



HANFORD

CALIFORNIA

WHERE TRADITION MEETS TOMORROW



2024-2028
Consolidated Plan

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THE EXECUTIVE SUMMARY:

Introduction:

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

The Consolidated Plan is a five-year housing plan mandated by the Housing and Urban Development Department (HUD). The plan identifies entitlement communities and functions as a housing manual to benefit moderate to low-income residents. The Consolidated Plan will provide housing-related guidance to the city of Hanford, California. The Consolidated Plan will direct Community Development Building Grant (CDBG) funding opportunities. The Consolidated Plan is an application for funding from HUD for federal programs.

The Consolidated Plan outlines a comprehensive plan establishing a unified, coordinated vision for community development that benefits low-income residents and areas from 2024–2028. The City of Hanford gathers input from citizens, consults its community development partners, and conducts extensive research to determine housing and community development needs. The City of Hanford also partners with nonprofit and for-profit organizations, neighborhood groups, and other local governments to undertake specific actions using the strategies developed. A vital element of this Consolidated Plan is the collaborative nature of the process.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The overview will focus on the findings and discoveries from the needs assessment. The plan outlines the various necessities and efficiently how to deal with any shortcomings. By understanding these objectives and outcomes, the city of Hanford's administration can align its strategies and actions to resolve the following points:

- Invest in neighborhood infrastructure in low and moderate-income areas.
- Invest in remediation of access and mobility barriers in all neighborhoods.
- Continue to expand the housing rehabilitation assistance to low and moderate-income residents.
- Continue to expand down payment assistance to low and moderate-income residents.
- Invest in public facility improvement that serves low and moderate-income residents.
- Invest in capacity and programmatic enhancements for service providers primarily serving low—and extremely low-income residents, particularly those at risk of experiencing poverty.
- homelessness.
- Invest in neighborhood and strategic planning to help identify needs within the community.

Performance measurement is a critical process that allows organizations to assess and evaluate the effectiveness of their programs in meeting their target audience's needs. By systematically collecting and analyzing data, performance measurement provides insights into how healthy programs perform and whether they achieve their intended outcomes. It serves as a valuable tool for decision-making, enabling organizations to identify areas for improvement, make informed adjustments, and optimize resource allocation.

Summary of citizen participation process and consultation process Citizen Participation Plan (CPP)

The Citizen Participation Plan describes the framework and process for developing and implementing Hanford's housing and community development program required by HUD. The citizen participation plan is essential to the consolidated plan, ensuring that residents have a voice in shaping their communities' future. This subtopic aims to comprehensively understand the citizen participation plan and its significance. The citizen participation plan outlines how local governments engage with residents, community organizations, and stakeholders in decision-making. Utilizing survey tools can assist researchers in obtaining insight and perception of the general public. Their opinions are invaluable and should be a resource tool in shaping housing policies.

Stakeholders Engagement:

Stakeholder engagement is the most time-consuming and thorough of all the analysis that makes up the Con Plan. The time-consuming nature of stakeholder engagement arises from the need to actively involve and collaborate with various individuals or groups with a vested interest in the project or initiative.

Evaluation of past performance:

The primary programs administered by the Community Development Department over the past five years are listed below:

Affordable Housing:

Emergency Repair Programs (up to \$24,999 per household) CDBG funds will be used to assist first-time, deficient, and low-income families in purchasing a home. Up to \$75,000 in down payment assistance and closing costs.

Public Service, Homeless Reduction:

The endeavor to reduce homelessness was a joint venture between the City of Hanford, Kings County, and Tulare Continuum of Care. CDBG funds will help fund various activities, including, but not limited to, the Annual Project Homeless Connect and Point in Time census.

Public Facilities and Improvements

Lacey Park Playground Improvements include removing 17-year-old playground equipment and installing new ADA-compliant playground equipment. Updated and replaced defective or dilapidated streetlights.

Summary of citizen participation process and consultation process

Citizens could contribute to the Consolidated Plan via online anonymous and paper surveys. The survey allowed the citizens of the city of Hanford a real-time outlet to voice their opinions regarding the housing environment in Hanford.

All comments gathered during the public input and consultations with the City of Hanford's community development partners in developing this plan have been included as attachments.

Public Meetings and Hearings

In preparing the Consolidated and Annual Action Plan, the Department of Community Development followed the schedule below:

- Kings County Homelessness Collaborative Monday, September 18, 2023, at 1:30 pm
- City Council Meeting Study Session and Public Comment, Tuesday, April 2, 2024.
- City Council Meeting Public Comment Review and Adoption, Tuesday, May 7, 2024.
-

Summary of public comments

The online and paper surveys show growing discontent with housing conditions in Hanford. Residents expressed anxiety over the rising price of homes, some failing infrastructure, and a disconnect between their elected officials and everyday citizens.

Summary of comments or views not accepted and the reasons for not receiving them.

All comments and views will be incorporated into the final document.

Summary

To enhance collaboration with different jurisdictions and foster partnerships between various levels of government and the private sector, the Consolidated Plan encompasses a range of programs that address housing, homelessness, special needs, community development, economic development, anti-poverty, and planning.

THE PROCESS:

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 administering the grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	HANFORD	
CDBG Administrator	HANFORD	Community Development Department

Table 1 – Responsible Agencies

Narrative

This document is the Consolidated Plan for the City of Hanford, an entitlement community, for 2024–2028. Hanford receives the following funds annually from HUD: Community Development Block Grant (CDBG); the City is not an Entitlement to HOME-State funded through application.

Community Development Department Housing acts as the primary administrator of the federal entitlement funds.

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Introduction

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

The Consolidated Plan is prepared, developed, and submitted by the Housing Division under the Community Development Department.

The Housing Division administers all funds through the Community Development Department and implements all related housing development and redevelopment funds.

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

The city of Hanford has a healthy working relationship with the various stakeholders, community partners, and social service providers. With the combined inputs of multiple benefactors, Hanford is leveraging its resources to pursue the city's development needs. These partnerships are essential for several reasons, including gaining new insight into problem-solving, building upon successful efforts, and leveraging scarce resources. The city of Hanford will achieve the goals outlined in this consolidated plan by strengthening the network of residents, faith-based organizations, service providers, lenders, for-profit and nonprofit developers, and state and federal agencies.

The city of Hanford has strengthened its ability to work collaboratively with partners to address the gaps in its housing delivery system. Recognizing the importance of affordable and adequate housing options for its residents, Hanford has fostered strong collaboration to uncover voids in housing development services. Through these efforts, Hanford has identified key areas where the housing system falls short and developed effective strategies to bridge these gaps.

The City of Hanford continues to seek ways to expand the services it provides by coordinating resources with various agencies. The housing division of the Department of Community Department continues to create partnerships and initiatives to fill institutional gaps and foster institutional coordination.

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.

Hanford has initiated homeless reduction measures by embracing collaboration with partners and employing innovative strategies coupled with Hanford's Continuum of Care (CoC). Members of the CoC, such as the Kings County Homelessness Collaborative, joined with cooperative associations from internal and adjacent municipalities to combat homelessness. The Housing Authority of Kings County has also taken an initiative-taking, unified approach in response to this challenge of reducing homelessness.

The Housing Authority of Kings County has also taken a proactive, unified approach in response to this challenge of reducing homelessness. The Housing Authority of Kings County (HAKC) recognizes that homelessness has no borders and has joined with neighboring municipalities. HAKC has worked tirelessly to bring city officials, community organizations, and stakeholders from various municipalities within Kings County.

HAKC aims to create a comprehensive and coordinated response to the housing crisis by fostering these partnerships. Through joint initiatives and shared resources, the unification of cities under HAKC enables the efficient allocation of funding and services. This collaboration allows for better identification of individuals experiencing homelessness and ensures that they receive appropriate support tailored to their specific needs.

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 administering HMIS.

- The City of Hanford does not utilize ESG Funds.

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

Table 2 – Agencies, groups, and organizations that participated

1	Agency/Group/Organization	Housing Authority of Kings County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Public Housing Needs</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless/Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs.</p> <p>Economic Development</p> <p>Market Analysis</p> <p>Anti-poverty Strategy</p>
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Housing Authority of Kings County (HAKC) was interviewed for their input on the housing and community development needs and goals for the City of Hanford. The HAKC consulted on the various means and processes it uses to serve the community by providing housing services.</p> <p>The HAKC has dedicated itself to serving the community through various means, focusing on providing housing services. With this goal in mind, the authority has consulted extensively to ensure it meets the community's needs effectively and efficiently.</p> <p>In addition to providing affordable housing options, HAKC offers educational resources and support services for community residents. This includes financial management classes, job training programs, and access to health and wellness resources. By providing these services, the authority aims to empower its residents and help them achieve self-sufficiency.</p>

2	Agency/Group/Organization Agency/Group/Organization Type	KTHA Kings Tulare Homeless Alliance Housing Services Housing Service Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The KTHA (Kings Tulare Homeless Alliance) is a non-profit organization that aims to help the homeless population in the Kings and Tulare counties. They offer temporary shelter solutions to protect people without housing from the elements and provide them with a safe space to sleep. They assist individuals and families in transitioning from homelessness to stable housing through various support programs. They collaborate with healthcare providers to ensure our homeless community members' physical and mental well-being. They provide job search assistance, resume workshops, and skills training to help individuals gain employment and financial independence. They are ensuring that no one in our community goes hungry by providing access to nutritious meals and food supplies.

Identify any Agency Types not consulted and provide a rationale for not consulting.

N/A

Other local/regional/state/federal planning efforts should be 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 Kings Tulare Continuum of Care (KTCOC) is a collaborative network of organizations and individuals working together to end homelessness in Kings and Tulare counties in California. The KTCOC provides a wide range of services to address the various needs of the homeless population in Kings and Tulare counties. These services include, but are not limited to, the KTCOC's operation of emergency shelters for individuals and families, providing a safe and temporary place.

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 of Hanford collaborates very well with its partners to address the gaps in the housing delivery system. Efforts are made to integrate and coordinate that among housing community development and social service providers. Coordinated efforts between adjacent governments are essential to eliminate any impediments to housing or economic opportunity.

