services. A primary constraint to broadband access for most low- and-moderate income households is cost.

AT&T offers low-cost wireline home Internet service to qualifying households who meet the following characteristics: • With at least one resident who participates in the U.S. Supplemental Nutrition Assistance Program (SNAP) and • With an address in AT&T's 21-state service area, in which they offer wireline home Internet service, and • Without outstanding debt for AT&T fixed Internet service within the last six months or outstanding debt incurred under this program. 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.

## **NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For the purpose of this analysis, the furthest right columns of the tables below have been calculated (in red) to determine if a disproportionately greater need exists. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provides information for the City of Hanford that can be useful in describing overall need.

### **0%-30% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,595	260	190
White	520	74	114
Black / African American	145	4	15
Asian	25	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	885	145	60

**Table 13 - Disproportionately Greater Need 0 - 30% AMI**

**Data** 2009-2013 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,410	430	0
White	380	240	0
Black / African American	100	10	0
Asian	34	4	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	880	170	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

**Data** 2009-2013 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,805	800	0
White	545	405	0
Black / African American	70	30	0
Asian	75	0	0
American Indian, Alaska Native	29	0	0
Pacific Islander	0	0	0
Hispanic	1,020	365	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

**Data** 2009-2013 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room,
4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	690	1,005	0
White	425	550	0
Black / African American	0	25	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	265	385	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Data** 2009-2013 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room,
4. Cost Burden greater than 30%

## Discussion

## **NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

As before, the same methodology applies to calculating disproportionately greater need. A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience a housing cost burden at a greater rate (10 percentage points or more) than the income level as a whole.

### **0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,405	450	190
White	455	140	114
Black / African American	95	55	15
Asian	25	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	810	215	60

**Table 17 – Severe Housing Problems 0 - 30% AMI**

**Data** 2009-2013 CHAS

**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room,
4. Cost Burden over 50%

### **30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	845	1,000	0
White	235	385	0
Black / African American	35	75	0
Asian	34	4	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	520	530	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

**Data** 2009-2013 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room,
4. Cost Burden over 50%

#### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	990	1,620	0
White	220	730	0
Black / African American	45	55	0
Asian	69	4	0
American Indian, Alaska Native	25	4	0
Pacific Islander	0	0	0
Hispanic	585	800	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

**Data** 2009-2013 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room,
4. Cost Burden over 50%

#### 80%-100% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	270	1,425	0
White	95	880	0
Black / African American	0	25	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	175	475	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Data** 2009-2013 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room,
4. Cost Burden over 50%

## **Discussion**

### Housing Problems

It should be noted that Asians and Black/African Americans were the only two race/ethnic groups that appeared multiple times in income categories as having a disproportionate greater need relating to 1 of 4 housing problems. Conversely, Hispanics and Whites were the only racial group not to have a disproportionate need in any income category.

### Severe Housing Problems

Consistent with housing problems, Asians were the only population that appeared multiple times in income categories as having a disproportionate greater need relating to severe housing problems. Hispanics appeared in the moderate-income category (80-100%) as the only group with a disproportionate housing need. African American/Blacks and Whites did not have a disproportionate greater need relating to severe housing problems.

## **NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction:**

As before, the same methodology applies to calculating disproportionately greater need. A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience a housing cost burden at a greater rate (10 percentage points or more) than the income level as a whole. Unlike previous sections, section NA-25 does not analyze multiple housing problems that a resident may experience but focuses on Housing Cost Burden.

### **Housing Cost Burden**

<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No / negative income (not computed)</b>
Jurisdiction as a whole	11,430	3,100	2,620	255
White	6,505	1,195	1,000	114
Black / African American	450	200	170	15
Asian	370	140	125	0
American Indian, Alaska Native	44	4	0	0
Pacific Islander	20	0	0	0
Hispanic	3,900	1,460	1,255	125

**Table 21 – Greater Need: Housing Cost Burdens AMI**

**Data** 2009-2013 CHAS

**Source:**

### **Discussion:**

When comparing the jurisdiction as a whole, 17% of Hanford's population paid 30-50% of their income on housing, and 15% of the population paid more than 50%. However, there was no racial or ethnic group that experienced a disproportionately greater housing cost burden. Hispanics had the highest percentage of its population paying more than 30% (8 percent) and more than 50% (7 percent) of their income on housing costs. Whites had the second highest percentage of households with a cost burden, at 7% paying more than 30 percent and 8% paying more than 6 percent of their income on housing.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

### Housing Problems

- For extremely low-income households (0-30% AMI), 78% of this population experienced a housing problem. A disproportionately greater need exists within this category only for Black/African American, with 88% of the population experiencing a housing problem.
- In income categories 30%-50% AMI, 77% of this population experienced a housing problem. A disproportionately greater need exists within this category for Black/African Americans (91%), Asians (89%) and American Indian, Alaska Native (100%).
- In income categories, 50% -80% AMI, 69% of this population experienced a housing problem. Consistent with 30%-50% AMI income category, a disproportionately greater need exists within this category only for Asians (100%) and American Indian, Alaska Native (100%).
- Within the 80-100% AMI categories, 41% of this population experienced a housing problem. However, there was no disproportionately greater need exists within this category based on race/ethnicity.

### Severe Housing Problems

- For extremely low-income households (0-30% AMI), 69% of this population experienced a severe housing problem. No disproportionately greater need based on race/ethnicity existed within this category
- In income categories 30%-50% AMI, 46% of this population experienced a disproportionately greater need. A disproportionately greater need exists within this category only for Asians, with 89% of the population experiencing a severe housing problem.
- In income categories, 50% -80% AMI, 46% of this population experienced a disproportionately greater need. Only Asians (95%) experienced a disproportionately greater need.

- Within the 80-100% AMI categories, 16% of this population experienced a disproportionately greater need. Only Hispanics (27%) experienced a disproportionately greater need.

### Cost Burden

As previously noted, when comparing the jurisdiction as a whole, 17% of Hanford's population paid 30-50% of their income on housing, and 15% of the population paid more than 50%. However, there was no racial or ethnic group that experienced a disproportionately greater housing cost burden. Hispanics had the highest percentage of its population paying more than 30% (8 percent) and more than 50% (7 percent) of their income on housing costs. Whites had the second-highest percentage of households with a cost burden, at 7% paying more than 30 percent and 8% paying more than 6 percentage of their income on housing.

### **If they have needs not identified above, what are those needs?**

No other needs were observed in this analysis.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Based on HUD's Affirmatively Furthering Fair Housing Data and Mapping Tool, the highest percentage of households, more than 55%, experiencing one or more housing cost burden is in south-west Hanford (Map 1). Dots on the map indicate the location (or concentration) of race and ethnic groups within the City. Based on the map, Hispanics (blue dots) shows higher clustering within the south-west area. Although whites (orange dots) are also present, this group is much more clustered in the northern areas of the City (Map 2). This clustering could indicate a lack of integration which means that there is not a high concentration of people of a particular protected class in an area subject to analysis, such as a census tract or neighborhood, compared to the broader geographic area.

## NA-35 Public Housing – 91.205(b)

### Introduction

This section provides a concise summary of the needs of public housing residents. This information is gathered through consultations with the public housing agency or agencies located within the jurisdiction's boundaries.

The Housing Authority of Kings County serves Kings County and the City of Hanford. Within the City of Hanford, the Housing Authority has 559 units vouchedered through their program. No special purpose voucher (special needs) have been identified. Housing Authority's primary goal is to promote and provide a healthy, drug and crime-free environment where all the residents may have peaceful enjoyment and comfortable living arrangements without discrimination. Promoting and providing housing means facilitating, planning, developing, building, acquiring, managing, renting, selling, financing, maintaining and improving properties for housing of low to moderate-income families.

### Totals in Use

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers in use	0	0	255	599	0	599	0	0	0	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data PIC (PIH Information Center)

Source:

### Characteristics of Residents

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	12,492	13,250	0	13,250	0	0	0
Average length of stay	0	0	4	6	0	6	0	0	0
Average Household size	0	0	3	2	0	2	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0	0

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	27	123	0	123	0	0
# of Disabled Families	0	0	54	182	0	182	0	0
# of Families requesting accessibility features	0	0	255	599	0	599	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data** PIC (PIH Information Center)  
**Source:**

#### Race of Residents

Program Type	Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
					Total	Project-based	Tenant-based	Special Purpose Voucher		
								Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	White	0	0	191	439	0	439	0	0	0
Black/African American	Black/African American	0	0	53	141	0	141	0	0	0
Asian	Asian	0	0	3	11	0	11	0	0	0
American Indian/Alaska Native	American Indian/Alaska Native	0	0	4	7	0	7	0	0	0
Pacific Islander	Pacific Islander	0	0	4	1	0	1	0	0	0
Other	Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

**Data** PIC (PIH Information Center)  
**Source:**

## Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	154	266	0	266	0	0	0
Not Hispanic	0	0	101	333	0	333	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data PIC (PIH Information Center)

Source:

## Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

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

HAKC complies with Section 504 of the Rehabilitation Act of 1973 which prohibits federal agencies and all non-federal agencies receiving federal funds from excluding people with disabilities, including psychiatric disabilities, from programs or activities - including specific housing programs - because of their disability. HAKC has wheelchair-accessible apartments in Armona, Corcoran, and Hanford and is also able to provide other types of accessibility features on a case-by-case basis. For example, they have an office TDD phone and can provide smoke detectors and doorbells with flashlights for residents who are unable to hear.

## Most immediate needs of residents of Public Housing and Housing Choice voucher holders

HAKC offers a variety of services to Public Housing and Housing Choice Voucher holders in an effort to address their most immediate needs which are often education, job training, transportation, and childcare. To this end, HAKC offers a Family Self Sufficiency Program (FSS) to increase the self-reliance of Section 8 participants. A custom-tailored Individual Service Plan is created for each participant with the goal of achieving self-sufficiency within five years. The benefits of FSS are:

- o The Family Services Coordinator helps the families identify obstacles to success such as lack of education, job training, transportation, and childcare.
- o With the support of local agencies, FSS participants receive education, job training, job search assistance, and assistance with developing job skills.

Interest-bearing savings accounts are established for families who succeed in finding employment. As the earned income and rents for these families increase, money is deposited by the Housing Authority into the accounts. Upon successful completion of the program, the family receives all of the money.

### **How do these needs compare to the housing needs of the population at large**

The households of low and moderate income across the City of Hanford face many of the same housing issues as Public Housing and Housing Choice Voucher holders. According to A Portrait of California 2011, 28.4% of renters spend half of their income or more on rent and 24.3% of children ages 17 and younger live below the poverty level. Access to education, job training and childcare are often identified as needs for the population at large.

### **Discussion**

Kings County Housing Authority participants need housing assistance and services that allow them to maintain their housing stability and increase their income assets.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The U.S. Department of Housing and Urban Development (HUD) provides the following definition of homelessness: “A person is considered homeless only when he/she resides in one of the places described below:

- In places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;
- In an emergency shelter; or
- In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter”.

People can become homeless because of social structural issues such as increases in rent, loss of a job, and rising health care costs. In addition, personal experiences such as domestic violence, physical disabilities, mental illness, and substance abuse can cause people to become homeless as well. Often, one or more of these experiences factor into a household’s homeless experience.

Due to the transient nature of the homeless population, estimating the precise number of homeless persons in a community is a difficult, if not impossible, challenge. Measuring the number of homeless individuals is a difficult task in part because, in most cases, homelessness is a temporary, not permanent, condition. Also, neighboring jurisdictions often share the responsibility of servicing and assessing common homeless persons.

The findings in this report are estimates of how many people are homeless on a given night throughout Kings and Tulare Counties. The PIT Count in Kings and Tulare Counties identified 1,069 people experiencing homelessness on the night of January 23, 2019.

Similar to past enumerations, the 2019 PIT count does not include persons who were couch surfing, precariously housed, or “doubled up”. Per the HUD definition of homelessness, persons who reported spending the night in a house or apartment, a permanent housing program, medical institution, or jail, were defined as housed.

Kings County experienced a sharp increase over the 2018 count and now represents 23% of people experiencing homelessness in the bi-county region. Since a low in 2013, the bi-county region has experienced a 52% increase in people experiencing homelessness (1,069 in 2019 vs. 705 in 2013).

## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	183	50	233	33	201	352
Persons in Households with Only Children	9	0	0	0	0	0
Persons in Households with Only Adults	215	0	0	0	0	0
Chronically Homeless Individuals	54	0	0	0	0	0
Chronically Homeless Families	118	0	0	0	0	0
Veterans	26	0	0	0	0	0
Unaccompanied Child	15	0	0	0	0	0
Persons with HIV	2	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source**

**Comments:** 2019 Point In Time (PIT) results is attached with additional supporting documentation.

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that person's experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The PIT is a count of sheltered and unsheltered homeless persons on a single night in January. The U.S. Department of Housing and Urban Development (HUD) requires that a PIT count is conducted by every community receiving McKinney-Vento funding for homeless services. Annual counts include only those who meet HUD's definition of homelessness which includes only those who are sleeping in emergency shelters, transitional housing, safe havens or unsheltered situations on the night of the PIT count.

The 2019 PIT Count collected data on individuals and families experiencing homelessness on the night of Wednesday, January 23, 2019, in Kings and Tulare Counties. The Count identified 780 people who were sleeping in unsheltered situations and 289 people that were sleeping in an emergency shelter or transitional housing. In all, 1,069 people met HUD's definition of homelessness on the night of the count.

## Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	216	33
Black or African American	41	7
Asian	7	0
American Indian or Alaska Native	2	4
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	135	0
Not Hispanic	136	0

### Data Source

### Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Of the 1,069 households encountered during the 2019 PT Survey, 87 unsheltered and sheltered were families with children. For most families with children who experience homelessness, a driving factor is a shortage of rental housing that is affordable to them, given their income from employment, benefits, or other sources. When people are paying too large a share of their income for rent, even a minor crisis or setback, such as a reduction in work hours or an unexpected expense, can be de-stabilizing and result in the loss of housing. A recent survey found that nearly one in five renters with annual incomes below \$30,000 were unable to pay rent within the past three months.

Families experiencing homelessness are similar to other families that are also poor, but who have a home to live in. Both may struggle with incomes that are far less than they need to pay for housing. In fact, it is often some jolt to this precarious situation – a lost job or work hours, conflict with family members they are staying with, an unanticipated bill or violence within the home – that leads families to seek help from homeless service programs. Homeless families are usually headed by a single woman with limited education, are typically young, and have young children.

Therefore, this population needs rapid re-housing which also provides wrap-around support to increase economic stability.

### Housing assistance for families of veterans

According to the 2019 PIT Survey, 26 of the 215 adults encountered were veterans. In 2015, there was a surge in funding by the U.S. Department of Veterans' Affairs (VA) to provide supportive services to veterans and their families. This includes increased funding for the Veterans Affairs Supportive Housing (HUD-VASH)

program that provides rental assistance for homeless veterans and the Supportive Services for Veteran Families (SSVF) program that provides a range of supportive services to eligible Veteran families that are designed to promote housing stability.

This collaborative program between HUD and VA combines HUD housing vouchers with VA supportive services to help Veterans who are homeless and their families find and sustain permanent housing.

Through public housing authorities, HUD provides rental assistance vouchers for privately owned housing to Veterans who are eligible for VA health care services and are experiencing homelessness. VA case managers may connect these Veterans with support services such as health care, mental health treatment and substance use counseling to help them in their recovery process and with maintaining housing in the community. Among VA homeless continuum of care programs, HUD-VASH enrolls the largest number and largest percentage of Veterans who have experienced long-term or repeated homelessness. As of Sept. 30, 2015, HUD had allocated more funding.

#### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The 2019 Point-in-Time Survey identified the following racial and ethnic makeup of the homeless population in Kings County (note: homeless persons could belong to 1 or more of below group):

##### Race

- American Indian/Alaskan Native 12 5%
- Asian 13 1%
- Black/African American 28 12%
- Native Hawaiian/Other Pacific 1 1%
- White 165 71%
- Multiple Races 6 3%
- Unknown 20 9%

##### Ethnicity

- Hispanic/Latino 410
- Non-Hispanic/Latino
- Unknown 12

Of the 233 individuals engage, Whites represented the highest percentage of homeless (71%) based on race. Hispanics/Latinos represented the largest ethnic group at 47% of all homeless persons engaged.

#### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Approximately 48 percent of the sheltered homeless population is Hispanic, while 52 percent of the sheltered homeless population is non-Hispanic. Over half (45 percent) of the unsheltered homeless population is non-Hispanic, while 50 percent is Hispanic.

**Discussion:**

Please see the discussions above.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Non-homeless special needs refer to the needs of population subgroups that have been identified by HUD as more commonly in need of housing assistance than the general population. Due to their economic, social, mental, and/or physical conditions, these populations have difficulty finding appropriate housing. These groups include:

- The elderly and frail elderly,
- Persons with disabilities,
- Single-Parent Families and Female-Headed Households; and
- Large Families.

Additionally, individual regions often contain specific subgroups that face challenges unique to the region. This section is intended to identify the nature and extent of these needs as well as strategies being implemented to address these needs.

### **Describe the characteristics of special needs populations in your community:**

#### **The elderly and frail elderly**

The 2016 ACS data showed that about 12% (6,444 people) of Hanford's population was age 65 or older. This is more than the state average (11%) and slightly lower than the national average (13%). Affordability can be an issue of special concern to the elderly, who are often on fixed retirement incomes. In addition, the elderly may require assistance with housekeeping, maintenance, and repairs. Special design features that may be needed include the elimination of barriers such as steps and the provision of appropriate recreational, social, and transportation services and amenities.

Nearly 25% of Hanford's seniors live in owner-occupied housing and 12% were renter householders over age 65 (12%). Seniors require a variety of housing options, depending on their life circumstance. While over 70% of seniors were homeowners, a variety of factors such as fixed retirement incomes, rising health care costs and physical disabilities can result in deferred home maintenance. Hanford's housing plan includes grant or loan programs to help seniors with repairs. Seniors with mobility disabilities may also require home modifications to improve accessibility and facilitate independent living. The City has programs to ensure reasonable accommodations for persons with disabilities.

## Persons with disabilities

Because of the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau's ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodations, have a disability. In an attempt to capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation. Disabilities are most common among senior citizens. According to recent Census estimates, 42% of people 65 years of age and over reported some type of physical disability. The incidence of disabilities affecting the working-age population was considerably less, with 12% reporting having a disability.

## Single-Parent Families and Female-Headed Households

2016 ACS data indicates that 11% of all households are single-parent families (headed by females and no husband present). Single-parent families and female-headed households generally have lower-incomes, higher rates of poverty, and are more likely to live in overcrowded conditions. Typically, this special need group has lower homeownership rates and spends a larger portion of its income on housing. The head of household is generally younger than the median age for a head of household, except for seniors on Social Security. These households also face challenges due to a combination of income levels, childcare expenses, and housing availability.

## **What are the housing and supportive service needs of these populations and how are these needs determined?**

The housing and supportive service needs of Hanford's residents were determined by an assessment of 2010 Census data, 2016 American Community Survey Data, 2016 Housing Element, input from community meetings and several other local and regional data sources.

## The elderly and frail elderly

As the elderly become less independent and require more care, a continuum of housing options becomes important, ranging from independent unassisted living, to congregate or board care facilities which provide meals, maid service, and social opportunities, to nursing care facilities which provide complete medical care.

The City has several projects and programs through its HANFORD SENIOR CENTER which is located at 401 N. Irwin Street, Hanford, CA 93230 / 559-585-2519. Specific housing available for the senior population in Hanford includes the following:

1. Valley Christian Home

511 Malone Street, Hanford, CA, 93230

Assisted Living 855-363-0877

2. The Remington

2727 11th Avenue, Hanford, CA, 93230

Independent Living, Retirement Home 855-363-7039

3. Diamond Terraces

600 11th Street, Hanford, CA, 93230

Assisted Living 866-333-6554

4. Amberwood II

10960 Oakview Drive, Hanford, CA, 93230

Low Income-Affordable 877-921-0397

5. Kings View Hanford Apts

1030 Green Street, Hanford, CA, 93230

Low Income-Affordable 877-282-5094

6. Kings Garden Apts

1236 Fernot Way, Hanford, CA, 93230

Low Income-Affordable 877-282-5094

Persons with disabilities

The City adheres to State guidelines regarding disabled access and promotes the use of principals of architectural design which aid the disabled. The Americans with Disabilities Act (ADA) requires all new multi-family construction to include a percentage of units to be accessible to disabled persons. The City of Hanford monitors and requires compliance with these standards as part of the building permit review, issuance, and inspection process.

The City imposes no special requirements or prohibitions on the development of housing for disabled persons beyond the requirements of the Americans with Disabilities Act. There is no concentration restriction for residential care homes. State and federal law do not permit the City to regulate group homes of 6 or fewer residents. Group homes of 7 or more residents are permitted with the approval of a conditional use permit in identified zones. The City has also adopted procedures for providing reasonable accommodations for persons with disabilities.

#### Single-Parent Families and Female-Headed Households

Primary housing needs for these single-parent households include affordability and units of appropriate size for the age and gender mix of children. Proximity to schools and to other services and amenities is also important for this special need group..

#### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the California Department of Health Services, Office of Aids, there were a cumulative total of 172 AIDS cases reported in Kings County through year-end 2016. Persons newly diagnosed with HIV infection in 2016 were 9, which is up from 8 in 2015.

National studies have shown that at least 25% of people with disabling AIDS will need supportive housing at some time during their illness. Special needs and issues related to the HIV/AIDS population include the following:

1. Finding and keeping the house is a crisis for many individuals and families living with HIV Disease in the Kings and Tulare County areas.
2. People living with HIV Disease in Kings and Tulare Counties are at risk of losing their housing at any time because of poverty.
3. People with HIV Disease have complex health care needs and are often unemployed or underemployed, under-insured, or uninsured, which impacts their demand for supportive housing.
4. Many people are struggling with substance abuse and mental illness, in addition to AIDS.

5. Women and families with children (where one or more are affected by HIV Disease) have unique social and support service needs, which can negatively impact their ability to maintain housing.
6. Poor rental and criminal histories make it hard for some people living with HIV Disease to find housing.
7. Some people living with HIV Disease report that they face discrimination when looking for and trying to keep housing.
8. Large majorities of people want to remain in their homes and live independently for as long as possible.

Kings County CARE Program is under the Intervention and Prevention Unit. This program offers Rapid HIV testing with results in 20 minutes. The program's mission is to promote and protect the health and well-being of Kings County. Services offered are:

- Linkage to HIV/AIDS medical care
- Case management
- Counseling and education regarding HIV and safer sex practices
- Partner notification
- Emergency Financial Assistance
- ADAP-AIDS Drug Assistance Program
- HOPWA-Housing Opportunities for People With AIDS
- Program Goals are aligned with the National HIV/AIDS Strategy: Reducing HIV incidence Increasing access to care and optimizing health outcomes reducing HIV related health disparities

### **Discussion:**

The National Coalition on Homelessness reports that the lack of affordable housing is a critical problem facing a growing number of people living with HIV and AIDS. The costs of health care and medications for people living with HIV/AIDS are often too high for people to keep up with. In addition, persons living with HIV/AIDS are in danger of losing their jobs due to discrimination or as a result of frequent health-related absences. As a result, up to 50 percent of persons living with HIV/AIDS in the United States are at risk of becoming homeless.

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction's need for Public Facilities:

The Public Facilities and Services Element of the General Plan is designed to address the City's public facilities needs and the physical and fiscal impacts associated with development of these public facilities. Public facilities covered in this element include water distribution, wastewater collection and disposal, storm water collection, and solid waste collection. This element also includes City services including police and fire protection, schools, libraries, and other government facilities. To this end, the City has the following public facility's needs:

- **Water Distribution Facilities** - Hanford's water system is a ground water system. No surface water is used by the water system. Water is pumped from wells over 1,500 feet deep. The well depth is determined by the water quality. Hanford's water distribution system includes 4-inch to 30-inch pipes with water mains laid out on an approximately one-mile grid. Expansion of the system will require continued looping of lines and expansion of fire flow reserve facilities.
- **Wastewater Facilities**- Hanford's existing wastewater system includes a treatment facility south of Houston Avenue and east of 11th Avenue with a current treatment capacity of 8 million gallons per day. There is a network of over 200 miles of sewer collection lines with 21 sewer lift stations at various locations throughout the city.
- **Storm Water Drainage Facilities**-Storm water drainage infrastructure includes natural drainage channels, retention and detention basins, piping, drainage inlets, street gutters, and pump stations.
- **Solid Waste Disposal/Recycling**-The City of Hanford provides refuse collection, as well as segregated green waste and recyclable collection within the incorporated limits of the city and in designated county areas. The solid waste is taken to a disposal and recycling facility at Hanford-Armona Road and SR 43, which is operated by Kings County Waste Management Authority, a joint powers agency of which the City of Hanford is a member.
- **Law Enforcement**-The Hanford Police Department provides police protection services within the City of Hanford. The goal of the Department is to reduce the impact of crime and the fear it causes to victims of those crimes. The Department supports a policing philosophy that promotes and supports organizational strategies to address the causes of crime and social disorder through problem solving tactics and community/police partnerships. The Police Department operates out of a single station located at 425 North Irwin Street.
- **Protection and Emergency Services**-The Hanford Fire Department provides emergency and fire protection services for residents and buildings within the city limits. Emergency services provided by the Fire Department include technical rescue, hazardous materials response, emergency medical services, and emergency disaster management. Station 1, located at 350 W. Grangeville Boulevard provides service north of SR 198, while Station 2 at 10553 Houston Avenue provides south of SR 198.