These efforts are reflected in the City's collaboration with the Housing Authority, which provides affordable housing options for low-income families and individuals. The City of Hanford also partners with local non-profit organizations such as Habitat for Humanity to help build new homes for those in need.

In addition to these partnerships, Hanford has programs to assist first-time homebuyers and improve existing housing stock. The First-Time Homebuyer Program offers qualifying individuals and families financial assistance, while the Housing Rehabilitation Program funds necessary repairs and improvements for homeowners. These additional governments also contribute to the drafting of Hanford's Consolidated Plan; through this plan, Hanford collaborates with its partners to secure funding for various programs and initiatives that support affordable housing and economic opportunities.

Narrative (optional):

PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation.

Summarize the citizen participation process and how it impacted goal setting.

The Citizen Participation Plan (CPP) is a critical document outlining how the local government will involve its citizens in decision-making. It is a roadmap for fostering open communication and collaboration between the government and its residents. The CPP fosters public engagement and interaction between the city administration and the everyday citizen to gain various perspectives and insights about public affairs.

The Citizen Participation Plan is a valuable resource for residents of Hanford to actively engage in the planning, implementation, and evaluation of various City programs financially supported by the U.S. Department of Housing and Urban Development (HUD) through federal entitlement grants. These grants include but are not limited to the Community Development Block Grant. The plan promotes transparency and accountability by involving citizens in decision-making, allowing the government to become more transparent and accountable for its actions. This fosters trust and builds a positive relationship between the government and its residents.

Citizen Participation Methods

This participatory strategy gathers input and educates citizens on critical issues affecting their lives while promoting a sense of ownership over communal outcomes. Efforts have been made to overcome barriers that traditionally hinder participation, such as language differences, physical accessibility issues, and time constraints.

The primary input components in this participation process are the exchange of dialogue, information, and education through public hearings, focus groups, and community needs assessment surveys. In preparation for the 2024-2028 Five-Year Consolidated Plan, the City of Hanford held focus groups for seniors, non-profits, business leaders, and heads of religious organizations, two (2) public hearings, and widely distributed a Community Needs Assessment Survey via online participation and paper survey. Several people attended the various meetings, and paper surveys were completed and returned from drop-off locations.

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	Internet Outreach	The surveys were offered online and in paper format. Both medians were offered in English and Spanish translation	There was a total of 629 responses.	The City of Hanford's online survey responses varied but primarily consisted of comments about the increases in housing prices throughout the city. Some even commented on how the homeless population has increased. There was a lot of concern about being unable to find affordable housing, and many longtime residents felt pushed out of the city.	All comments were accepted	https://www.surveymonkey.com/r/PXTFY7F for English version survey. https://www.surveymonkey.com/r/5KFPC6W for the Spanish version of the survey.
2	Internet Outreach	The Kings County Homelessness Collaborative is a collective of stakeholders and administrators who work together to address and reduce homelessness in Kings County, California. The collaborative was formed in 2017 as a response to the growing issue of homelessness in the county.	There were an estimated 42 attendees.	The virtual meeting was an online consortium that targeted stakeholders who did homeless outreach and were trying to implement key strategies to engage and serve that particular population segment. The consortium was part of a broader initiative. There were an estimated 42 attendees. There were an estimated 42 attendees..	All comments were accepted	https://www.countyofkings.com/departments/outside-agencies/kings-county-homelessness-collaborative

Table 2 – Citizen Participation Outreach

NA-05 Overview

Needs Assessment Overview

The City of Hanford has a population of over 57,000 people and is the county seat of Kings County. The city is in the heart of the San Joaquin Valley, where the housing market has become very competitive and has seen increased property values and new developments. The median housing cost has seen gains about the median income.

Hanford's economy has grown substantially and is driven by diverse sectors, including agriculture, manufacturing, and retail. The city's strategic location in the San Joaquin Valley, a central agricultural hub, has facilitated its dominance in agribusiness. This sector's success is bolstered by advanced farming technologies and a robust distribution network, leading to higher employment rates and economic stability.

Additionally, Hanford's economic landscape has been supplemented by local manufacturing plants and a growing retail sector, which attracts investment and contributes to the community's prosperity. This economic diversification has increased the city's stability against economic downturns and positioned Hanford as a promising area for future growth and development.

A comprehensive housing needs assessment guides cities like Hanford toward informed decision-making and effective planning. The city of Hanford recognizes the significance of HUD's Comprehensive Housing Affordability Strategy (CHAS) data, which provides valuable insights into housing needs. By utilizing this data, Hanford can accurately determine its housing needs and make informed projections for the future.

Hanford's Continuum of Care Initiative represents a significant stride towards addressing the comprehensive needs of its community members, especially the most vulnerable. This initiative emerged from a collaborative effort among local government agencies, non-profit organizations, healthcare providers, and community stakeholders who recognized the pressing necessity for a unified approach to support individuals across various stages of need. The network is developed to be inclusive and adaptive, ensuring that every aspect of housing instability comes from homelessness prevention to permanent housing solutions.

By utilizing feedback collected from consultations and citizen engagement, the City of Hanford aims to comprehensively understand its requirements concerning affordable housing, community development, and homelessness. The Needs Assessment, in combination with this information, will highlight the most critical needs identified by the City of Hanford. These needs will be the foundation for implementing the Strategic Plan and developing and executing various programs and projects.

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

Summary of Housing Needs

Hanford, the county seat of Kings County, is a community marked by its steady presence in the heart of California. As of 2017, it boasts a population of 57,340 residents. This figure represents modest growth from its 2009 census count of 54,790, indicating a slight increase of 5% over four years. Despite this marginal rise in inhabitants, Hanford's annual growth rate has stabilized, suggesting a plateau in its population dynamics.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	54,790	57,340	4.6%
Households	17,415	18,960	9%
Median Income	\$53,986	\$65,974	22%

Table 5 – Housing Needs Assessment Demographics
2000 Census Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,125	2,070	3,240	1,970	9,555
Small Family Households *	835	1,130	1,680	835	5,025
Large Family Households *	250	255	485	535	1,140
The household contains at least one person 62-74 years of age	445	350	635	320	2,140
The household contains at least one-person age 75 or older	295	380	455	195	725
Households with one or more children six years old or younger *	615	460	995	505	1,585

* the highest income category for these family types is >80% HAMFI

Table 6 – Total Households Table

Data Source: 2013-2017 CHAS

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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	35	30	0	0	65	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	140	40	40	255	15	10	40	50	115
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	205	55	155	45	460	0	25	35	80	140
Housing cost burden more significant than 50% of income (and none of the above problems)	835	170	40	40	1,085	390	185	155	40	770
Housing cost burden more significant than 30% of income (and none of the above problems)	80	640	545	240	1,505	120	190	635	230	1,175
Zero/negative Income (and none of the above problems)	65	0	0	0	65	45	0	0	0	45

Table 7—Cost Burden > 30%

Data Source: 2013-2017 CHAS

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
NUMBER OF HOUSEHOLDS										
Having one or more of four housing problems	1,110	395	240	125	1,870	405	220	230	165	1,020
Having none of the four housing problems	380	970	1,320	830	3,500	225	480	1,455	845	3,005
The household has a negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2013-2017 CHAS

. 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
NUMBER OF HOUSEHOLDS								
Small Related	1,675	1,255	455	3,385	129	255	385	769
Large Related	300	240	35	575	0	90	90	180
Elderly	1,225	390	165	1,780	295	255	235	785
Other	1,230	945	365	2,540	135	80	120	335
Total need by income	4,430	2,830	1,020	8,280	559	680	830	2,069

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

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
NUMBER OF HOUSEHOLDS								
Small Related	0	0	180	180	175	115	0	290
Large Related	0	0	0	0	10	10	0	20
Elderly	250	35	40	325	155	65	65	285
Other	0	225	4	229	65	0	0	65
Total need by income	250	260	224	734	405	190	65	660

Table 10 – Cost Burden > 50%

Data Source: 2013-2017 CHAS

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
NUMBER OF HOUSEHOLDS										
Single-family households	265	180	195	49	689	15	25	35	65	140
Multiple unrelated family households	0	15	0	0	15	0	10	40	65	115
Other non-family households	0	0	0	35	35	0	0	0	0	0
Total need by income	265	195	195	84	739	15	35	75	130	255

Table-11 Crowding Information

Data Source: 2013-2017 CHAS

	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: 2013-2017 CHAS

Describe the number and type of single-person households needing housing assistance.

According to the 2013-2017 American Community Survey, were 18,960 households in the City of Hanford. Of those households, 3,737 (20.4%) were households living alone. Of the City's single-person householders living alone, 1,452 (38.8%) were aged 65 or older. Based on these estimates, seniors living alone can be presumed to have additional special needs above and beyond those of the general single-person household population.

Special consideration should be given to housing and services for seniors based on the large percentage of seniors living alone in the City of Hanford. Single-person households also represent a significant portion of those affected by housing problems. Housing needs programs include single-person households as well as family households.

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.

According to research conducted by the National Alliance to End Homelessness (NAEH), approximately 35% of individuals experiencing homelessness have a disability, and about 50% have experienced domestic violence. This means that there is a significant overlap between these two groups, with many disabled individuals also being victims of domestic violence. Furthermore, the U.S. Department of Housing and Urban Development

(HUD) has identified domestic violence as one of the leading causes of homelessness among women and families.

To accurately estimate the number of families in need of housing assistance for Hanford who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking, there are a few different factors that must be considered. First and foremost is the accessibility of affordable housing options for these individuals. Many individuals with disabilities may require specific accommodations to live independently, and it can be challenging to find housing that meets their particular needs. Additionally, individuals who are victims of domestic violence may have unique safety concerns when it comes to finding suitable housing.

Examples of at-risk groups may include individuals experiencing persistent economic instability, such as those with low income or underemployment, people without secure or stable housing, youth aging out of foster care, victims of domestic violence, and veterans coping with the transition back to civilian life. Additionally, those with significant medical issues or substance dependencies who lack a robust support network also commonly face a heightened risk of homelessness.

In addition to providing accurate estimates of the at-risk population, jurisdictions should consider creating prevention programs and policies that address the specific needs of these vulnerable groups. According to the Hartford point-in-time count in 2017, 853 individuals experienced homelessness, a percentage of the jurisdiction's estimated at-risk population.