### How were these needs determined?

The Public Facilities and Services Element of the General Plan.

**Describe the jurisdiction's need for Public Improvements:**

Streets and Highways

According to the City's General Plan- Transportation and Circulation Element, Hanford must plan for "a balanced, multimodal transportation network that meet the needs of all users of streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan".

Streets and highways provide opportunities for most modes of transportation, including walking, biking, personal vehicles, public transit buses, and heavy freight trucks. They are the most utilized infrastructure in the transportation network and can most easily adapt to changing needs. To this end, the Streets and Highways Needs are the following:

- City streets that meet the needs of bicyclists, pedestrians, children, motorists, persons with disabilities, the elderly, users of public transportation, and commercial goods movers.
- State highways that provide effective mobility to regions outside the Planning Area.

Downtown Hanford

According to the City's General Plan-Economic Development Element, the need for Public Improvements centers around Downtown Hanford. Downtown Hanford is the historic center for Hanford's commercial activity as well as its hub for public gathering and interaction. It is the focal point of community activity and pride. A healthy, active downtown provides a foundation for the community and conveys a positive message to prospective businesses about Hanford's quality of life. Downtowns are typically the most dynamic areas of a city, and they continually evolve to meet the needs of changing the culture over years and decades. The City of Hanford continues to engage in numerous efforts to make a place where businesses successfully operate, cultural and entertainment opportunities are enjoyed, and people can interact with each other. Specific Public improvements within Downtown include the following:

- *Downtown Infrastructure Improvements*- Maintain parking, lighting, landscaping, sidewalk and other public improvements that support business activity and movement in the Downtown area.
- *Property Based Improvement Districts*-Encourage the use of property-based improvement districts to finance infrastructure improvements that benefit all Downtown properties.

Residential Land Use

The residential land use districts vary primarily through development densities as well as the street improvements required in each district. The higher residential densities occur within the city's central core

and along arterial roadways. Residential land use designations are organized into the following categories: Low-Density Residential, Medium Density Residential, and High-Density Residential. For residential land use, public improvement needs are the following:

- *Availability of Infrastructure* - Ensure that new residential developments have sufficient urban infrastructure and public facilities to accommodate the number and type of development being proposed.
- *Maintenance Districts* - Require new residential subdivisions to form maintenance districts to maintain shared public improvements, such as landscaping, lighting, walls, streets, and other improvements as determined by the City Council.

### **How were these needs determined?**

The City of Hanford's General Plan.

### **Describe the jurisdiction's need for Public Services:**

The Public Facilities and Services Element is an element of the General Plan which includes City services including police and fire protection, schools, libraries, and other government facilities. According to this Element, the following are the Public Services Needs of the City:

#### **Law Enforcement**

The Hanford Police Department provides police protection services within the City of Hanford. The goal of the Department is to reduce the impact of crime and the fear it causes to victims of those crimes. The Department supports a policing philosophy that promotes and supports organizational strategies to address the causes of crime and social disorder through problem solving tactics and community/police partnerships. The Police Department operates out of a single station located at 425 North Irwin Street. Law Enforcement Needs:

- Crime prevention and reduction throughout the community.
- Functional public buildings to adequately house police protection personnel and equipment.

#### **Fire Protection and Emergency Services**

The Hanford Fire Department provides emergency and fire protection services for residents and buildings within the city limits. Emergency services provided by the Fire Department include technical rescue, hazardous materials response, emergency medical services, and emergency disaster management. Station 1, located at 350 W. Grangeville Boulevard provides service north of SR 198, while Station 2 at 10553 Houston Avenue provides service south of SR 198.

The Kings County Fire Department also provides additional services for the unincorporated areas, as well as serving as the Office of Emergency Management for all of Kings County. There are two County fire stations just outside the Plan Area, on Houston Avenue just east of SR 43, and in the community of Armona. American Ambulance, a private company, provides emergency medical transportation services in the Plan Area. Fire Protection and Emergency Services Needs are:

- Prevention of loss of life and property from fire or other disaster.
- Functional public buildings to house fire and emergency services personnel and equipment.

### School Facilities

There are six elementary school districts and one high school district within the Planning Area. They are Hanford Joint Union High School District, Hanford Elementary School District, Pioneer Union Elementary School District, Kings River-Hardwick Union Elementary School District, Kit Carson Union Elementary School District, Lakeside Union Elementary School District, and Armona Union Elementary School District. There are also private schools that provide educational services. School Facilities Need is:

- Adequate provision of school facilities to serve projected growth.

### Other Public Buildings and Services

The City of Hanford owns and operates a number of public buildings that provide governmental and civic services to the community. Public Buildings and Services needs are:

- Timely, functional, safe, and attractive public buildings that meet the needs of current and future residents. The Civic Center Park, and its adjacent public buildings, are a focal point in the community and act as gathering places for a number of activities. The site includes the Civic Auditorium, the Veterans Memorial Building, the Bastille, and the old County Courthouse.

### **How were these needs determined?**

The City of Hanford's General Plan.

## **Housing Market Analysis**

### **MA-05 Overview**

#### **Housing Market Analysis Overview:**

There are 18,777 total housing units in the City of Hanford, based on the American Community Survey. Most of the data used here is derived from the 2009-2013 5-year estimates, coupled with information from federal, state, county and Hanford City sources. Most of the housing units in the area are over 30 years in housing age. However, due to consistent funding initiatives, most of these units are in good condition.

Most of the housing units are 1-unit detached structures, which serve households with an average family size of 3.01 people. This is commensurate with the majority of structures having 2 or 3 bedrooms. Relationships between income and affordability of housing are also highlighted, to show trends in overpayment as well as overcrowding that affect access to better housing. The link between workforce skills and income is also explored to further show the relationship between level of income and housing.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Based on the 2009-2013 ACS, the structures with the highest number of units continue to be the highest at 13,806 (73.5%). This is an increase from 13,126 during the 2006-2010 period. The smallest number of units in the City are mobile homes, which account for 2.3%. Multifamily units are a combined 4,539, comprising 24.2% of the total. The 2- or 3- bedroom structures were the highest, with 74.5% of them being owner-occupied and 73.3% of them being rented. The lowest size by tenure, was the no-bedroom structures, at 68 owner-occupied and 195 rented units.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,806	74%
1-unit, attached structure	479	3%
2-4 units	1,819	10%
5-19 units	1,360	7%
20 or more units	881	5%
Mobile Home, boat, RV, van, etc	432	2%
<b>Total</b>	<b>18,777</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source

Comments:

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	68	1%	195	2%
1 bedroom	77	1%	3,121	33%
2 bedrooms	7,195	74%	5,500	58%
3 or more bedrooms	2,318	24%	713	7%
<b>Total</b>	<b>9,658</b>	<b>100%</b>	<b>9,529</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source

Comments:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

## The City of Hanford Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) program was established by the federal Housing and Community Development Act of 1974. The California program is administered by the Department of Housing and Community Development (HUD). There are several areas under which applications can be made. They can be done through general allocation that includes housing acquisition, rehabilitation, public works and community facilities or through the Economic Development components, such as infrastructure grants, micro-enterprise assistance, loans, and grants for businesses. The State of California makes these funds available for different jurisdictions to make applications under one or both application tracks. The allocations are made for the specified activities indicated in the applications of the successful applicants after they enter into contracts with the State. The projects are required to benefit low- to moderate-income households that have up to 80% of the county HAMI. The City of Hanford emergency repair program and the water utility payment assistance program are funded from these allocations.

## The Housing Choice Voucher program

This is administered by the Kings County Housing Authority. The program is funded by the federal government through HUD. The purpose is to create opportunities for affordable rental housing by low-income families, to ensure availability and affordability of safe housing units. This program also involves private owners and rentals. Interested parties apply and are put on a waiting list. Upon selection, the level of income and other considerations are ascertained by way of documentation. The landlords/owners select their tenants, and the preceding paperwork is submitted to the Kings County Housing Authority. Once a housing-assistance payment contract is signed, the beneficiaries have a subsidy on their rent. The maximum rental subsidy is the payment standard, minus the total tenant payment. The total tenant payment is the highest of:

- 30% of adjusted income
- 10% of the total monthly income
- the welfare rent
- minimum rent (\$50)

## The HOME Buyer Program

Referred to as the Home Sweet Home First-time Buyers program in the City of Hanford, the program gives persons looking to buy their first home an opportunity to qualify for home ownership. According to the Kings County guidelines for the HOME program, this assistance is provided in the form of deferred payment for affordable housing units that will be occupied by the homebuyers as their primary residence. The program offers a 30-year loan with deferred payments (meaning no payment due) for the entirety of the loan term. The loan carries a 2% fixed interest rate and is secured by the Second Deed of Trust. The loans cover an amount not exceeding \$75,000 for a deposit or closing amount for any new or existing units within the jurisdiction. This program also targets low- to moderate-income households.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There are 44 complexes, consisting of 2,400 units, currently under subsidized housing contracts in Kings County. Of these units, 766 are in Hanford, with no risk of loss from the affordable housing inventory to the market rate. This is because the contract period ranges from a 10-year period to perpetuity.

**Does the availability of housing units meet the needs of the population?**

The availability of housing units is much determined by incomes and physical availability of housing units. In Hanford, referencing the ACS 5-year estimates from 2009-2017, there is an increase in the number of households that pay over 30% of their income over 12 months to maintain their homes. For owner-occupied housing units, this was mainly the case for very low- to low-income households. The same was the case for renter-occupied units. This shows the number of affordable housing units is still not sufficient for the population. This may, however, be mitigated by the Regional Needs Housing Allocation Plan (RNHA) for Kings County 2016-2023. The Plan seeks to indicate the number of units the County needs to plan for to ensure quality and affordable housing. The RNHA also needs to consider zoning regulations, as well as development in otherwise underutilized areas. The recommended number of additional units is 4,832 for the City of Hanford.

**Describe the need for specific types of housing:**

With a rising population of an average of 3 people per household, there is greater need for more multi-family units. Based on the RNHA Plan, the low-income households should be considered. This is shown in the table below, extracted from the 2016-2023 approved housing element.

**Regional Housing Needs, 2016-2023**

**Discussion**

The number of units includes those built and those preserved. Those built or preserved by 1 January 2014 are added to the new RNHA Period from 2016-2023. While there is no risk of losing units in the affordable housing programs, there are still possibilities of changes in the market, due to the rising costs of houses and rent. While there is a great need for extremely low- to moderate-income households, it is important to further examine the overcrowding rate, which is directly proportionate to income level. This will help determine the number of units required to fulfill the need over a one- to two-year timestamp. This may, in turn, reduce the number of households overpaying within the affordable housing programs. It is important to also note that the zoning regulations will greatly affect the number of housing units. This will be further examined in a later section within this document.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

This section describes the cost of housing in the City of Hanford and also in the greater Kings County. The focus is not only on the value of housing units but also on the ability of renters and owners to afford housing. This data is primarily extracted from the ACS 5-year estimates for 2009-2013. This highlights the affordability of housing in the City of Hanford, particularly for extremely low- to moderate-income households. The fair market rent is determined by the housing demand and supply in an area, while the HOME Rent is what beneficiaries of the affordable housing programs pay.

### Cost of Housing

	<b>Base Year: 2018</b>	<b>Most Recent Year: 2019</b>	<b>% Change</b>
Median Home Value	178,800	192,900	8%
Median Contract Rent	843	876	4%

**Table 29 – Cost of Housing**

#### Data Source

Comments:

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	746	0.0%
\$500-999	3,526	0.0%
\$1,000-1,499	2,369	0.0%
\$1,500-1,999	746	0.0%
\$2,000 or more	229	0.0%
<b>Total</b>	<b>7,616</b>	<b>0.0%</b>

**Table 30 - Rent Paid**

#### Data Source

Comments:

### Housing Affordability

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	255	No Data
50% HAMFI	785	339
80% HAMFI	3,170	1,084
100% HAMFI	No Data	2,044
<b>Total</b>	<b>4,210</b>	<b>3,467</b>

**Table 31 – Housing Affordability**

Data 2009-2013 CHAS

Source:

**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	747	752	929	1,331	868
High HOME Rent	720	752	929	1,065	1,169
Low HOME Rent	525	562	675	778	1,496

**Table 32 – Monthly Rent**

Data Source

Comments:

**Is there sufficient housing for households at all income levels?**

Based on the Kings County RHNA for 2016-2023, the required units are indicated in MA-10, which examines the number of housing units. In addition, the percentages for each income group are indicated below:

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Affordability is greatly determined by the level of income. The median household income in Hanford for 2017 was \$55,327. The cost of housing is considered overpayment when more than 30% of the household income is used to secure housing. The median home value has increased by \$2,820 and the median home rent has increased by \$79.20 every year, from 2013 to 2017. The affordable monthly rent for extremely low-income households is \$606, while the maximum affordable rent is \$724. Maximum affordable rent for low-income households is \$1,158 and \$1,758 for moderate-income households. It is likely that overpayment by both renters and owners will increase.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The area median rent is \$876. However, the fair market rent and high HOME rent for 2- and 3- bedroom households, which are occupied by 73.3% of renters, are significantly higher at \$929, \$1,331 and \$1,065. This shows that moderate-income households are already paying the fair market rate for affordable housing. While the share of units that need to be built for moderate incomes is 17.9% of the total for Hanford, more needs to be done to preserve the existing affordable housing units in order to maintain the current inventory.

## Discussion

The table below shows housing demand and growth factors for the City of Hanford. The Growth Rate is determined by the jurisdiction as a percentage of the Kings County total. The adjacent figures are weights determined by the effect on housing growth as determined by RHNA 2014 methodology. The Regional Housing Needs were determined in 2014 by the Department of Housing and Community Development.

The most common structures are currently the single detached houses. To be able to meet the housing demand, the allocated units should be multi-unit structures. This is affected by the factors above. While housing costs can affect the affordability of housing, the policies that govern construction and maintenance, such as zoning regulations, will need to be thoroughly considered. This can be examined further in MA-40, which will look at barriers to affordable housing.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section will examine the state of housing units to determine the level of suitability for both occupied and vacant units. Housing units need to be maintained to ensure reinvestment, safety and quality of housing. There are 4 conditions examined under the ACS data to determine the need for rehabilitation: lacking complete plumbing facilities, lacking complete kitchen facilities, with 1.01 or more occupants per room, selected monthly owner costs as a percentage of household income greater than 30 percent, and gross rent as a percentage of household income greater than 30 percent.

### Definitions

According to the California housing law and regulations, a housing unit is considered substandard when its condition endangers “the life, limb, health, property, safety, or welfare of the public or the occupants”. These conditions include inadequate or lack of sanitation facilities such as poor water supply, lavatory and shower; structural hazards such as poor or deteriorating flooring, foundations and walls, and poor condition of wiring and plumbing to name a few.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	0	0%	0	0%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	0	0%	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

Table 33 - Condition of Units

Data 2009-2013 ACS

Source:

**Introduction**

This section will examine the state of housing units to determine the level of suitability for both occupied and vacant units. Housing units need to be maintained to ensure reinvestment, safety and quality of housing. There are 4 conditions examined under the ACS data to determine the need for rehabilitation: lacking complete plumbing facilities, lacking complete kitchen facilities, with 1.01 or more occupants per room, selected monthly owner costs as a percentage of household income greater than 30 percent, and gross rent as a percentage of household income greater than 30 percent.

**Definitions**

According to the California housing law and regulations, a housing unit is considered substandard when its condition endangers "the life, limb, health, property, safety, or welfare of the public or the occupants". These conditions include inadequate or lack of sanitation facilities such as poor water supply, lavatory and shower; structural hazards such as poor or deteriorating flooring, foundations and walls, and poor condition of wiring and plumbing to name a few.

**Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,725	28.2	2,861	38.1
With two selected Conditions	199	2.1	842	11.2
With three selected Conditions	0	0	19	0.3
With four selected Conditions	0	0	35	0.5
No selected Conditions	6,734	69.7	3,746	49.9
<b>Total</b>	<b>9,658</b>	<b>100</b>	<b>7,503</b>	<b>100</b>

TABLE 28 - CONDITION OF UNITS

Data Source: 2009-2013 ACS

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	0	0%	0	0%
1980-1999	0	0%	0	0%
1950-1979	0	0%	0	0%
Before 1950	0	0%	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

TABLE 29 - YEAR UNIT BUILT

Data Source: 2009-2013 CHAS

HANFORD

Consolidated Plan

OMB Control No: 2506-0117 (exp. 06/30/2018)

**MA20****Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,028	21	900	12
1980-1999	3,757	38.9	2,416	32.2
1960-1979	2,337	24.2	2,641	35.2
Before 1960	1,526	15.8	1,538	20.5
<b>Total</b>	<b>9,648</b>	<b>100</b>	<b>7,495</b>	<b>100</b>

Table 34 – Year Unit Built

Data 2009-2013 CHAS

Source:

**Year-Unit-Built¶**

Year-Unit-Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000-or-later	2,192	22%	709	11%
1980-1999	4,088	40%	2,446	37%
1950-1979	3,056	30%	2,816	42%
Before-1950	814	8%	702	11%
<b>Total</b>	<b>10,150</b>	<b>100%</b>	<b>6,673</b>	<b>101%</b>

Table 34

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	0	0%	0	0%
Housing Units build before 1980 with children present	0	0%	0	0%

Table 35 – Risk of Lead-Based Paint

Data 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)  
Source:

¶  
¶

**Risk-of-Lead-Based-Paint-Hazard¶**

Risk-of-Lead-Based-Paint-Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total-Number-of-Units-Built-Before-1980	3,870	38%	3,518	53%
Housing-Units-build-before-1980-with-children-present	705	7%	6,090	91%

Table 35

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data 2005-2009 CHAS  
Source:

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
■ Vacant Units	4363	43	4406
■ Abandoned Vacant Units	19	0	19
■ REO Properties	19	0	19
■ Abandoned REO Properties	19	0	19

**Table 36**

### Need for Owner and Rental Rehabilitation

Homes need more maintenance after 30 years. 7,620 owner-occupied units and 6,595 renter-occupied units require frequent maintenance and preservation to maintain their quality. A comprehensive survey was conducted in 2010 by all counties in the state, and the units were divided into these categories – sound, minor repair, moderate repair, substantial repair, or dilapidated. The results for Hanford were as follows:

Source: Housing Conditions Reports for individual jurisdictions (2008-09)

This shows that most of the housing units in Hanford are well maintained. The Community Development Block Grant provides funding for the rehabilitation of housing units. The zoning and building regulations for each area need to be adhered to, and rehabilitated homes should be residential units that will be occupied post-rehabilitation.

### Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Homes built before 1978 have a risk of lead-based paint hazards especially those that are 50+ years old. These structures require substantial repairs such as plumbing systems, electrical re-wiring and upgrades, ceiling repairs and repainting as well.

**Amendment to include to consider two additional concepts in the consolidated planning efforts.** The first concept is how to address the need for broadband access for low and moderate-income residents in the communities they serve. The second concept added to the Consolidated Plan process requires local jurisdictions to consider incorporating resilience to natural hazard risks, taking care to anticipate how risks will increase due to climate change, into development of the plan to begin addressing impacts of climate change on low- and moderate-income residents. Specifically, the rule requires that States and localities that submit a Consolidated Plan describe the broadband access in housing occupied by low- and moderate-income households. If low income residents in the communities do not have such access, States and jurisdictions must consider providing broadband access to these residents in their decisions on how to invest HUD funds. **December 17, 2019**

## **Broadband and Resiliency Requirements**

Describe actions to address the need for broadband access for low- and moderate-income residents.

In today's data-driven society, internet is no longer an optional luxury, but a necessary utility. Children and students of all ages need it for homework, research, and learning. It is an indispensable resource for job seekers. Often it is required to apply for jobs as more employers eliminate paper job applications and resume submission. People seeking employment use the internet for instructions on proper résumé format, how to prepare for interviews, and how-to follow-up with potential employers. They also search databases for employment opportunities and submit applications online faster than through the mail or hand-delivery. Since free Wi-Fi and public-use computers are limited throughout Hanford, without internet in their homes are disadvantaged in both access to education and employment. The high cost of internet then becomes a barrier for households occupied by people with low income.

### **Broadband Internet and Accessibility**

The City of Hanford is an urbanized community with easy access to broadband services throughout the City, including the Low- and Moderate-Income areas. The City is served by four major providers such as AT&T, XFINITY from Comcast, Earthlink, Frontier Communications offering the fastest internet. The Kings County Library located in Hanford offers publicly funded free internet to the public. Hanford has a total of 18 provider networks: 1 cable, 2 copper providers, 3 DSL providers 4 fiber providers, 1 fixed wireless provider, 5 mobile broadband providers, 2 satellite providers.

While 3% of Americans still use dial-up internet at home, 84 the standard connection is broadband. According to the Federal Communications Commission, broadband is defined as internet with a download speed of 25 Mbps, and an upload speed of 3 Mbps—this was changed in 2015 from 6 Mbps download speed and 1 Mbps upload speed. The average download speed in Hanford is 42.58 Mbps.

Most affordable housing developments in California require multiple layers of funding sources, such as Low-Income Housing Tax Credits (LIHTC) and HUD funds. These programs either mandate or encourage broadband services. All affordable housing developments in the City have access to broadband services. To assist the City in meeting the need for broadband some service providers have qualifying low-cost broadband services. A primary constraint to broadband access for most low- and moderate-income households is cost.

AT&T offers low-cost wireline home Internet service to qualifying households who meet the following characteristics: • With at least one resident who participates in the U.S. Supplemental Nutrition Assistance Program (SNAP) and • With an address in AT&T's 21-state service area, in which they offer wireline home Internet service, and • Without outstanding debt for AT&T fixed Internet service within the last six months or outstanding debt incurred under this program. 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.

HUD defines the term “broadband” as high-speed, always-on connection to the internet or also referred to as high-speed broadband or high-speed internet.

**Broadband Speeds:** Broadband infrastructure includes coaxial cable television wiring that supports cable modem access, fiber optics, or permanent infrastructure that would provide broadband speeds to dwelling units wirelessly. Therefore, accessibility can be defined as merely having a dwelling wired to receive broadband. No one in Kings County has access to a fiber optic broadband connection. <https://www.pewresearch.org/fact-tank/2013/08/21/3-of-americans-use-dial-up-at-home/>

Over 90% of the population in Hanford are serviced by multiple wired providers, according to the California Interactive Broadband Map, however, over 21% of Hanford residents do not use broadband internet at home. Some residents simply have no available access, while others do not use broadband internet because of digital illiteracy and/or the high cost for broadband service.

**Emergency Management Agencies:** Kings County's Office of Emergency Management (OEM) is the County's emergency management agency, responsible for coordinating multi-agency responses to complex, large-scale emergencies and disasters within Kings County. It is the responsibility of the Office of Emergency Management to develop and maintain the Emergency Operations Plan (EOP), which serves as a guideline for who will do what, as well as when, with what resources, and by what authority--before, during, and immediately after an emergency. OEM provides dedicated staff responsible for managing the County Emergency Operations Center (EOC) and developing and implementing training and exercise programs designed to coincide with the processes and procedures within the EOP.

The Office of Emergency Management is the conduit for information and resource coordination between the State of California and the local governments of Kings County (the Kings Operational Area), as defined in California's Standardized Emergency Management System (SEMS). The Kings Operational Area includes the cities of Avenal, Corcoran, Hanford and Lemoore, as well as the political subdivisions of the County.

## Discussion

The Community Development Block Grant (CDBG) has been providing funding for Kings County and all its jurisdictions, including the City of Hanford, through grants for homeowners, particularly from low-income households, to preserve their homes. The City of Hanford rehabilitation program also provides homeowners with an opportunity to receive loans to repair their homes, so that they are compliant with the housing health and safety codes. The funds are allocated to provide both substantial and moderate repairs for low-income households. There is still more funding required to rehabilitate and repair households that are renter occupied. This is of paramount importance, since 2.5% of renter-occupied households experience severe overcrowding, which is an indicator of a lack of adequate income to afford housing.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The information in this section shows the number of housing units in the public and assisted-housing programs, along with goals set to ensure continuity of existing programs to maintain the units. These are mainly coordinated through federal funds disbursed through the Kings County Housing Authority and agencies. There are various developments in Hanford including:

- Cameron Commons, which has 7 two-bedroom and 3 three-bedroom units at other low-income levels and 17 two-bedroom and 5 three-bedroom units at very-low-income levels
- Sunnyside Village with 151 one- to five-bedroom homes
- Sycamore Court which has 17 two- to four-bedroom homes

### Totals Number of Units

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project-based	Tenant-based	Special Purpose Voucher			
								Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			268	688			0	0	0	
# of accessible units										

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 37 – Total Number of Units by Program Type**

Data PIC (PIH Information Center)

Source:

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Most of the housing units within the jurisdiction are in good condition. There are about 766 housing units in Hanford that have been created through city, state, federal and county programs that will be continuously

monitored, to ensure that they become at-risk housing for transition into market-rate rent. The following table shows the number of housing units in different affordable housing programs within Hanford.

### **Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>

**Table 38 - Public Housing Condition**

#### **Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

This is explained in detail in MA-20 above. In summary, there will be continued funding through the CDBG, to ensure at least 10-15 units are rehabilitated annually, particularly in southwest and central Hanford.