This data highlights the importance of implementing effective prevention strategies to reduce the number of individuals becoming homeless. Prevention programs can include financial assistance for housing, job training and education programs, mental health and addiction services, and supportive housing options.

According to the U.S. Census Bureau 2017, approximately 14% of Hanford's population lived below the poverty line. This equates to about 1908 families who may be at risk of experiencing homelessness due to economic instability. Jurisdictions must address these systemic issues that contribute to homelessness and work towards providing more equitable opportunities.

What are the most common housing problems?

Hanford's lack of affordable housing options has become a pressing issue, exacerbating the City's housing problem. As the demand for housing increases, the supply fails to keep pace, leaving many residents struggling to find decent, safe, and sanitary accommodations they can afford. The shortage of affordable homes has led to skyrocketing rental prices and an increase in homelessness rates.

While the rise in home prices may indicate a booming real estate market, it also raises concerns for specific populations and household types. For example, lower-income families or individuals may struggle to afford these higher prices, leading to potential displacement or difficulty finding affordable housing.

According to recent data, the median price of homes in Hanford soared to \$281k, representing an impressive 10.6% increase compared to the previous year. In October 2017, Hanford's home prices were up 16.9% compared to the same year.

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 more significant than 50% of income (and none of the above problems)
- Housing cost burden more significant than 30% of income (and none of the above problems)
- Zero/negative Income (and none of the above problems)

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

As with most societal issues, specific populations or household types can be more affected by these problems than others. For example, low-income families may face challenges with accessing affordable housing targeted towards low-income families.

The soaring cost of housing in Hanford is disproportionately impacting Hispanic families, often resulting in overcrowded living conditions or the necessity to relocate. Families are facing the difficult choice between allocating a substantial portion of their income to housing or compromising the quality and safety of their living environment. The stress associated with financial burdens can also affect family dynamics, potentially leading to increased tension and fewer economic resources available for education, healthcare, and other critical needs.

Describe the characteristics and needs of low-income individuals and families with children (primarily 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.

The City of Hanford recognizes the importance of providing resources and support to low-income individuals and families, especially those with children. This is why Hanford has established strong partnerships with organizations such as the local Continuum of Care (CoC) and [Kings County Homeless Collaborative](#).

Rapid Rehousing

Rapid rehousing is a strategy that provides short-term rental assistance, case management, and other supportive services to help individuals and families quickly move out of homelessness and into permanent housing. This approach focuses on providing immediate support to those experiencing homelessness rather than requiring them to go through lengthy processes or meet strict eligibility criteria.

In 2017, Hanford launched its first rapid rehousing initiative in partnership with local homeless service providers. The “Housing First” program prioritizes housing to individuals and families without preconditions such as sobriety or employment. This has been a significant shift from traditional approaches that often require homeless individuals to meet specific requirements before being considered.

The City of Hanford's rapid rehousing program also works closely with landlords to secure housing for participants. This is done through partnerships with local landlords and financial incentives, such as security deposits and rental subsidies. This not only helps individuals and families find safe and affordable housing, but it also supports the local rental market. The county hosted periodic meetings between the county and landlords to ensure that landlords were complying and were readily available should the need arise for emergency housing.

In addition to providing housing assistance, the rapid rehousing program offers case management services tailored to each individual or family's needs. This may include connecting participants with employment resources, mental health services, educational opportunities, and other supports to help them achieve stability and independence.

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

According to the 2023 Homeless Point-in-Time Count, over 383 homeless individuals lived in Hanford. This number has steadily increased over the past few years, highlighting the need for effective solutions to address homelessness in the city. Rapid rehousing initiatives have emerged as a promising solution to move homeless individuals and families quickly and efficiently into stable housing.

According to the survey conducted by PIT 2023, King County has a large homeless veteran population. It is estimated that veterans account for 6.0052% of the total homeless population in this county. Homelessness among veterans can be attributed to various factors, such as lack of affordable housing, mental health issues, substance abuse, and unemployment. Many veterans struggle with adjusting back to civilian life after serving in the military, and this can lead to homelessness.

National statistics reveal that 1 in 4 women and 1 in 9 men experience severe intimate partner physical violence, intimate partner contact sexual violence, or intimate partner stalking with impacts such as injury, fearfulness, post-traumatic stress disorder, and death. In many cases, domestic violence is a leading cause of homelessness for women and families. In Hanford, CA, and cities alike, local shelters and social services often report a significant proportion of their residents have fled abusive environments, underscoring the necessity for comprehensive support systems and preventative measures within the community.

Specify particular housing characteristics linked with instability and an increased risk of homelessness.

Economic factors contributing to homelessness in Hanford, California, include high unemployment rates, the scarcity of affordable housing, and low-wage agricultural and service jobs that dominate the local economy. Despite agriculture being a cornerstone industry, the wages often do not match the living costs in the area. Moreover, unexpected medical expenses or a sudden job loss can quickly lead to a precarious financial situation for many residents, pushing them toward homelessness.

The cost of housing in Hanford has markedly increased over the past decade. According to data from the U.S. Department of Housing and Urban Development, the median home price in the area has risen by 5.3% annually. Additionally, the California Housing Partnership reports that rent for a two-bedroom apartment has increased by 6.3% since last year, further straining affordability. These figures reflect broader trends captured in the 2023 U.S. Census, underscoring residents' challenges in securing affordable housing.

This surge in housing costs has had a direct impact on the rise of homelessness in Hanford. As prices continue to climb, many residents cannot keep up with the cost of living and are forced to make difficult decisions about where they can afford to live. For those already struggling financially, even a slight increase in rent or mortgage payments can be the tipping point that leads to homelessness.

Discussions

It is evident that some populations are more susceptible to homelessness, and even though financial standing is more noticeable, it is not always the case. Some other factors that can contribute to homelessness include mental health issues, substance abuse, and lack of family or social support. Mental illness is a significant risk factor for homelessness, with an estimated one-third of homeless individuals reported having a severe mental illness.

Substance abuse is also prevalent among the homeless population, with studies showing that 25-40% of homeless individuals have a substance abuse disorder. Substance abuse can often lead to a downward spiral, with individuals losing their jobs and housing due to addiction.

Lack of family or social support is another factor that can contribute to homelessness. Many homeless individuals come from broken homes or have strained relationships with family members, making it difficult for them to find support when they are in need.

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

Assess the needs of any racial or ethnic group with disproportionately greater needs than that category. Data detailing information organized by racial group and ethnicity was evaluated from the CHAS Data and the 2020 Census. A housing problem is defined as one of the four following housing problems:

- Housing needs complete kitchen facilities.
- Housing needs complete plumbing facilities.
- Housing has more than 1.5 persons per room.
- The housing cost burden is over 30%.

The data analysis revealed significant disparities in housing needs among different racial and ethnic groups within the City of Hanford. The African American and Hispanic populations exhibited disproportionately higher rates of housing instability and affordability issues compared to their white counterparts. This trend suggests an urgent need for targeted housing policies that address the specific challenges faced by these communities to ensure equitable access to sustainable and affordable housing for all residents.

According to the CHAS Data and Census information evaluation, approximately 35% of African American and 40% of Hispanic residents spend more than 50% of their household income on housing in the City of Hanford. This is significantly higher than the 20% observed amongst the city's white population. Additionally, the data indicate that the incidence of overcrowding in homes is three times as likely to affect Hispanic households, with an incidence rate of 15%, compared to white households, which stand at around 5%. These stark disparities underline the pressing need for intervention and policy reform.

30%-50% Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,413	439	0
White	397	242	0
Black / African American	91	15	0
Asian	36	6	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	880	162	0

Table –14 Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	None of the four housing problems	Has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,725	1,365	0
White	665	490	0
Black / African American	80	40	0
Asian	60	30	0
American Indian, Alaska Native	39	0	0
Pacific Islander	0	0	0
Hispanic	855	800	0

Table 15 Disproportionally Greater Need 50%-80% AMI

Data Source: 2013-2017 CHAS

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	None of the four housing problems	Has no/negative income, but none of the other housing problems
Jurisdiction as a whole	695	950	0
White	355	460	0
Black / African American	0	30	0
Asian	25	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	310	370	0

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

Data Source: 2013-2017 CHAS

Discussion

Addressing disparities among racial groups is crucial by analyzing the demographic distribution relative to Area Median Income (AMI) and housing problems in Hanford, CA. Typically, housing challenges like affordability, overcrowding, and inadequate plumbing affect specific demographics more severely, often correlating with lower AMI levels. This analysis should include comparing the percentage of each demographic facing housing issues against their representation in the population and examining systemic factors that contribute to these disparities, such as employment opportunities, historical housing policies, and access to resources.

When looking at Hanford, CA, data reveals a concerning trend involving the Hispanic population, which comprises approximately 48% of the residents but accounts for nearly 65% of those experiencing significant housing problems. African Americans, representing about 8% of the populace, similarly face housing issues disproportionate to their numbers, amounting to roughly 12%. In contrast, the Caucasian demographic, which makes up 35% of Hanford's population, corresponds to only 20% of those with housing difficulties. These statistics suggest a disparity beyond income levels, highlighting systemic inequities requiring comprehensive policy interventions.

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

Assess the needs of any racial or ethnic group with disproportionately greater needs than that category.

In Hanford, CA, housing disparities reflect broader nationwide patterns, where minority groups often face more severe housing issues than their white counterparts. These housing challenges range from higher rates of overcrowding, substandard housing conditions, and a more significant burden of rental costs relative to income. To investigate these disparities further, analyzing data on home ownership, rental prices, eviction rates, and access to affordable housing is critical, specifically focusing on how these indicators differ among racial and ethnic groups within the community. This investigation should also consider historical factors, such as redlining and zoning laws, that have contributed to systemic inequalities in housing. A disproportionately greater need was identified when a racial or ethnic group experienced ten percentage points or higher occurrence rate of housing problems. A housing problem is defined as one of the four following housing problems:

- Housing needs complete kitchen facilities.
- Housing needs complete plumbing facilities.
- Housing has more than 1.5 persons per room.
- The housing cost burden is over 30%.