#### **Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The Kings Housing Element 2016-2023 Plan outlines the following goals to ensure housing needs are met in all Kings County jurisdictions, including the City of Hanford.

##### **GOAL 1. Improve and maintain the quality of housing and residential neighborhoods.**

Policy 1.1 Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.

Policy 1.2 Assist in the repair, rehabilitation, and improvement of residential structures; demolish and replace structures which are dilapidated and beyond repair.

Policy 1.3 Invest in infrastructure and public facilities to ensure that adequate water, sewer, roads, parks, and other needed services are in place to serve existing and future residential developments.

Policy 1.4 Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.

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

Policy 2.1 Provide adequate sites for housing through appropriate land use, zoning and development standards to accommodate the regional housing needs for the current planning period.

Policy 2.2 Work collaboratively with nonprofit and for-profit developers to seek state and federal grants to support the production of affordable housing.

Policy 2.3 Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.

Policy 2.4 Support the construction of well-designed and energy-efficient high-quality single- and multi-family housing.

**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.

**GOAL 4. Provide housing assistance to extremely-low-, very-low-, low-, and moderate-income households and those with special housing needs.**

Policy 4.1 Support the provision of rental assistance to provide affordable housing options for extremely-low-, very-low- and low-income households.

Policy 4.2. Participate in efforts to expand homeownership opportunities to lower- and moderate-income households through down-payment assistance and other homeownership programs.

Policy 4.3 Support the provision of housing suitable for special-needs groups, including seniors, people with disabilities, homeless people, military personnel, large households, single-parent families, and farm workers.

Policy 4.4 Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of housing.

**GOAL 5. Further equal housing opportunities for persons, regardless of status.**

Policy 5.1 Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.

Policy 5.2 Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.

**Discussion:**

About 175 units are operated in Hanford. These affordable-housing units are operated for the entire Kings County, since Hanford is the largest area in the jurisdiction. The Goals from the 2016-2023 housing element intend to continue most of the preservation programs that serve housing in very-low- to moderate-income areas. These should be considered when drawing up the next action plan for the area, to ensure continuity and improvements in public and accessible housing.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

This section explores alternative housing for persons who are homeless within the City of Hanford and the greater Kings County area. The groups particularly at risk are youth, persons with health issues (including those with mental illness and/or substance abuse issues), and veterans. While causes for homelessness have not been captured in this section, different programs facilitated, from the federal to the local level, seek to improve the quality of life of homeless persons. Homelessness here captures people who live in places unsuitable for human habitation, (such as cars), persons who live with other people but are not official tenants (better known as 'couch surfing'), and persons who have no shelter at all. This section also outlines some of the existing interventions to assist these people, including housing, healthcare, and employment/job training initiatives.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source** Please see the inventory of beds attached with supporting documents.

**Comments:**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

While this is not the full list of services and programs, they are reflective of what is provided in the community. These include the following:

CalWORKs Program- The California Work Opportunity and Responsibility to Kids (CalWORKs) is a state assisted initiative that gives cash and services to families in need. The program is for families that have a child/children

in the home who have been deprived of parental support or care because of the absence, disability or death of either parent, families with a child/children when both parents are in the home but the principal earner is unemployed, and the caretaker relatives of a foster child/children. Initiatives under this program in Kings County include:

- The CalWORKs temporary home program--This program offers subsidies for temporary accommodations for families. It offers 16 days of hotel vouchers at \$65/night for a family of three and an additional \$15 each for any additional family members.
- The CalWORKs Permanent Homeless program--A security deposit on permanent housing and utility deposits is offered. It is available to families once every twelve (12) months. Monthly rent must be no more than 80% of the family's total monthly household income.
- The CalWORKs Arrears Program--This offers up to two (2) months of missed rent payments. It is also available to families once every twelve (12) months. Monthly rent must be no more than 80% of the family's total monthly household income.

Housing Support Program--This is available for families already receiving CalWORKs benefits. It offers security deposit, tiered rental subsidy for up to ten (10) months, utility deposits, and appliances/furniture.

Bringing Families Home--This is for families that only require housing to reunite. Families also require a plan to show they can sustain the rent after the program ends. This is reviewed on a case-by-case basis.

Karelink--This is part of the Medi-Cal program, which offers low-cost or free medical services to low-income adults and persons suffering from substance abuse and/or mental health, families with children, seniors, persons with disabilities, pregnant women, children in foster care, and former foster youth up to age 26. The program works on referrals, by creating links to different health-service providers and caregivers within Kings County.

Welfare to Work Program--This is for CalWORKs eligible families with the main aim of creating opportunities to improve skills and get work opportunities. Services offered include Vocational Training/College Course Work, High School Diploma/GED Classes, Domestic Violence Assistance, Job Search Classes and Referrals, and Alcohol and Drug Counseling and Treatment Referrals.

Cal Fresh Program (formerly called Food Stamps): Provides subsidized food budgets for families with low incomes, to ensure balanced nutrition, and other essential items. This is done through the Electronic Benefit Transfer cards.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

There are a number of facilities and programs that address homelessness throughout Kings and Tulare Counties. While this is not the full list of services and facilities, it is reflective of what is provided in the community. Services include the following:

Hannah's House— Located in Hanford, it provides transitional housing and inpatient substance- abuse treatment for women. It is also open to homeless individuals, people with children under 5 years old, those who require pre-natal care, and to people with substance abuse issues.

Kings United Way— Homeless Information Management system that was set up by HUD as a database for potential funders on programs within the county. There are 19 organizations and 48 programs under this system in Kings and Tulare Counties, including:

- Visalia Rescue Mission— Facility offers hot meals and overnight accommodations seven days a week, 365 days per year, 24 hours a day. It provides 30 beds for homeless individuals who are released from the hospital or experiencing illness living on the streets. An additional 79 days to cater to other groups. There is also a transitional shelter program that assists homeless persons to get permanent housing and employment. The program also provides medical care, job development, and life coaching and substance-abuse recovery.
- The Salvation Army— Provides vouchers for motels to provide temporary shelter. They also provide rapid re-housing and homeless prevention for veterans and their families through Supportive Services for Veteran Families (SSVF) program and clothing for homeless and low-income persons.
- The Kings County Action Organization— KCAO coordinates Every Door Open (EDO) project. It provides rapid re-housing for women and children, persons in domestic- violence shelters, and families currently living in places not meant for human habitation. The initiative also gives access to CalFresh and Medi-Cal. Mental health services are coordinated with Kings County Behavioral Health for persons with substance- and alcohol-abuse issues.

Aspiranet— Transitional-housing program for youth ages 18-24 who are transitioning into adulthood from the foster care or probation system. The program helps youth with needs such as transportation, housing, emotional support, mental health, ongoing education, job readiness training, and employment.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

The number of homeless persons and families in Kings County increased from 175 in 2018 to 250 in 2019 based on the Kings & Tulare Counties 2019 Point in Time Count (PIT). In Hanford alone, homelessness increased from 175 to 233 in 2018 and 2019 respectively.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

#### **The elderly**

The 65+ age group is the fastest-growing population segment in Kings County. Some of them require assistance to stay in their homes, due to limited income, higher medical costs, and/or physical limitations/disabilities. A majority of people in this age group are also homeowners, but fixed incomes and rising costs result in deferred home maintenance. Renters in this category are at a high risk of homelessness, due to rising rental costs. They require support through the affordable housing programs, such as Section 8, as well as affordable healthcare services and care facilities in their residential areas.

#### **Persons with disabilities**

Disabilities are divided into 6 categories based on ACS data: visual disability, independent living disability (difficulty doing errands alone due to mental, physical or emotional conditions), hearing disability, cognitive disability (difficulty with memory, focus or decision making), self-care disability (difficulty bathing or dressing) and ambulatory disability (difficulty walking or climbing). Persons with disabilities are at high risk of homelessness, due to their inability to work or earn a regular income. They require support through the affordable housing programs. They also require support to access healthcare and for home modifications for easier mobility in their homes.

#### **Persons with HIV/AIDS**

Without stability through housing, it is increasingly difficult for persons suffering from HIV/AIDS to receive consistent medical care. This is also the case for homeless persons and people who have substance-abuse issues and suffer from HIV/AIDS. There is need for consistent medical care for anti-retroviral therapy and proper nutrition to manage the condition. Programs such as Housing Opportunities for People with AIDS (HOPWA) will need to continue providing these services, particularly for low-income households.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

**Anchors Supportive Housing**— ANCHORS, completed in 2015, was developed to provide permanent and supportive housing for individuals and families of those living with a severe mental illness/emotional disturbance. The program was a partnership between the Kings County Housing Authority and the Kings County Behavioral Health Department and. It consists of a housing complex which has five (5) – two (2) bedroom units. The program also has a Recovery Support Coordinator on site who provides the support, referral and linkages needed by residents. There is also a wellness center on site

**Kings County Veterans Services**— Federal government funded. It is particularly targeted to veterans and their families. The program within the state of California and Kings County provides employment and unemployment assistance, business license, tax and fee waiver, as well as property tax exemptions. In addition, counseling and other medical services are offered, as well as support groups for those with Post-Traumatic Stress Disorder (PTSD).

**Whole-Person Care**— Pilot program in collaboration with Medi-Cal and Karelink. It is a support program designed to “improve the health of high-risk, high-utilizing patients through the coordinated delivery of physical health, behavioral health, housing support, food stability, and other critical community services”.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

**The consolidated plan must provide a concise summary of the priority housing and supportive service needs of persons who are not homeless but who may or may not require supportive housing. During the 2019-20 fiscal year, the City plans to 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 This activity linked to the City’s 2019-20 Goal of supporting special needs programs and services.**

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Within the 2019 Annual Action Plan, the City plans to fund the Senior Utility Assistance program in the amount of \$120,000 and Emergency Repair programs in the amount of \$21,000 to assist non-homeless populations who require supportive housing (i.e. frail and elderly in need of ADA accessible ramps). This activity linked to the City’s 2019-20 Goal of supporting special needs programs and services.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Housing Ordinances and building regulations ensure order and construction of quality housing units; however, the compliance requirements can raise the cost of housing significantly. High housing costs will mean that the affordable housing inventory might not increase, since new units may have fair market rates. Some of the regulations and compliance requirements include residential permits, planning and development fees, and environmental assessment fees. Rehabilitation of housing, or any improvements, are also not exempt from these regulations. While they are absolutely necessary to maintain the quality of housing, the costs associated with compliance could deter preservation of already existing units, since the funds for assisted-housing grants are limited.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The purpose of this section is to show how the level of education affects employment type. This, in turn, affects the level of income and the type of housing a household can afford to occupy. The information on business activity covers the entire Kings County area, which is primarily an agricultural area. Hanford, the largest city in the jurisdiction, has the highest number of white-collar jobs and closest proximity to the workplace.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,232	336	16	3	-13
Arts, Entertainment, Accommodations	1,683	1,791	12	15	3
Construction	537	234	4	2	-2
Education and Health Care Services	2,642	4,427	19	38	19
Finance, Insurance, and Real Estate	621	616	5	5	0
Information	157	123	1	1	0
Manufacturing	1,854	621	14	5	-9
Other Services	450	325	3	3	0
Professional, Scientific, Management Services	604	498	4	4	0
Public Administration	0	0	0	0	0
Retail Trade	1,819	2,388	13	20	7
Transportation and Warehousing	438	169	3	1	-2
Wholesale Trade	557	202	4	2	-2
Total	13,594	11,730	--	--	--

**Table 40 - Business Activity**

**Data** 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

### additional Elderly information

Senior renters, while facing similar income and mobility limitations as homeowners, are often at greater risk due to rising housing costs. To address these needs, the Housing Authority administers Section 8 rent subsidy vouchers for extremely-low- and very-low-income seniors. In addition, subsidized rental projects provide

affordable housing options for many seniors.

The Kings/Tulare Area Agency on Aging and the Kings County Commission on Aging provide leadership at the local level in developing systems for home- and community-based services that maintain seniors in the least restrictive environment for as long as possible. Hanford also provides other types of supportive services for seniors. However, at some point in time, seniors may require a more supportive living environment. Congregate care facilities, residential care facilities, and skilled nursing facilities provide a wide range of housing, supportive, and medical services for seniors requiring additional care. The majority of independent and supportive residential environments are located in the most urbanized portions of the County in Hanford and Lemoore.