0%-30% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	None of the four housing problems	Has no/negative income but none of the other housing problems.
Jurisdiction as a whole	880	1,000	0
White	230	410	0
Black / African American	30	25	0
Asian	24	40	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	580	515	0

Table 17 Disproportionately Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	None of the four housing problems	Has no/negative income, but none of the other housing problem
Jurisdiction as a whole	845	2,245	0
White	200	950	0
Black / African American	40	80	0
Asian	45	40	0
American Indian, Alaska Native	35	4	0
Pacific Islander	0	0	0
Hispanic	510	1,150	0

Table 18 Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	None of the four housing problems	Has no/negative income, but none of the other housing problem
Jurisdiction as a whole	215	1,425	0
White	105	715	0
Black / African American	0	30	0
Asian	0	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	565	0

Table 19 Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

Discussion

In Hanford, CA, disparities in housing conditions are notably pronounced among certain racial and ethnic groups. For instance, the Latino community, which represents a substantial portion of the city's population, faces severe housing problems at a rate of 45%. This is significantly higher than the area's overall rate of severe housing problems, which is 25%. Such statistics highlight a pressing need for targeted housing policy reforms and support services to address these imbalances.

A multi-faceted approach to policy reform is vital to address the significant housing disparities in Hanford, CA.

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

Assess the needs of any racial or ethnic group with disproportionately greater needs than those of that category of need.

The analysis of the housing cost burden in Hanford, CA, particularly concerning different racial and ethnic groups, points to a significant disparity in housing affordability. One can infer their economic pressures by understanding the percentage of income each group spends on housing. A high housing cost burden—typically defined as spending more than 30% of one's income on housing—can limit individuals' ability to afford other essentials such as healthcare, education, and transportation. Discrepancies in this burden may reflect broader systemic inequalities that affect minority groups, influencing policy decisions to create a more equitable housing market.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,195	3,135	2,625	23 5
White	6,665	1,210	1,050	12 0
Black / African American	385	125	174	4
Asian	575	225	54	0
American Indian, Alaska Native	45	15	0	0
Pacific Islander	10	0	0	0
Hispanic	4,285	1,535	1,270	11 5

Table – 21 Greater Need: Housing Cost Burdens

Data Source: 2013-2017 CHAS

Housing affordability in Hanford presents a significant economic burden for many of its residents. With 17% of the population allocating 30-50% of their income to housing—often considered the threshold for affordability—it suggests that a substantial segment is at economic risk. The situation is more acute, with 15% of Hanford's population spending above 50% on housing, which places them well under the severely cost-burdened category. These statistics highlight the need for policy intervention and support programs to alleviate the financial strain on these individuals and ensure that housing remains affordable.

Data shows that the challenge of housing affordability extends beyond general demographics. In Hanford, the Hispanic population—a significant portion of the community—faces a pronounced housing cost burden. Specifically, 22% of Hispanic households spend between 30% and 50% of their income on housing, while 18% spend over 50%, indicating a more severe cost burden than the overall population.

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?

The median household income in Hanford, CA, illustrates a clear divide among racial and ethnic groups. For example, according to recent census data, White households have a median income of approximately \$65,000, while Latinx households average around \$45,000. African American families in the area report a median income closer to \$40,000, and these figures point to a significant imbalance. Access to higher-income brackets often reflects disparities in professional opportunities and education, further perpetuating the income gap in these communities.

Notably, these disparities persist even within income categories, meaning that not all residents in a specific income bracket face equal level of need. For instance, while the median income for White households may be higher overall, there may still be pockets of poverty and financial insecurity among certain racial or ethnic groups within this category. This highlights the importance of addressing both systemic issues.

The disparities in housing affordability within Hanford can be attributed to several factors. In contrast to the demand, a limited supply of affordable housing units is a fundamental issue, often exacerbated by zoning laws that restrict the development of high-density and multi-family homes. Furthermore, wage stagnation in various sectors fails to keep pace with the rising living costs, disproportionately affecting lower-income residents. Lastly, gentrification and economic development in certain areas may drive up property values and, consequently, rent, pushing original residents to allocate a higher percentage of their income toward housing. Understanding these causes is critical in crafting nuanced solutions to address the housing affordability crisis facing many Hanford citizens effectively.

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

There are no additional housing needs that were not identified.

Are any racial or ethnic groups located in specific areas or neighborhoods in your community?

NA-35 Public Housing – 91.205(b) Introduction

In Hanford, California, housing options range from single-family homes and apartments to condominiums and public housing for those with specific income requirements. The Kings County Housing Authority administers public housing in Hanford, offering affordable rental housing to eligible low-income families, older people, and persons with disabilities. Additionally, various private rental options and developments in the area cater to a broader demographic, with amenities designed to suit different lifestyles and preferences.

As of the latest figures available, Hanford, California, has many public housing units designed to accommodate individuals and families needing affordable housing options. According to the Hanford Housing Authority, over 300 public housing units within the city limits serve the lower-income brackets of the population. This public housing initiative is part of a broader effort to ensure residents can access safe, decent, and affordable living conditions.

Totals in Use

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

Table 22 Public Housing by Program

Data Source: PIC (PIH Information Center)

Characteristics of Residents

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

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

Table – 24*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: Hanford Housing Authority 2024

Ethnicity of Residents

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

Table –25 *Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Ethnicity of Public Housing Residents by Program Type

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

According to the 2017 American Community Survey, out of a total population of approximately 57,000 people in Hanford, more than 20% (equivalent to around 11,500 individuals) are living below the poverty line. This data shows a considerable need for rental assistance in the city. Furthermore, it is estimated that around 12% of the population in Hanford has some form of disability, which translates to roughly 6,500 individuals. With these statistics in mind, it is evident that a significant portion of the population in Hanford could benefit from accessible housing units through Section 504 accommodations.

Moreover, around 1,000 public housing units are available in Hanford for low-income families and individuals. However, this number is insufficient to meet the city's growing demand for affordable housing. As a result, many individuals and families are on waiting lists for public housing or rental assistance programs. It is estimated that there are currently over 1,500 households on the waitlist for Section 8 Housing Choice Vouchers in Hanford.

Implementing Section 504 accommodations is a transformative step in promoting equality and independence for individuals with disabilities. These modifications can include wheelchair ramps, restroom grab bars, and visual alarms, enhancing safety and fostering autonomy.

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

Access to essential services is critical for the residents of Public Housing and Housing Choice Voucher holders. Essential services encompass reliable public transportation, healthcare facilities, quality grocery stores, and educational institutions. Equitable access to these resources is paramount in ensuring that residents can maintain a standard of living that supports their well-being and fosters opportunities for upward mobility. Providing comprehensive access to such services assists in meeting the immediate daily needs of individuals and families and significantly improves community health and economic stability.

Multilayered strategies must be implemented to improve access to essential services for public housing residents and housing choice voucher holders. One approach is to enhance public transit systems to ensure they are reliable and frequent and have routes that directly connect to vital services. Partnerships with healthcare providers could establish mobile clinics or telehealth services tailored to these communities. Investment in local businesses, such as grocery stores and pharmacies, especially in areas considered 'food deserts,' would be instrumental. Additionally, offering educational programs and resources within the community can eliminate the distance barrier. When executed in concert, these solutions address the immediate access issues and contribute to the long-term sustainability and self-sufficiency of the community members.

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 they reside 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 an emergency shelter or transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter".

In the city of Hanford, CA, homelessness has been an ongoing concern, with recent statistics reflecting a persistent challenge within the community. According to local reports, the homeless population in Hanford has risen over the past years, echoing a statewide trend. Although comprehensive data is sporadic, point-in-time counts have indicated that there are several hundred individuals facing homelessness on any given night in the area, with many more experiencing housing insecurities and the risk of falling into homelessness. These statistics highlight the urgent need for increased resources and support systems to address the complex factors contributing to this issue.

Many factors lead to homelessness in Hanford, mirroring the complexities of this issue nationwide. Economic hardship remains a primary catalyst, as the lack of affordable housing and the high unemployment rate leave individuals unable to secure permanent shelter. Substance abuse and mental health issues also contribute significantly, often exacerbated by insufficient access to healthcare and support services. Furthermore, gaps in the social safety net for populations such as veterans and domestic abuse survivors can precipitate loss of housing. This multifaceted problem requires a holistic approach to develop long-term solutions that address each underlying cause.

Homelessness's impact on Hanford's community extends beyond the immediate plight of those without shelter. Local businesses and residents often find themselves facing the spillover effects of the homelessness crisis, from public health concerns to heightened demand for emergency services. Safety perceptions can shift, sometimes affecting the local economy and tourism. Moreover, educational systems face additional pressures as they strive to address the needs of children experiencing homelessness, who may struggle with attendance, concentration, and meeting academic milestones. The social fabric of Hanford is undoubtedly strained by homelessness, underscoring the critical need for community cohesion and collective action in seeking resolution to this social challenge.

To effectively combat the homeless situation in Hanford, it's crucial to harness accurate and recent data. Current statistics are vital in painting a clear picture of the scope of homelessness, discerning trends over time, and identifying the demographic groups most affected. Such data can inform policymakers, service providers, and the community at large, assisting in allocating resources, planning interventions, and measuring progress toward alleviating this pressing issue. Stakeholders look to research-driven evidence to base their strategic decisions, emphasizing the importance of up-to-date, comprehensive statistics on homelessness in Hanford.

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)	0	2	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	25	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table-26 Homeless Needs Assessment Data Source: This is King Count data, so it does not reflect just Hanford. That breakdown is neither available nor an explanation of race and ethnicity.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," "number of days that persons experience homelessness," each year," and "number of days that persons 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): Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	299	815
Black or African American	43	115
Asian	1	10
American Indian or Alaska Native	23	101
Pacific Islander	12	39
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	178	550
Not Hispanic	203	539

Table 27 This is King Countywide data, so it does not reflect just Hanford. That breakdown is not available, nor is an explanation of race and ethnicity.

Estimate the number and type of families needing housing assistance, including families with children and veterans' families.

In order to estimate the number of families requiring housing assistance, it's essential to analyze current demographic trends, previous census data, and the latest reports from housing authorities and veteran support organizations. Economic factors, such as unemployment rates and the cost of living in different areas, should also be considered to understand the capacity and means families need to afford housing. Partnerships with local agencies can provide direct insight into the specific needs and numbers of families struggling with housing instability, offering a more precise picture to inform policy and direct aid effectively.

The impact of inadequate housing on families, particularly those with children and those of veterans, can be severe and multi-faceted. Stability in housing is a critical foundation for the overall well-being of family members, affecting mental health, access to education, and the ability to maintain employment. Children in unstable housing situations are at a higher risk of experiencing developmental delays and educational disruptions, which can have long-term consequences on their ability to achieve future success. Similarly, veterans facing housing instability may struggle with reintegration into civilian life, which can exacerbate mental health issues such as PTSD. Addressing housing needs is about providing shelter and ensuring communities' social and economic stability.

In Hanford, California, the veteran population faces unique challenges in terms of housing stability. While specific local data may fluctuate, the broader trends, as observed in the HUD Report and by veterans' affairs groups, suggest that the number of at-risk veterans in Hanford correlates with more significant national statistics.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group. Emergency Shelter for Families

The **2023 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 the below group):

Race

- American Indian/Alaskan Native 4.44%
- Asian 0.52%
- Black/African American 17.23%
- Native Hawaiian/Other Pacific 0.52%
- White 62.27%
- Multiple Races 3.39%
- Unknown 8.62%

Ethnicity

- Hispanic/Latino 47.26%
- Non-Hispanic/Latino 50.91%
- Unknown 1.83%

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group. Emergency Shelter for Families

In Hanford, CA, the issue of homelessness remains persistent, with statistics indicating a worrying trend. As per the latest counts, Hanford has experienced a **67.89%** increase in homelessness over the past year, with approximately **383** people reported as living without shelter and **81** who are deemed chronically homeless. Moreover, while sheltered homelessness has seen a modest improvement due to community efforts, around 80 individuals and families continue to rely on temporary housing solutions such as emergency shelters or transitional housing programs, and **276** slept in an unsheltered location. These figures underscore the ongoing need for comprehensive strategies to address homelessness in the region.

Sheltered homelessness, while less visible than its unsheltered counterpart, remains a critical issue in Hanford. The local shelters and transitional housing are often at total capacity, a sign of their necessity and the prevalence of housing insecurity. These temporary housing options provide a crucial stopgap for individuals and families in crisis. However, they also reflect the broader challenge of securing permanent, affordable housing solutions that address the root causes of homelessness, such as inadequate income, lack of affordable housing, and health issues.

Emergency shelters in Hanford serve as a critical lifeline for those experiencing sheltered homelessness, offering immediate protection from the streets. These shelters provide more than a temporary place to stay; they also connect individuals with services and support systems for long-term recovery and reintegration into the community. While these facilities are invaluable, the challenge remains that they are not a permanent solution. The transition from emergency shelter to stable, sustainable living conditions is fraught with obstacles, including limited availability of affordable housing and employment opportunities that align with the skill sets of the shelter residents.

HANFORD, CALIFORNIA

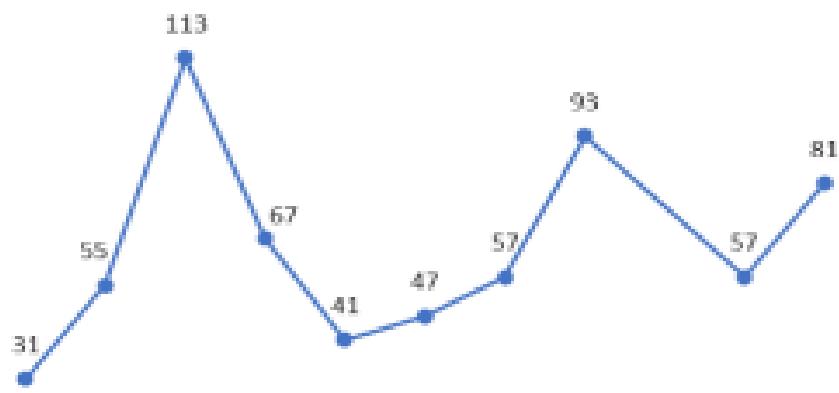
383 people experiencing homelessness

81 people are chronically homeless

2012-2023 PIT Trend

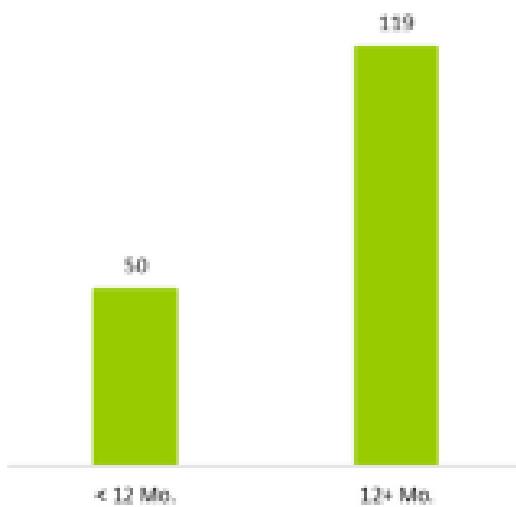


2013-2023 Chronically Homeless Trend

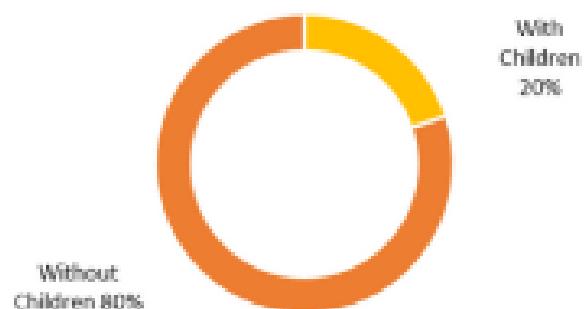


HANFORD, CALIFORNIA

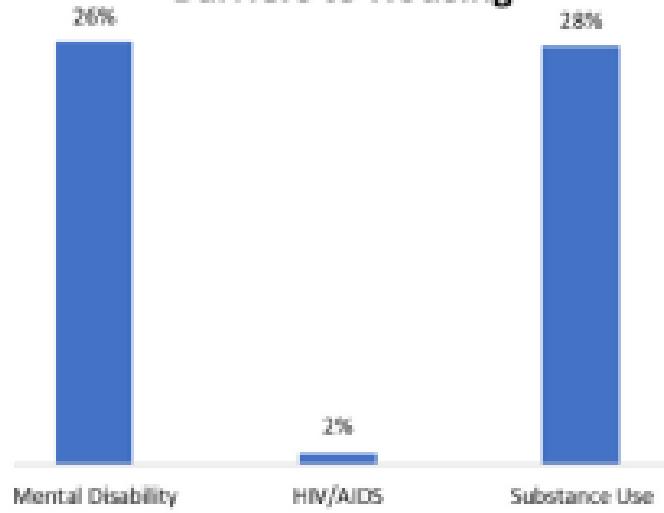
Length of Time Homeless



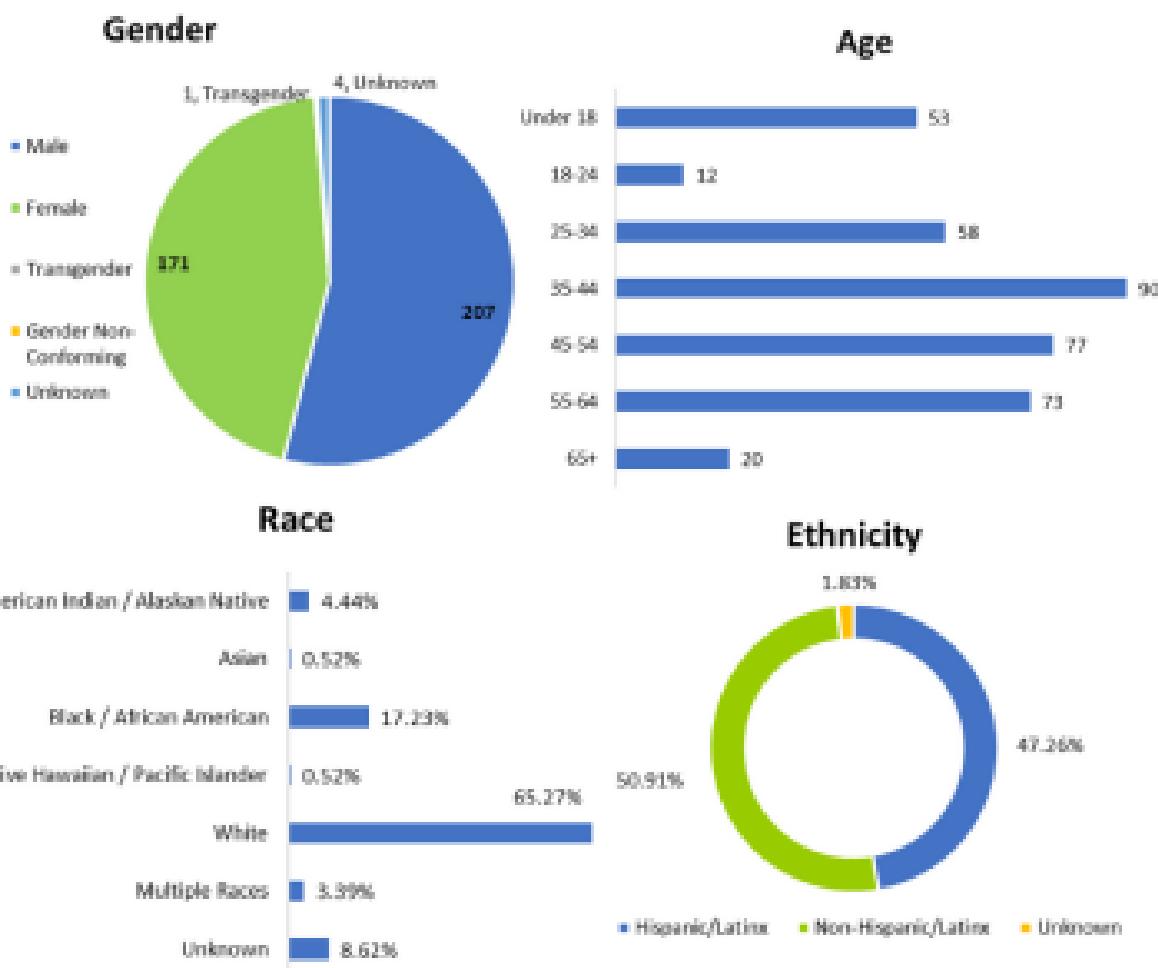
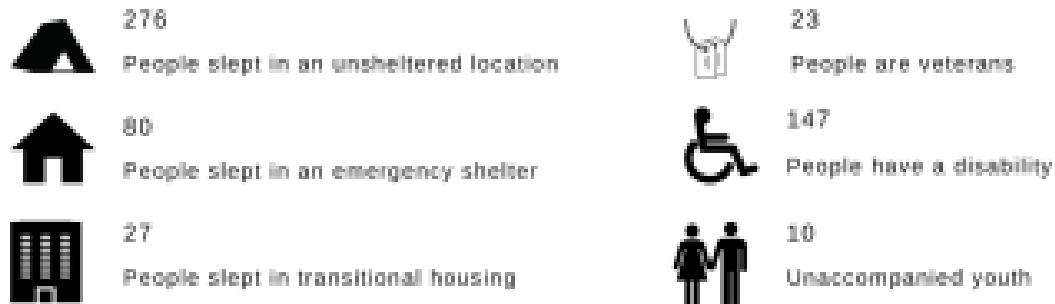
Household Composition