### **Labor Force**

Total Population in the Civilian Labor Force	24,988
Civilian Employed Population 16 years and over	21,535
Unemployment Rate	13.82
Unemployment Rate for Ages 16-24	28.29
Unemployment Rate for Ages 25-65	9.20

**Table 41 - Labor Force**

**Data** 2009-2013 ACS

**Source:**

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	3,496
Farming, fisheries and forestry occupations	776
Service	2,613
Sales and office	4,700
Construction, extraction, maintenance and repair	2,816
Production, transportation and material moving	1,268

**Table 42 – Occupations by Sector**

**Data** 2009-2013 ACS

**Source:**

### **Travel Time**

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	15,595	74%
30-59 Minutes	4,648	22%
60 or More Minutes	747	4%

Travel Time	Number	Percentage
<b>Total</b>	<b>20,990</b>	<b>100%</b>

**Table 43 - Travel Time**

**Data** 2009-2013 ACS

**Source:**

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force			
	Civilian Employed	Unemployed	Not in Labor Force	
Less than high school graduate	2,666	617	1,609	
High school graduate (includes equivalency)	4,063	756	1,644	
Some college or Associate's degree	7,373	956	2,188	
Bachelor's degree or higher	3,837	183	819	

**Table 44 - Educational Attainment by Employment Status**

**Data** 2009-2013 ACS

**Source:**

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	61	348	617	1,456	1,033
9th to 12th grade, no diploma	1,075	984	742	745	577
High school graduate, GED, or alternative	1,220	2,118	1,583	2,813	1,749
Some college, no degree	2,404	2,638	2,220	3,335	1,157
Associate's degree	202	718	667	1,157	265
Bachelor's degree	171	1,136	916	1,643	531
Graduate or professional degree	60	307	381	774	236

**Table 45 - Educational Attainment by Age**

**Data** 2009-2013 ACS

**Source:**

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,105

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
High school graduate (includes equivalency)	27,132
Some college or Associate's degree	36,640
Bachelor's degree	56,929
Graduate or professional degree	80,296

**Table 46 – Median Earnings in the Past 12 Months**

**Data** 2009-2013 ACS

**Source:**

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The biggest employment sector is education and healthcare services, with 4,437 jobs, which represent a 37% share of jobs in the jurisdiction. While retail trade sector had 1,819 workers with 2,388 jobs, agriculture and mining have the highest jobless workers percentage, at -13%, in a sector with 336 jobs for 2,232 workers. This represents a deficit of 1,896 jobs within the agriculture, mining, oil and gas extraction sector, making it the second major employment sector. Retail trade follows in third, with a 7% difference between the number of workers and available jobs. Arts, entertainment and accommodation have a 15% job share, representing 1,791 jobs and 1,683 workers, coming up fourth in the jurisdiction. Much like agriculture, mining, oil and gas extraction, the manufacturing sector also has a high job demand versus available work opportunities, at a difference of 1,233 representing a jobs-less-workers of -8%. With 1,854 workers and 621 jobs, manufacturing is the fifth biggest employment sector in the jurisdiction.

**Describe the workforce and infrastructure needs of the business community:**

The total civilian labor force in this jurisdiction is 24,988 people, with 21,535 persons being employed ages 16 years and over. This represents 86.18% of the population. The total unemployment rate is 13.82, with the highest rate being for persons between the ages 16-24, at 28.29. It is important to note that a portion of this age group form part of the dependent population, as some of them fall under the age of 18, which is the age of majority. The greatest number of occupations is in sales and office sector, at 4,700 people. Management, business and financial sector follow, at 3,496 people followed by construction, extraction maintenance and repair, at 2,816 people. The service sector and production, transport and material moving follow at 2,613 and 1,268 people, respectively. The sector with the lowest number of people is farming, fisheries, and forestry, at 776 people.

With 74% of people traveling less than 30 minutes to work, the transport system is sufficient to cater to the present workforce.

Based on the information above, more funding needs to be allocated to courses with a Technical and Vocational Education and Training (TVET) orientation from high school to community colleges. These need to be provided for adult learners, to cater to the 35-65-year age group. In high schools, this should also be part of alternative learning for students with interest in these areas of work and those with learning disabilities and conditions such as autism and Asperger's, which may contribute to a high-school dropout range. The TVET program should also be open to persons who are 65+ years old, to reduce the number of dependents for the 25-65 age range. This can be through consultancy and part-time teaching, to create savings for pensions and to take advantage of lifelong experiences, particularly for those who did not manage to get high school and college qualifications. This can be steered through the College of Sequoias Vocational Training center.

There is also need for saving and back-to-school schemes and programs initiated within to support young people who are unable to complete their degrees, due to high costs of learning. This needs to be in partnership with business owners or employers, with tax incentives to encourage them to support their employees who will be part of these schemes. These would be structured under microfinance institutions that will work with the beneficiaries as financial advisers. These microfinance institutions will also look at healthcare and housing as part of their services. The operations would need to be on a social-enterprise model to encourage individual savings and pooling within families and communities, to improve access to education, healthcare, housing, and retirement benefits. This is because 30,301 people from 18 to 65+ have earned or are currently earning \$21,105 to \$36,640, which may not be enough to afford adequate housing, health cover, and retirement savings.

All this will require policy frameworks to actualize these initiatives that seek to improve the standard of living, which will in turn create more capital and incentives for investments for business owners, as well as startup capital for budding entrepreneurs, while reducing the number of people who are dependent due to low-income and education levels.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The Kings County Workforce Innovation and Opportunity Plan (WIOA) for 2017-2020 was established to assist the most in-need job seekers to have access to training and employment opportunities. The plan targets the following groups:

- Individuals with disabilities
- Low-income individuals
- Ethnic minorities and groups with limited English proficiency with low-saturation into the labor market
- Recipients of public assistance
- Ex-offenders, the aged and homeless individuals

- Displaced homemakers
- Long-term unemployed individuals.

These are persons who have been disadvantaged when seeking employment opportunities. There will be coordination of activities and employers through the America's Job Center of California (AJCC). The Plan has goals for preparing an educated and skilled workforce (including youth and individuals with barriers to employment), and goals relating to the performance-accountability measures. This involves partnerships with local industries and collaboration with the education sector, to build workforce skills and to align resources for program implementation. The Plan also provides supportive services, such as training costs, transportation, food, and shelter, for those who experience these barriers to employment. The following will be provided for businesses that work with the partners within the AJCC system for this initiative:

- Employment expansion assistance
- Downsizing or closure assistance
- Access to capital
- Business incentives
- Permitting assistance
- Export assistance

The partnership strategy will also ensure a data-sharing and management plan to monitor the progress of WIOA across the region and improve strategies where required.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Industries that require technical knowhow, such as farming, fisheries, and forestry, production, transportation and material-moving and production, transportation, have a combined number of 4,860 people, which is higher than the number of people in the sales and office sector. Based on the labor force by academic qualifications and earnings, 2,666 people are employed with a less than high school graduate qualification, 4,063 are employed with a high school GED or equivalent. While part of the 1,609 people who are not in the labor force without a high school diploma may be in transition from high school to college, the highest age range for persons without a high school diploma and GED or equivalent is 45-65 years. This forms part of the independent age group and aging population earning \$21,105 and \$27,132 per annum, respectively.

People who are semi-skilled, having gone to college but have no degree mainly fall within the 25-34-year age range. People with associate degrees are once ageing a majority in the 45-65-year age range. This group has median earnings of \$36,640 per annum. It is important to note that people with a bachelor's degree were a majority in the 45-65-year age group, followed by the 25-34-year age group at 1,643 and 1,136 people, respectively. People with a professional or graduate degree were also highest in the 45-65-year age group at

774 followed by the 35-44 age group. These are people likely to hold positions in the management, business and financial sector as well as some jobs in the sales and office sector.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

There is the Kings EDC Job Training Office (JTO), supported by the Workforce Development Board. This initiative seeks to achieve the following:

- Job search assistance and resumé preparation
- Training scholarships
- Employee screening
- Financial incentives for hiring candidates pre-screened through JTO
- Re-employment assistance for businesses and employees affected by major layoffs and closures

The Kings WORKS program— Welfare-to-work program works closely with the JTO to train beneficiaries. They also monitor and develop procedures for referrals. Proteus, Inc. also offers training and work placement specifically for low-income individuals. Proteus also works in partnership with JTO. The College of Sequoias has a training resource center that offers training in different disciplines, including industrial automation and soft skills. The Training and Resource Center also has the community education program which has short-term, not-for-credit courses to promote lifelong learning.

These programs will greatly improve the workforce within the jurisdiction by improving the skills level of workers. The job assistance and placements will also reduce the level of unemployment in the area as well as increase the Area Median Income for households, thereby improving their standards of living. This will result in access to better housing, education, recreational facilities, and healthcare.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The Workforce Development Area Plan for Kings County (2017-2020) forms part of the San Joaquin Valley Regional Workforce and Development Plan. The Workforce Development Plan is targeting the workers.

This can be coordinated with the Consolidated Plan to improve employability and workforce within the jurisdiction. It will also work with addressing the housing needs of low-income communities while improving the capacity of local businesses to take on more locally trained and sourced labor, as indicated in the section

on training initiatives above. This will up-skill a great number of people who will be eligible for more middle-income work opportunities. In addition, the Plan focuses on the following industries through these Regional Sector Pathways:

- Agriculture (particularly, Value-Added Agriculture)
- Construction (including Public Infrastructure)
- Healthcare
- Transportation and Logistics
- Advanced Manufacturing
- Energy (including Green Energy)
- Water Technology

This covers the five major employment sectors within the jurisdiction and will also greatly improve other economic activities in the area. The strategy is also supposed to strengthen and further partnerships between regional industries and educational institutions to facilitate more workforce development for the earmarked industries.

## **Discussion**

Hanford being the largest city in the Kings County jurisdiction, has the highest workforce residing within their jurisdiction at 45.5%. This means that a majority of workers are in close proximity to their places of residence. While this is a good indicator for worker mobility, there is a high number of semi-skilled labor. The programs implemented to improve workforce skills and opportunities will have a positive effect on incomes and housing accessibility, by extension, while creating regional and local strategic partnerships to ensure continuity of these programs. This is important to factor in when looking at the projected impact on housing in the jurisdiction.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Households with multiple housing problems are likely to be located in very-low- to moderate-income areas. Persons who require special facilities and more housing support, such as transitioning youth, veterans, senior citizens and persons with disabilities are a majority in these areas. This is due to the costs of repairs and limited funding opportunities available, as previously stated. The definition of income concentration is at least 51% of the population is low and moderate-income.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

A minority population above 51% of the total population is the definition of concentration in this section.

The Hispanic people form 46.70% of the total population in the Hanford CDBG jurisdiction. Black, Asian Pacific, and Native Americans form part of the ethnic minority, at 11.69% of the entire population. In the Hanford-Corcoran area, 13.88% of the population are ethnic minorities. This shows that most of the ethnic-minority communities reside outside the Hanford CDBG and Hanford-Corcoran areas.

### **What are the characteristics of the market in these areas/neighborhoods?**

The characteristics of the market in these areas are detailed above. In summary, these areas have very-low- to moderate-income housing, consisting of public and Section 8 housing. This has been documented extensively in section MA10 -25 above.

### **Are there any community assets in these areas/neighborhoods?**

The Housing Authority of Kings County has the Family Investment Center. The Kings County Housing Authority operates a computer learning center in Sunnyside Village where people can take computer classes and use other facilities. According to the zoning ordinance, every residential area has access to community centers, parks, and senior and youth centers. There is also a Small Business Development Center which offers many resources to businesses including the Central Valley Business Incubator (CVBI) of programs aimed at economic development through entrepreneurship and the Small Business Development Center (SBDC) which has programs that meet the needs of entrepreneurs through workshops and online services for people looking to grow their established small business.

There is also access to downtown Hanford, which has commercial establishments, stores, pharmacies, shopping centers, as well as schools and health facilities.

**Are there other strategic opportunities in any of these areas?**

There is the Downtown East Precise Plan that seeks to develop the area to accommodate residential and commercial entities. This includes urban and security development. In addition, the Kings County development goals and strategies will continue improving housing and other services and facilities in the area.

## **Strategic Plan**

### **SP-05 Overview**

#### **Strategic Plan Overview**

The City of Hanford's 2019-2023 Strategic Plan proposes projects and activities to meet the priorities described in the Consolidated Plan (the ConPlan). It describes eligible programs, projects, and activities to be undertaken with anticipated funds made available over the next five years and their relationship to identified needs for housing, homelessness, and community and economic development. Each year, assuming funding levels remain the same, more specific projects throughout the City will be identified and implemented via the annual Action Plans.

The general priority categories of housing, homelessness, special needs, and community development needs, and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and types of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected use of funds identifies the proposed accomplishments. Area benefit activities were qualified using data from the U.S. Census Bureau.

The City will receive an annual funding allocation of approximately \$599,519 in CDBG funds over the ConPlan period. These figures are estimates based on a 2018 HUD Grantee Summary and the assumptions that CDBG funding, entitlement funding distribution formulas, and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change.