Barriers to Housing



HANFORD, CALIFORNIA



KTHA COC (2023, July 7). *PIT Count*. [Https://www.Kthomelessalliance.org/pit](https://www.Kthomelessalliance.org/pit). Retrieved July 7, 2023, from <https://kthomelessalliance.us3.list-manage.com/track/click?e=7f432623de&id=5e7fb73051&u=6a4268855a8bb70439abf8bc6>

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

The term "non-homeless special needs" encompasses specific subgroups of individuals whom HUD has identified as having a higher likelihood of requiring housing assistance compared to the general population. These populations face challenges securing suitable housing due to their economic, social, mental, and physical circumstances. Some examples of these groups include:

- The elderly and frail elderly,
- Persons with disabilities,
- Single-parent families and Female-Headed Households; and.

Describe the characteristics of special needs populations in your community:

Elderly-Aging

Based on the ACS stats, the elderly population in Hanford-Corcoran, CA, has been increasing from 2020 to 2022. Based on the ACS stats, the elderly population is only 12.2% of the total population. In recent years, there has been an increasing trend in the elderly population in Hanford-Corcoran, CA, according to ACS statistics. This trend is expected to continue from 2020 to 2022 and beyond.

It is important to note that although this increase is significant, it still only accounts for 10.35% of the total population in Hanford-Corcoran. This highlights that while the elderly population is growing, they still comprise a relatively small percentage.

As our society ages, communities need to address the needs of their aging population. This includes access to healthcare, transportation services, and other resources tailored towards older adults. It is also essential for individuals to plan for their aging process and make necessary preparations for their future.

Disabled

In addition, this trend in the growing elderly population also brings attention to potential challenges such as healthcare costs and societal support systems. As more individuals reach old age, it will be crucial for communities and governments to address these issues and ensure sustainable solutions.

The population of people with disabilities in Hanford, CA, is growing at an alarming rate. According to the U.S. Census Bureau, nearly 1 in 4 people living in Hanford have a disability. This increase highlights the need for accessible infrastructure and services in the city. However, many obstacles still prevent individuals with disabilities from fully participating in society.

For instance, employment opportunities for people with disabilities are limited due to a lack of accessible workplaces and discriminatory hiring practices. This leads to an employment rate of only 30% for individuals with disabilities in Hanford, compared to 73% for those without disabilities.

Additionally, individuals with disabilities face challenges in accessing education and healthcare services. Many schools and medical facilities in Hanford are not fully accessible, making it difficult for people with physical disabilities to attend classes or receive medical care.

Single-parent families and Female-Headed Households

In Hanford, California, the percentage of single-parent and female-headed households is higher than the national average. According to the US Census Bureau, 33.9% of all families in Hanford are headed by a single parent, compared to the national average of 26%. Additionally, around 30.5% of all households in Hanford are headed by females, higher than the national average of 18%. These statistics shed light on the prevalence and impact of city single-parent families and female-headed households.

The rise of single-parent and female-headed households can be attributed to various factors. One major factor is the increasing rate of divorce and separation among couples. This leads to an increase in these households as mothers often gain primary custody of their children. Economic factors such as unemployment and poverty can also contribute to the rise of these types of households.

The City of Hanford has instituted a general plan that is the foundation for establishing a local community's purposes regarding land use, major transportation routes, and the general location and size of future community facilities. The City adopted its general plan on August 18, 2015.

The general plan serves as a long-term guide for the city's growth and development, outlining goals and policies that address current issues and prepare for future challenges.

One key component of the general plan is land use. This refers to how different areas within the city are designated for other types of development, such as residential, commercial, industrial, or open space. The city's goals and policies guide land use decisions to balance meeting residents' needs and promoting economic growth while preserving natural resources and minimizing negative impacts.

HOUSING MARKET ANALYSIS:

MA-05 Overview

Housing Market Analysis Overview:

Housing market analysis typically hinges on critical indicators that shed light on market trends and economic fluctuations. These indicators include average sale prices, which reflect the market's willingness to pay; housing inventory levels, indicating the supply of available homes; days on the market (DOM), measuring how long homes are listed before selling; and the rate of home sales, which signals the market's overall activity. Moreover, factors such as mortgage rates, foreclosure rates, and local economic conditions also offer vital insights into the state of the housing market.

The shifting housing market presents challenges and opportunities for homebuyers in Hanford, CA. The increased mortgage rates could temper their purchasing power, necessitating a reevaluation of budgets and potential compromises on home features or locations. Conversely, a stabilizing market might relieve some of the urgency and pressure to bid over the asking price, giving buyers more time to make decisions and possibly negotiate more favorable terms. As the market balance shifts, homebuyers may be less competitive, potentially leading to a more buyer-friendly environment.

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

Introduction

In central California, Hanford is a small city with a significant population. As of 2017, there are 19,636 housing units in Hanford, California. This number includes apartments, single-family homes, and other types of housing.

The median purchasing price of a home in Hanford can vary based on the property's type and location. According to the American Census Survey, the median home value in Hanford was \$196,400 in August 2017. As of July 2023, the median home value has risen to \$365,000, which is an 86% increase from the previous year. It is expected that this upward trend will continue in the coming years.

The 2024 median purchasing price for a single-family home in Hanford, CA is around \$366,000 and is a 3.6% increase since last year. However, this number can vary depending on the property's size, condition, and location.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,335	74
1-unit, attached structure	266	1.4
2-4 units	2,046	10.6
5-19 units	1,331	6.9
20 or more units	972	5
Mobile Home, boat, RV, van, etc.	413	2.1

Table –27 Residential Properties by Unit Number

Data Source: ACS 2017

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	56	3.0	782	4.7
One-bedroom	70	7.3	640	14.6
Two bedrooms	9,154	22.0	852	73.2
Three or more bedrooms	13,109	67.7	2,386	7.6
Total	22,389	100	4,660	100

Table –28 Unit Size by Tenure

Data Source: ACS 2017

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

Community Development Block Grants (CDBG) are a vital tool in bolstering the housing market in Hanford, CA. These grants support myriad initiatives to revitalize neighborhoods, expand affordable housing, and improve community facilities. By leveraging CDBG funds, Hanford can attract private investment and foster a more dynamic and accessible housing sector.

The infusion of CDBG funding into Hanford's housing market has particularly impacted on making homes more affordable for lower-income residents. This financial support has facilitated the construction of subsidized housing units and renovating existing structures, which helps keep housing costs down. Moreover, CDBG grants have enabled the implementation of homeownership programs, empowering more individuals and families to transition from renters to proud homeowners and contributing to community stability and economic diversity.

Specific housing initiatives in Hanford, bolstered by CDBG funding, include projects like the 'Hanford Home Improvement Program,' which offers grants to homeowners for critical repairs and upgrades, enhancing both the safety and value of their homes. Another notable initiative is the 'Affordable Housing Development Project,' aimed at increasing the inventory of low-to-moderate income housing through new constructions and rehabilitations. These targeted efforts address immediate residential needs and contribute to long-term socio-economic growth by creating jobs and stimulating local businesses within the construction industry.

The primary beneficiaries of the assistance programs are low-to-moderate-income families whose earnings typically fall at or below 80% of the area's median income. For Hanford, this encompasses a significant portion of the population who find it challenging to cope with the rising housing costs. The CDBG initiatives directly alleviate the financial burden and foster a more inclusive community by providing these families with affordable housing options. The quantifiable impact of these efforts is seen in the enhanced quality of life for residents and the gradual reduction in the percentage of income that families must allocate toward housing expenses.

In Hanford, the percentage of single-householders and veterans who require affordable housing is particularly striking. Single female householders constitute approximately 20.6% of the families needing housing assistance, while veterans account for about 12%. These statistics underscore the imperative need for targeted housing programs. By focusing on these specific demographics, the CDBG initiatives can tailor their assistance to address unique challenges, such as childcare for single parents and accessibility features for veterans, thus ensuring their successful integration into the community's fabric.

In addition to rental assistance programs, Hanford offers a home buyers program for first-time buyers. This initiative helps low-income families purchase their own homes by providing financial grants and educational resources on the home-buying process. Through this program, families can achieve the dream of homeownership, which can have a ripple effect on their overall well-being and economic stability.

The HOME Sweet Home First-time Homebuyers Program offers qualified first-time homebuyers the opportunity to borrow up to \$75,000 for down payment and closing costs to purchase a newly constructed or existing home within the Hanford city limits. This 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 a second Deed of Trust. Staff currently maintains an interest list for this program.

The direct impact of programs like the HOME Sweet Home First-time Homebuyers Program is evident through the increase in homeownership rates within Hanford. By providing financial assistance to those entering the housing market, the city enables individuals and families to invest in their future and contributes to the region's overall economic growth. The stable housing environment fostered by these initiatives reduces the risk of displacement due to financial hardships. It builds strong, vibrant communities where residents have a personal stake in the welfare of their neighborhoods. Additionally, non-profit partnerships amplify this impact by ensuring residents can access supportive services necessary for homeownership and financial stability.

The voucher program in Hanford serves as a crucial lifeline for families grappling with the cost of living in the region. It affords them much-needed flexibility, allowing them to choose housing that meets their needs while staying within their financial means. With the aid of these vouchers, beneficiaries can reduce the strain of high rent costs, which often consume a disproportionate amount of monthly income.

The City of Hanford Emergency Repair Program is designed to assist low-to moderate-income persons in making emergency/minor repairs and disability-accessibility modifications to their homes. Emergency repairs are necessary to safeguard against imminent danger to human life, health, and safety or to protect property from further structural damage. Grants up to \$24,999 are available to qualifying homeowners. Staff currently maintains an interest list for this program.

To apply for the City of Hanford Emergency Repair Program, interested homeowners must first sign up for the interest list maintained by the program staff. Upon doing so, applicants are provided with a comprehensive application package detailing the materials and information required for submission. This typically includes proof of income, property ownership documentation, and a description of the emergency repair need. Once the complete application is submitted, it undergoes a thorough review process where eligibility is verified, and the necessity of repairs is assessed. Eligible homeowners are then guided through the following stages of the process, which may include a home inspection and obtaining contractor bids to ensure the most cost-effective solutions are implemented for the needed repairs.

Eligibility for the City of Hanford voucher program is centered around several critical criteria to ensure aid reaches those in greatest need. To be eligible, homeowners must:

- Reside within the City of Hanford limits.
- Hold current ownership and occupy the property needing emergency repairs as their primary residence.
- Fall within the low- to moderate-income brackets as defined by the U.S. Department of Housing and Urban Development (HUD).
- Have property taxes, mortgage payments, and homeowner's insurance up to date.
- Not exceed asset limits, excluding the value of the primary residence and one vehicle.

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

No affordable housing units will be lost.

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

Several factors, such as income and physical availability, can influence the availability of housing units. For example, look at Hanford, where, according to the ACS 5-year estimates from 2013-2017, the median household income is \$55,327. This indicates that most households in Hanford have a decent financial standing, which can impact the demand for housing units.

However, as the cost of living continues to rise, there is a growing need for more affordable housing in Hanford, CA. In recent years, the development of affordable housing units has increased to accommodate this need.

Describe the need for specific types of housing:

Data discussed in the Housing Need Assessment and this section indicate a need for good-condition, affordable housing for both rental and homeownership for low-and moderate-income households. This need is especially apparent in urban and fringe metropolitan areas with inefficient economic activities, higher unemployment rates, and a growing population.

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

The cost of housing in Hanford, CA, is a significant concern for residents, with the median home price being one of the highest in the country. However, despite this high cost, people still choose to live there for many reasons.

The median home price in Hanford, CA, is around \$196,000, slightly higher than the national average of \$193,500. This high price can make it difficult for many people to afford a home in the area, especially with the rising cost of living and stagnant wages. The fair market rent is also higher than the national average, making it difficult for renters to find affordable housing options in the city.

	Base Year: 2010	Most Recent Year: 2017	% Change
Median Home Value	241,000	196,400	-18%
Median Contract Rent	846	943	11.46%

Table – 29 Cost of Housing

Data Source: ACS 2013-2017

Rent Paid

	Number	% Change
Less than \$500	743	9.8%
\$500-999	3,526	46.3%
\$1,000-1,499	2,371	31.1%
\$1,500-1,999	747	9.8%
\$2,000 or more	229	3%
Total	7,616	100.0%

Table – 30 Rent Paid

Data Source: ACS 2017

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	483	2,581
50% HAMFI	1,231	153
80% HAMFI	2,134	1,671
100% HAMFI	3,000	2,483
Total	6,846	6,888

Table – 31 Housing Affordability

Data Source: Housing Affordability Data

The FY 2023 Hanford, for All Bedroom Sizes

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1030	1036	1287	1829	2091
High HOME Rent	919	986	1,184	1,360	1,498
Low HOME Rent	722	773	928	1,072	1,196

Table 32—Fair Market Rent

Data Source: HUD Fair Market Rent Data Effective: June 15, 2023

Is there sufficient housing for households at all income levels?

Although Hanford, CA, has experienced steady growth in recent years, there have been concerns about the availability of affordable housing for residents across all income levels. Housing affordability is a nationwide problem, and Hanford is no different.

According to a report by the National Low Income Housing Coalition, a household in Hanford would need to earn at least \$45,440 annually to afford a two-bedroom rental unit at fair market rent. This equates to an hourly wage of \$21.87, more than California's minimum wage of \$11 per hour. This highlights the stark reality that many families and individuals struggle to find affordable housing.

The lack of affordable housing options poses a significant challenge for low-income households, especially in a city where the median household income is \$51,586. The high cost of housing can force families to make tough choices between paying rent or other essential expenses like food and healthcare. It can also lead to overcrowding as multiple families share a single unit to split costs.

How is housing affordability likely to change, considering changes to home values and rents?

The housing market in Hanford, CA, mirroring nationwide trends, has experienced fluctuations influenced by various economic factors. Recently, there has been a notable increase in home values, partly due to low-interest rates generating high demand amongst buyers while the inventory of available homes remains constrained. This imbalance has also impacted rental markets, driving rents upwards as well. However, with potential shifts in monetary policy and economic conditions, such as changes in interest rates, affordability may be affected as the cost of homeownership could rise, possibly cooling demand and subsequently stabilizing or reducing the steep climb in home values and rental prices.

The median rent is \$1,400 for a two-bedroom apartment in Hanford, CA. This may seem like a reasonable price compared to larger cities or metropolitan areas, but it represents a significant portion of the median household income in Hanford. In fact, according to recent data, nearly 50% of renters in Hanford are cost-burdened, meaning they spend more than the effects this will have on the housing market is still uncertain. Still, it's essential to consider how this may impact both current and future residents of Hanford. Affordable housing is a crucial aspect of any community, as it allows individuals and families to have stable living situations without sacrificing other essential needs.

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

Understanding the relationship between HOME rents, Fair Market Rent (FMR), and Area Median Rent (AMR) is crucial for developing strategies to produce or preserve affordable housing in Hanford, CA. HOME rents are often below FMR since they're designed to be affordable for low-income households, while FMRs are estimates set by HUD to reflect the cost of a modest rental home in the local market. AMR, however, provides a broader look at what households in the area typically earn and spend on rent. If HOME rents are significantly lower than the AMR, it suggests an opportunity to create affordable housing options yet still economically viable for developers. Conversely, suppose HOME rents closely align with AMR. In that case, affordable housing strategies in Hanford may need to focus more on subsidies or incentives to encourage the preservation of existing low-rent units.

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

Housing units can be classified into different categories based on their physical condition, ultimately determining their suitability for occupancy. These classifications help us understand the current state of housing in Hanford, CA, and identify areas that may require improvement.

- One category is adequate or standard housing, which refers to units in good condition and meeting basic living standards. These units generally have no significant issues or hazards that would affect the health and safety of their occupants. Approximately 80% of occupied units in Hanford, CA, fall under this category.
- The next category is substandard housing, which includes units with one or more deficiencies that may pose health and safety risks to the occupants. These deficiencies can range from minor problems, such as a leaky roof, to more severe issues, like a lack of proper ventilation. As mentioned, 20% of occupied units in Hanford, CA, fall under this category.
- The final category is uninhabitable housing, which refers to units unsuitable for occupancy due to severe damage or health hazards. Local authorities often deem these units unsafe and unlivable, requiring immediate repairs or condemnation. Fortunately, the number of uninhabitable units in Hanford, CA, is relatively low, at less than 1%.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,720	26%	4,139	44%
With two selected Conditions	56	1%	378	4%
With three selected Conditions	0	0%	17	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,804	73%	4,821	52%
Total	6,580	100%	9,355	100%

Table – 33 Conditions Units

Data Source: ACS 2017

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%
Total	0	0%	0	0%

Table 3 – Year Unit Built

Data 2009-2013 CHAS
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	0	0%	0	0%
Housing Units built before 1980 with children present	0	0%	0	0%

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 4 - Vacant Units

Data 2005-2009 CHAS
Source:

Need for Owner and Rental Rehabilitation

Hanford, California, is a thriving city with a growing population. Hanford's housing demand has increased significantly, with an estimated population of over 55,000. As a result, approximately 7,051 renter units in Hanford require frequent maintenance to ensure the safety and comfort of its residents.

It is crucial to prioritize frequent maintenance to maintain the quality and safety of rental units in Hanford. This ensures that renters' living conditions are satisfactory and helps prevent potential hazards and costly repairs. Neglecting regular maintenance can lead to deteriorating living conditions, resulting in unhappy residents and decreased demand for rental units.

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

Hanford was a significant user of lead-based pesticides until their ban in the late 1970s. As a result, many homes built before 1978 may have been painted with lead-based paint. Approximately 35.6% of Hanford, California dwellings were built before 1980. This means that many houses in the city may contain lead-based paint.

DRAFT

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

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 unit vouchers available			723	778		25	10			20
# of accessible units										

Table-34 Program Type

Data Source: Hanford Housing Authorities

Describe the supply of public housing developments:

The Housing Authority of Kings County has 268 Public Housing Units throughout the county.

Public Housing Condition

Public Housing Development	Public Housing Units	Average Inspection Score
AMP	168	
AMP	100	
Admin Farm Labor	5	
Kettleman City	40	
Corcoran Station	44	
Cameron Commons	32	
Cameron House	1	

Table 35 - 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, mainly in southwest and central Hanford.

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

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 repairing, rehabilitating, and improving residential structures; demolish and replace dilapidated structures and beyond repair.
- Policy 1.3 Invest in infrastructure and public facilities to ensure adequate water, sewers, roads, parks, and other services 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 housing sites 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 affordable housing production.
- Policy 2.3 Ensure adequate water, sewers, roads, public facilities, and other infrastructure 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 potential governmental constraints to the extent feasible and appropriate to housing production, maintenance, improvement, and affordability.

- Policy 3.1 Offer regulatory and financial incentives, as available and appropriate, to encourage the construction of quality housing.
- Policy 3.2 Review local ordinances and building regulations to ensure they do not impede housing investment.
- Policy 3.3 Utilize planned developments and other creative mechanisms to facilitate the construction of more innovative, 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 rental assistance to provide affordable housing options for extremely 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 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 housing development, maintenance, and improvement.