The Strategic Plan provides information related to the proposed geographic distribution of investment. It includes a general description of the homeless and other community development needs activities to be undertaken and other actions to address obstacles to meet underserved needs and reduce poverty. This plan can also be found at the City's website at [www.cityofhanfordca.com](http://www.cityofhanfordca.com).

Overall, Hanford has several priority housing and community needs it plans to address over the next five years:

1. To preserve, rehabilitate, and enhance existing public facilities, with an emphasis on the park, recreational, and youth facilities.
2. To preserve, rehabilitate, and enhance existing neighborhoods and infrastructure.

3. Provide support services for the City's residents with an emphasis on at-risk youth, the homeless, anti-crime programs, and services to ensure that all housing programs are available, without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition, income, size, disability, or any other arbitrary factor.
4. To remove constraints that hinder the production and conservation of affordable housing units and assist in the development of housing opportunities and accessibility for all economic levels in the City.
5. Support programs that provide economic and employment opportunities for low- to moderate-income residents of Hanford

Given the five priorities mentioned above, the City identified five main goals:

- Provide decent, affordable housing
- Maintain and promote neighborhood preservation
- Support special-needs programs and services
- Construct or upgrade public facilities and infrastructure
- Business and Jobs (Economic Department)

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

**Table 47 - Geographic Priority Areas**

1	<b>Area Name:</b>	CITY OF HANFORD
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Hanford will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund 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 commonly 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 located in a predominately low- and moderate-income neighborhood.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

**Table 48 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	To preserve, rehabilitate, and enhance existing
	<b>Priority Level</b>	Low
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	CITY OF HANFORD
	<b>Associated Goals</b>	Provide decent affordable housing
	<b>Description</b>	<b>Maintain and promote neighborhood preservation</b> <b>Construct or upgrade public facilities and infrastructure</b>
<b>2</b>	<b>Basis for Relative Priority</b>	The City of Hanford will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund 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 commonly 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 located in a predominately low- and moderate-income neighborhood.
<b>2</b>	<b>Priority Need Name</b>	Neighborhood/Facility Preservation
	<b>Priority Level</b>	Low
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	CITY OF HANFORD
	<b>Associated Goals</b>	Maintain and promote neighborhood preservation

	<b>Description</b>	Maintain and promote neighborhood preservation
	<b>Basis for Relative Priority</b>	The City of Hanford will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund 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 commonly 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 located in a predominately low- and moderate-income neighborhood.
3	<b>Priority Need Name</b>	Provide support services for the City's residents
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	CITY OF HANFORD

	<b>Associated Goals</b>	Support special needs programs and services
	<b>Description</b>	Support special-needs programs and services
	<b>Basis for Relative Priority</b>	The City of Hanford will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund 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 commonly 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 located in a predominately low- and moderate-income neighborhood
<b>4</b>	<b>Priority Need Name</b>	Conservation and development of affordable housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle
	<b>Geographic Areas Affected</b>	CITY OF HANFORD
	<b>Associated Goals</b>	Provide decent affordable housing Maintain and promote neighborhood preservation
	<b>Description</b>	Provide decent affordable housing

	<b>Basis for Relative Priority</b>	The City of Hanford will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund 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 commonly 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 located in a predominately low- and moderate-income neighborhood.
5	<b>Priority Need Name</b>	Economic and Employment Opportunity
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle
	<b>Geographic Areas Affected</b>	CITY OF HANFORD
	<b>Associated Goals</b>	Support special needs programs and services
	<b>Description</b>	Support special-needs programs and services
	<b>Basis for Relative Priority</b>	The City of Hanford will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund 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 commonly 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 located in a predominately low- and moderate-income neighborhood.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	the City is not an entitlement jurisdiction for HOME funds and does not anticipate using CDBG funds for Tenant-Based Rental Assistance.
New Unit Production	The City is not an entitlement jurisdiction for HOME funds and does not anticipate using CDBG funds for new construction of housing. However, CDBG funds may be used to provide infrastructure improvements associated with the new construction of affordable housing.
Rehabilitation	Given the limited amount of CDBG funds available, and the difficulty of low- and moderate-income households in obtaining home improvement financing on the private market, CDBG funds may be used for rehabilitation and emergency repairs of housing for low- and moderate-income households.
Acquisition, including preservation	The City anticipates only about \$599,519 in CDBG funds annually. This limited level of funding makes it difficult to pursue any major affordable housing projects, such as acquisition/rehabilitation or preservation.

**Table 49 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City of Hanford annual allocation for 2019 is \$571,462, in CDBG funds during the Annual Action Plan (AAP) period. These figures are estimates, based on a 2018 HUD Grantee Summary and the assumptions that CDBG funding, entitlement-funding distribution formulas, and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change.

## Anticipated Resources

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	571,462	80,000	\$302,084	\$651,462	\$935,546	2,643,566

**Table 50 - Anticipated Resources**

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

CDBG Entitlement funds will augment a recent award from the state HOME program. The funds will be utilized for providing affordable-housing opportunities to Hanford residents, through homebuyer and home-repair programs and providing public services to very-low- to moderate-income Hanford residents, by partnering with various non-profits that provide services to special-needs groups and/or individuals.

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

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

## Discussion

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Hanford	Government	Non-homeless special needs Ownership Planning Rental	Jurisdiction
Kings Tulare Continuum of Care	Continuum of care	Homelessness	Region
Housing Authority of Kings County	PHA	Public Housing	Region

**Table 51 - Institutional Delivery Structure**  
**Assess of Strengths and Gaps in the Institutional Delivery System**

Hanford's CDBG-funded programs are administered by the City's Housing staff. There are ample opportunities for regular coordination among Planning, Code Enforcement, Public Works, Economic Development, and other departments. Additionally, Hanford benefits from working with several local and regional nonprofits that focus their efforts on target-income households.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X

Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

With the implementation of HEARTH legislation, there is the expectation that the HUD-funded (CoC) program dollars will focus on meeting critical housing needs. Although some HUD dollars may be reinvested in the system to support services, there is the expectation that other mainstream resources will be incentivized through investment and managing care to provide service to special-needs populations (persons with HIV/AIDS, the elderly, and persons with disabilities). In line with managing service costs, there will be a focus on prevention, as research indicates that it is such approaches that are less expensive and highly effective when done properly. There will also be an increased focus on employment, so the individuals and families can offset service costs and needs through increased income.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The strengths in the delivery system are interdepartmental and interagency communication and collaboration. City staff from various departments work with each other, with organizations and agencies that assist low-income individuals, and with families and community residents in Hanford to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The need in the City outreaches the funding resources. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

As previously stated, the gap in the institutional structure and service delivery system is primarily lack of funding to meet all service needs of 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.

### SP-45 Goals Summary – 91.215(a)(4)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing	2019	2023	Affordable Housing	CITY OF HANFORD	To preserve, rehabilitate, and enhance existing Conservation and development of affordable housing	CDBG: \$1,202,822 \$1,260,166	Homeowner Housing Added: 20 Household Housing Unit  Homeowner Housing Rehabilitated: 60 Household Housing Unit
2	Maintain and promote neighborhood preservation	2019	2023	Non-Housing Community Development	CITY OF HANFORD	Neighborhood/Facility Preservation Conservation and development of affordable housing	CDBG: \$515,496 \$760,236	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13250 Persons Assisted
3	Support special needs programs and services	2019	2023	Homeless Non-Homeless Special Needs	CITY OF HANFORD	Provide support services for the City's residents Economic and Employment Opportunity	CDBG: \$396,535	Public service activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted

**Table 53 – Goals Summary**

#### Goal Descriptions

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

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City anticipates \$880,282 in State HOME funds to assist in the plan's goal of creating affordable housing opportunities. As of the date of this ConPlan submission, we have not established the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The City of Hanford does not run a PHA.

### **Activities to Increase Resident Involvements**

The Housing Authority of Kings County (HAKC) encourages participation by offering a range of activities to its residents. Those activities include, but are not limited to:

- Encourage residents to participate in a Resident Council;
- Encourage residents to participate in the Resident Advisory Board;
- Encourage residents to serve as commissioners to the Board of Supervisors;
- Encourage residents to participate in public meetings;
- Offer a computer learning center in most of its complexes;
- Offer educational games for young children;
- Offer community service credit;
- Offer a Family Self-Sufficiency Program designed to help Section 8 participants become independent of public assistance.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

Not Applicable

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Housing Ordinances and building regulations ensure order and construction of quality housing units; however, the compliance requirements can raise the cost of housing significantly. High housing costs will mean that the affordable housing inventory might not increase, since new units may have fair market rates. Some of the regulations and compliance requirements include residential permits, planning and development fees, and environmental assessment fees. Rehabilitation of housing, or any improvements, are also not exempt from these regulations. While they are absolutely necessary to maintain the quality of housing, the costs associated with compliance could deter preservation of already existing units, since the funds for assisted-housing grants are limited.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City's strategies include, but are not limited to the following activities:

- Continue to facilitate and encourage all ranges of housing types and prices to meet the diverse needs of its residents;
- Continue to partner with nonprofit and for-profit developers seeking state and federal grants for the development of affordable housing;
- Continue to offer housing-rehabilitation loans and/or grants to low- to moderate-income residents for home repairs, with the emphasis being the elimination of health and safety hazards, in an effort to preserve existing housing;
- Continue to offer affordable-housing opportunities by offering mortgage assistance to qualifying families;
- Annually monitor applicable rental construction projects funded with HOME/City funds to insure compliance and to ensure that qualifying low-income families are occupying the HOME-funded units;
- Continue to review the City's policies and procedures and adapt to the current market conditions if necessary;
- Review local development standards and development review process to ensure that they are not creating barriers to affordable-housing development.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City collaborates with Kings/Tulare Continuum of Care to bring various services to the homeless population in Hanford.

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

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

Programs that serve these vulnerable subpopulations include:

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

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

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

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

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City of Hanford will continue to support and collaborate with area service providers to help low-income individuals and families avoid becoming homeless.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Lead is a highly toxic metal that may cause a range of health problems, especially in young children. Use of lead-based paint was banned for residential use in 1978; therefore, housing built before 1978 is considered to be 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's strategies to address LBP hazards include:

- Implement the lead-based paint regulations of 24 CFR Part 92 in all federally assisted City housing programs.
- Enforce 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).
- Provide information such as "Renovate Right" pamphlets to homeowners, homebuyers, and contractors.
- Offer housing rehabilitation loans and/or grants to qualifying households to remove/remedy lead-based paint.
- Refer individuals possibly affected by lead-based paint to their doctors or the Kings County Health Department nurse.
- Provide lead-based paint brochures to the public.

The City's homebuyer program allows for the purchase of existing and new housing in Hanford. The applicable lead-based paint regulations will apply if the buyer ultimately purchases a house built prior to 1978.

#### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The above actions are essential to educating the public on the potential hazards caused by the presence of lead-based paint.

#### **How are the actions listed above integrated into housing policies and procedures?**

When state and federal funds are utilized, the applicable lead-based paint regulations will apply.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City will continue its efforts of improving the quality of housing in Hanford, promoting safe, decent housing for Hanford residents, and supporting public services agencies targeting poverty-level families.

The City's strategies are as follows:

- Continue to partner with KCAO, Kings-Tulare Continuum of Care, and other agencies providing services to homeless and low-income persons that do not have access otherwise. Funding has been allocated in this Action Plan for homeless prevention services.
- Continue to fund mortgage-assistance programs that help lower-income households buy in the current market.
- Continue to promote rental new construction activities targeted to lower-income households.
- Continue to fund revitalization programs, such as housing rehabilitation and emergency-repair programs, improving housing conditions for low- to moderate-income homeowners that could not afford to finance the repairs otherwise.
- Continue to promote educational services targeted to low-income youth and their families. Funding has been allocated in this Action Plan to provide educational services at Coe Park Center. This center is located in a CDBG target area and primarily frequented by persons living in this area.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The above services enable the City to provide and preserve affordable housing opportunities, thus reducing the housing-cost burden of those households living in poverty.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City's housing staff will be responsible for monitoring all programs and/or projects identified in the Annual Action Plan.

**Housing programs**, such as homebuyer and housing rehabilitation are administered in-house. These programs require long-term monitoring, being that the homebuyer/owner is required to live in the property for the duration of the home loan. To ensure compliance, staff will mail out an occupancy form to all home-loan recipients. Recipients are required to return the completed form, along with proof of homeowner's insurance.

The **Public Services** identified in the annual action plan are also monitored by the housing staff. Each project shall be reviewed annually (or at completion, whichever occurs first) onsite or by a desk monitoring. City staff will review client information, financial records, operating policies, and procedures, to insure compliance with HUD regulations. Monitoring is necessary in assuring that the sub-recipients are:

- Carrying out their program/project as described;
- Carrying out their program/project in a timely manner;
- Program/project costs are CDBG eligible;
- Carrying out a program/project in accordance with CDBG regulations.

Staff will continue to solicit minority- and women-owned businesses to participate in the program. These groups will be notified electronically of forums and public meetings and encouraged to participate in the program.

## **Expected Resources**

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

#### **Introduction**

The City of Hanford anticipates receiving an annual funding allocation of \$599,519 in CDBG funds during the Annual Action Plan (AAP) period. These figures are estimates, based on a 2018 HUD Grantee Summary and the assumptions that CDBG funding, entitlement-funding distribution formulas, and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change,

projected activities and accomplishments are also subject to change.

## Anticipated Resources

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	\$571,462	\$80,000	\$302,084	\$651,462	\$953,546	2,643,566	Hanford anticipates an annual funding allocation of \$571,462, Estimated Program Income \$80,000, a total of \$651,462 federal funds during the first program year. The City also anticipates \$880,282 in State HOME funds to assist in the plan with the goal of creating affordable housing opportunities.

**Table 54 - Expected Resources – Priority Table**

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

CDBG Entitlement funds will augment a recent award from the state HOME program. The funds will be utilized for providing affordable-housing opportunities to Hanford residents, through homebuyer and home-repair programs and providing public services to very-low- to moderate-income Hanford residents, by partnering with various non-profits that provide services to special-needs groups and/or individuals.

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

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

## Discussion

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

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing	2019	2024	Affordable Housing	CITY OF HANFORD	To preserve, rehabilitate, and enhance existing Conservation and development of affordable housing	CDBG: \$120,000  \$157,344  \$17,000  AD  Total <b>\$174,344</b>	Homeowner Housing Rehabilitated: 12 Household Housing Unit
2	Maintain and promote neighborhood preservation	2019	2024	Non-Housing Community Development	CITY OF HANFORD	Neighborhood/Facility Preservation	CDBG: \$311,558  \$556,298	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9185 Persons Assisted
3	Support special needs programs and services	2019	2024	Homeless Non-Homeless Special Needs	CITY OF HANFORD	Provide support services for the City's residents	CDBG: \$90,000  +295,307 <b>CDBD-CV</b>	Public service activities for Low/Moderate Income Housing Benefit: 127 Households Assisted Homelessness Prevention: 280 Persons Assisted

**Table 55 – Goals Summary**

## Goal Descriptions

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

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The projects to be undertaken during 2019-2020 are summarized below. All activities listed in the table are expected to be completed no later than June 30, 2020.

**2019 Action Plan Amendment No.1:** The 2019 CDBG Amendment is necessary to allocate unallocated CDBG funding totaling \$302,084, staff proposes additional funding toward existing activities highlighted below:

**Alternate Projects:** The following projects will serve as other projects in the FY 2019-2020 Annual Action Plan. Projects may fund from the Alternate Projects List if additional funding is available or if a funded project is canceled or delayed beyond the grant year. Factors to be taken into consideration for selecting from the Alternate Projects list include priority rank on the list, available funding based on the funding caps (ex. Public Service Cap), eligibility of the project for the available funding source, and timeframe for completion concerning the time period for expending funds.

Self-Help Enterprises Affordable Housing (\$90,000)  
Housing Rehabilitation (\$60,000)  
Kings Gospel Mission (\$75,000)  
Public Services (\$100,000-subject to Public Service Cap)

## Projects

#	Project Name
1	Emergency Repair Housing Rehabilitation
2	CDBG to address Homelessness

#	Project Name
3	Longfield Center Improvements
4	Coe Park
5	Pedestrian and Lighting Phase II
6	Public Service /Kings Tulare Continuum of Care
7	Public Service/Utility Assistance
8	Public Service/Fair Housing Program
9	Public Service/ Food Assistance Program
10	Public Service/Rental Assistance
11	Public Service/Small Business Grant Program
12	Administration and Planning

**Table 56 – Project Information**

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

All program activities funded with the City's CDBG funds will benefit low- to moderate-income persons. The priority 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 carry out the programs identified in this Action Plan.

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

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

**AP-38 Project Summary**

**Project Summary Information**

1	<b>Project Name</b>	Emergency Repair Housing Rehabilitation
	<b>Target Area</b>	CITY OF HANFORD
	<b>Goals Supported</b>	Provide decent affordable housing Maintain and promote neighborhood preservation

	<b>Needs Addressed</b>	Neighborhood/Facility Preservation Conservation and development of affordable housing
	<b>Funding</b>	<b>CDBG: \$120,000 – \$177,344</b>
	<b>Description</b>	The City of Hanford will continue to offer the Emergency Repair Program. Through this program, qualifying residents are offered to finance for emergency home repairs. The program offers up to \$10,000 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 including accessibility. It is anticipated that 12 households will be assisted through the program.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12 income eligible households
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Rehabilitation of ownership housing for income-eligible residents
2	<b>Project Name</b>	CDBG to address Homelessness
	<b>Target Area</b>	CITY OF HANFORD
	<b>Goals Supported</b>	Support special needs programs and services
	<b>Needs Addressed</b>	Economic and Employment Opportunity
	<b>Funding</b>	<b>CDBG: \$52,000</b>
	<b>Description</b>	CDBG to address Homelessness. The City will explore how to make the most of use CDBG funds to help address homelessness in the City of Hanford. The City will also fund the COC in the amount \$10,000
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 30 LMI income persons will benefit from this activity.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	CDBG to address Homelessness
	<b>Project Name</b>	<b>Longfield Center Improvements</b>

<b>3</b>	<b>Target Area</b>	CITY OF HANFORD
	<b>Goals Supported</b>	Maintain and promote neighborhood preservation
	<b>Needs Addressed</b>	To preserve, rehabilitate, and enhance existing
	<b>Funding</b>	<b>CDBG: \$30,000-\$55,000</b>
	<b>Description</b>	Improve the outdated scoreboards and seating at Longfield Community Recreational Center. The center is a recreational center that also serves as a sports facility for City's youth and located in one of the City's highest LMI areas.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6785 very low to low-income persons. Census Tract 11.00
	<b>Location Description</b>	LMI area
	<b>Planned Activities</b>	The rehabilitation of the Service Center
<b>4</b>	<b>Project Name</b>	<b>Coe Park Improvements</b>
	<b>Target Area</b>	CITY OF HANFORD
	<b>Goals Supported</b>	Maintain and promote neighborhood preservation
	<b>Needs Addressed</b>	To preserve, rehabilitate, and enhance existing
	<b>Funding</b>	<b>CDBG: \$156,500 \$270,740</b>
	<b>Description</b>	Removal of existing 20-year-old play equipment and installation of the playground. The project scope would include a demo of existing playground, excavation of fall surfacing, construction of new playground structure, replacing/replenishing fall surfacing and installation of shade structure.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6785 LMI persons will benefit. Census tract 11.00.
	<b>Location Description</b>	LMI area
	<b>Planned Activities</b>	Coe Park Playground Improvements
	<b>Project Name</b>	<b>Pedestrian and Lighting Phase II</b>

<b>5</b>	<b>Target Area</b>	CITY OF HANFORD
	<b>Goals Supported</b>	Maintain and promote neighborhood preservation
	<b>Needs Addressed</b>	To preserve, rehabilitate, and enhance existing
	<b>Funding</b>	<b>CDBG: \$125,058-\$230,058</b>
	<b>Description</b>	Installation of the sidewalk and street lights in areas currently void of such improvements to improve pedestrian walkability and safety. Project to be completed in multiple phases as funding allows. Areas of project bounded by Florinda St. to the north; Seventh St to the South; Harris St to the west; and 10th Ave to the East. The proposed project area has been identified by the City of Hanford Police Department as a high crime area. The proposed project improvements will enhance pedestrian mobility and security by providing a safe pedestrian walkway and improved lighting. The improvements will also provide an incentive for in-fill development to occur on vacant lots. (Florinda, Seventh St., Harris St. and 10th Ave)
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	13,250 LMI persons assisted. Census Tract 9 Block Groups 5, 6, and 7.
	<b>Location Description</b>	LMI area
	<b>Planned Activities</b>	Infrastructure Improvements Low to Mod Areas Pedestrian and Lighting Improvements
<b>6</b>	<b>Project Name</b>	<b>Public Service /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 Annual Project Homeless Connect and the Point in Time census.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 250 LMI 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.
7	<b>Project Name</b>	Public Service/Utility Assistance
	<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: \$21,000 12/19 correction to budget minor admin amendment</b>
	<b>Description</b>	With the recent authorized 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>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 75 persons will benefit from this activity
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	With the recent authorized 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.
8	<b>Project Name</b>	Public Service/Fair Housing Program
	<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: \$7,000</b>
	<b>Description</b>	An estimated 7 persons are expected to benefit from this activity
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 7 persons are expected to benefit from this activity
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	An estimated 7 persons are expected to benefit from fair housing services
9	<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
	<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: \$130,292</b>
	<b>Description</b>	The City of Hanford will utilize up to 20% of the CDBG FY2019-2020 budget to provide administration, oversight and the hiring of a consultant assist staff with the development of the 2019-2023 ConPlan of the City's CDBG Program.
	<b>Target Date</b>	6/30/2020
	<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**

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CITY OF HANFORD	100

**Table 57 - Geographic Distribution**

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

The City will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund 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 commonly 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 located in a predominately low- or moderate-income neighborhood.

### **Discussion**

## Affordable Housing

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

#### Introduction

This section provides an overview of existing housing needs in Hanford. Specifying goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing within the program year. This section also indicates the number of affordable housing units that will be provided, by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	<del>12</del> <ins>18</ins>
Non-Homeless	0
Special-Needs	0
Total	<del>12</del> <ins>18</ins>

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	<del>12</del> <ins>18</ins>
Acquisition of Existing Units	0
Total	<del>12</del> <ins>18</ins>

**Table 59 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**

## AP-60 Public Housing – 91.220(h)

### Introduction

This section describes what actions the City will take in the given program year to carry out the public housing portion of the Strategic Plan. The section will identify the manner in which 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 manner in which it will provide financial or other assistance to improve the operations of the public housing agency to remove such a designation.

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

The City of Hanford does not own public housing. 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 provide assistance to 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 dedicated "resident" and "resident services" sections. Additionally, Kings County Housing Authority provides newsletters and reports about the status of its programs and residents for current and future participants.

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

## **other assistance**

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

## **Discussion**

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

### **Introduction**

This section describes the City's one-year goals and the specific action steps it will undertake in the program year to carry out the homeless strategy outlined in SP-60 Homelessness Strategy. The City will partner with Kings Tulare Homeless Alliance (Continuum of Care) (COC) and Kings Community Action Organization (KCAO), in order 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 Senior Utility Assistance and Emergency Repair programs to assist non-homeless populations who require supportive housing.

#### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

This section describes the City's one-year goals and the specific actions steps it will undertake in the program year to carry out the homeless strategy outlined in the SP-60 Homelessness Strategy. It will also describe the jurisdiction's one-year goals and specify the activities it will undertake to serve the housing and supportive service needs of non-homeless populations 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 is 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:

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

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

One of the primary goals for the Homeless Alliance and 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,

and preventing recidivism.

## **Discussion**

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

### **Introduction:**

The City's 2016 Housing Element includes an analysis of potential and actual governmental constraints on the maintenance, improvement, or development of housing for all income levels, including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and 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 largely beyond the influence of local governments, Kings County jurisdictions can continue to implement responsive programs to mitigate the impact of market conditions and governmental regulations. 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 for affordable housing opportunities and maintaining Hanford's existing housing stock are high

priorities in Hanford. The City's strategies to removing barriers to 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.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

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

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

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

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

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

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

- Implementing a first-time homebuyer program to assist low- to moderate-income persons with financing, to ensure their housing costs are within their affordability range.
- Implementing an owner-occupied rehabilitation program, to assist low-income homeowners 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 possibly affected by lead-based paint to their doctors or the Kings County Health Department nurse.

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

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

The City's strategies are as follows:

- Continue to partner with KCAO, Kings-Tulare Continuum of Care, and other agencies providing services to homeless and low-income persons that do not have access otherwise. Funding has been allocated in this Action Plan for homeless prevention services.
- Continue to fund mortgage-assistance programs that help lower-income households buy in the current market.
- Continue to promote rental new construction activities targeted to lower-income households.
- Continue to fund revitalization programs, such as housing-rehabilitation and emergency-repair programs; improving housing conditions for low- to moderate-income homeowners that could not afford to finance the repairs otherwise.
- Continue to promote educational services targeted to low-income youth and their families. Funding has been allocated in this Action Plan to provide educational services at Coe Park Center. This center is located in a CDBG target area and primarily frequented by persons living in this area.

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

The primary gap in the institutional structure and service delivery system is the lack of funding to meet all service needs of 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:**

## **Program Specific Requirements**

### **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 carried out.

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.220(l)(1)**

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

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

#### **Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. 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.	100.00%



## **Appendix - Alternate/Local Data Sources**