GOAL 5. Further, there are equal housing opportunities for people, regardless of status.

- Policy 5.1 Support enforcement of fair housing laws prohibiting arbitrary discrimination in housing development, financing, rental, or sale.
- Policy 5.2 Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.

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

In coordination with the Housing Authority of Kings County's objective to provide affordable housing, the housing authority is committed to helping residents toward self-sufficiency. The Authority's Resident Services Department is the coordination center for information on opportunities and services to help residents overcome obstacles and achieve their self-sufficiency goals.

Our overarching objective is to facilitate the transition of families residing in public housing into market-rate housing or, if possible, enable their participation in the first-time home buyers' program. To achieve this, we offer a comprehensive range of programs and workshops for individuals who qualify for the program.

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

Many facilities, including emergency, transitional, and permanent supportive housing, provide housing and services to support people experiencing homelessness in Hanford and the region. Many organizations and nonprofits, such as the Kings Community Action Organization and the Central Valley Coalition for Affordable Housing, work to provide affordable housing options and support services for individuals and families experiencing homelessness.

These facilities maintain shelters and offer temporary housing for those in need, providing a safe and secure place to sleep and access necessities such as food, clothing, and hygiene products.

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)	22	0	19	8	0
Households with Only Adults	43	0	0	47	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	4	0	0	0	0

Table 5 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services, to the extent that those services complement services targeted at homeless persons.

- Accommodation 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 offers a security deposit on permanent housing and utility deposits. It is available to families once every twelve (12) months. Monthly rent must be above 80% of the family's household income.
- The CalWORKs Arrears Program 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 above 80% of the family's household income.
- Housing Support Program—This is available for families already receiving CalWORKs benefits. It offers a security deposit, a 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 need a plan to show they can sustain the rent after the program ends. This is reviewed on a case-by-case basis.
- Welfare to Work Program—This program is for CalWORKs-eligible families and aims to improve skills and create work opportunities. Services offered include Vocational Training/College Coursework, 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 Food Stamps): This program provides subsidized food budgets for low-income families to ensure balanced nutrition and other essential items. It does this through 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.

- several facilities and programs address homelessness throughout Kings and Tulare Counties. While this is not the complete list of services and facilities, it reflects 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 five years old, those who require pre-natal care, and people with substance abuse issues.
 - Kings United Way— HUD set up the Homeless Information Management system as a database for potential funders of programs within the county. There are 19 organizations and 48 programs under this system in Kings and Tulare Counties, including:
 - The Salvation Army provides vouchers for motels to provide temporary shelter. It also provides rapid re-housing and homeless prevention for veterans and their families through the 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 rehousing 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 is a 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 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 special needs population comprises individuals with physical, mental, emotional, or developmental disabilities. It also includes people who require specialized healthcare services due to chronic illnesses or conditions.

Due to various barriers, these populations often need help in receiving proper care and support. These barriers can be physical, such as inaccessible facilities, lack of transportation, or communication barriers. They can also be social, including discrimination and stigmatization.

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.

According to consultations done in the community, supportive housing needs for the following populations include:

- The city of Hanford, CA, needs to take proactive measures to assist the population living with AIDS. This includes increasing public awareness about HIV/AIDS, providing access to affordable and quality healthcare services, and promoting inclusivity and non-discrimination towards people living with AIDS.
- One critical step the city can take is to educate its residents about HIV/AIDS. This can be achieved through various means, such as community seminars, workshops, and awareness campaigns. The city can also partner with local health organizations and non-profits to conduct regular HIV testing drives and distribute educational materials about the prevention and treatment of the disease.
- Furthermore, the city of Hanford should actively promote inclusivity and non-discrimination towards people living with AIDS. This includes implementing policies to protect against discrimination based on HIV status and providing resources for individuals facing discrimination. The city can also work towards creating a more understanding and empathetic community by organizing events and activities that bring people of all backgrounds together.

Persons with alcohol or other drug addictions

- Firstly, education and awareness programs should be implemented in schools, community centers, and public spaces. This will help foster a culture of understanding and acceptance toward those dealing with addiction and reduce the stigma surrounding it. By educating individuals on the risks and consequences of drug and alcohol abuse and providing resources for seeking help, the city can empower its citizens to make informed decisions and seek treatment if necessary. Secondly, the city of Hanford should work towards increasing access to treatment options for those struggling with addiction. This could include partnering with local healthcare providers or organizations to offer affordable or accessible services and advocating for state and federal funding for addiction treatment programs. Additionally, the city of Hanford can work towards implementing harm reduction strategies such as needle exchange programs and safe injection sites, which have been proven to reduce the spread of diseases like HIV and Hepatitis C among intravenous drug users.
- Additionally, the city of Hanford could also explore developing specific housing programs or facilities tailored towards supporting individuals in recovery from addictions. These programs could include access to resources such as counseling services, employment assistance, and peer support groups within the housing facility. This would create a supportive and understanding community for individuals to navigate their recovery journey.

Public housing residents

- Residents in Hanford, CA, have access to various educational opportunities that help them acquire new skills and knowledge to improve their lives in public housing units. Some programs offered by public housing authorities include adult education classes, GED preparation courses, vocational training programs, and higher education scholarships. These programs help residents gain the necessary skills and qualifications to secure better job opportunities, increase their earning potential, and ultimately achieve self-sufficiency where they can afford market-rate housing.

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

The City of Hanford does offer specialized vouchers, public housing, and special rate housing to supplement a lack of income for residents who have just been discharged from a healthcare institution. Mainstream vouchers are offered to nonelderly disabled residents who need housing. These vouchers are provided to citizens with a disability that hinders their ability to work, and as a result, they struggle to obtain adequate housing.

These mainstream vouchers are designed to help individuals with disabilities receive safe, decent, and affordable housing. The City of Hanford also offers public housing units specifically designated for low-income families, elderly residents, and persons with disabilities. These units provide subsidized rent based on the resident's income.

The City of Hanford also offers market-rate housing that could be used by individuals recently released from mental or physical health institutions. In addition to providing affordable housing options, the city also has a homeless prevention program. This program offers financial assistance and case management services to individuals and families at risk of homelessness.

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 City of Hanford's commitment to affordable housing will also see continued efforts in providing financial assistance for first-time homebuyers through down payment and closing cost assistance programs. These initiatives aim to make homeownership more accessible for individuals and families with low-to-moderate incomes.

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))

To be included in the final document.

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

Adverse Effects of Public Policies on Affordable Housing and Residential Investment

Zoning has always been involved in the construction of housing units, specifically affordable housing units. One of the primary purposes of zoning is to separate different types of land use, such as residential areas from commercial or industrial areas.

This separation is often seen as beneficial because it can help reduce noise, pollution, and traffic in residential areas. However, this also means that affordable housing units may be restricted to certain areas, limiting the options for low-income families.

Zoning has been a controversial topic regarding affordable housing. Some argue that strict zoning laws make it difficult for developers to build affordable housing units in desirable areas. This can lead to the concentration of poverty in specific neighborhoods and limit access to economic opportunities for low-income individuals and families.

NIMBYism (Not In My Backyard) is a term often used in urban planning and development circles to describe opposition or resistance towards new projects or developments in one's community. This can include anything from new housing developments and commercial projects to public services such as homeless shelters or waste management facilities. It can also affect residential investments, as existing homeowners may fear the impact of new developments on their property values.

The economic impact of NIMBYism is multifaceted, influencing not just the housing market but also local and regional economies at large. On the one hand, it can lead to a scarcity of affordable housing by hindering the development of new projects, which drives up prices and rents, making it difficult for lower and middle-income families to afford to live in certain areas. This exacerbates socioeconomic divides and can contribute to gentrification. On the other hand, by restricting development, NIMBYism can also stifle economic growth and job creation that often come with new construction projects. Furthermore, the reluctance to accommodate new developments can lead to inefficient use of land and resources, hampering urban renewal and the improvement of public infrastructure and services.

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

The City of Hanford's economic development goals, objectives, and policies will help shape the City and County's growth. Economic development policies determine where governmental funds will be spent and where job growth will be encouraged. They also provide avenues for employment and revenue generation for residents and create a tax base for local government. These policies also play a crucial role in attracting outside businesses and industries to invest in the community.

The City of Hanford's unemployment rate is below the national average of 7.1%, making it an attractive location for job seekers and businesses. However, the City of Hanford recognizes room for improvement and has implemented various initiatives to attract new businesses and create employment opportunities. Economic Development Market Analysis studies and workforce development programs are examples of the City's efforts to address this issue. Below is a breakdown of the employment shares by industry in the City of Hanford.

Below is a breakdown of the employment shares by industry in the City of Hanford.

Economic Development Market Analysis Business Activity

Table 34

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,241	336	16	3	-13
Arts, Entertainment, Accommodations	1,677	1,791	12	15	3
Construction	530	234	4	2	-2
Education and Health Care Services	2,631	4,427	19	38	19
Finance, Insurance, and Real Estate	600	616	5	5	0
Information	157	123	1	1	0
Manufacturing	1,854	621	14	5	-9
Other Services	441	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	--	--	--

Labor Force

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

Table 65 - Labor Force

Data 2007-2011 ACS
Source:

Occupations by Sector	Number of People
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 36 - Occupations by Sector

Data 2007-2011 ACS
Source:

Travel Time

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

Table 37 - Travel Time

Data 2007-2011 ACS
Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in the Labor Force
Less than a high school graduate	2,666	617	1,609
High school graduate (includes equivalency)	4,063	756	1,644
Some college or associate degree	7,345	101	2,188
Bachelor's degree or higher	3,837	183	819

Table 387 - Educational Attainment by Employment Status

Data 2007-2011 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	1,076	984	742	745	577
High school graduate, GED, or alternative	1,220	2,118	1,583	2,813	1,749
In some colleges, no degree	2,404	2,638	2,220	3,335	1,157
Associate 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 39 - Educational Attainment by Age

Data 2007-2011 ACS
Source:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than a high school graduate	27,132
High school graduate (includes equivalency)	36,640
Some college or associate degree	56,931
Bachelor's degree	80,296
Graduate or professional degree	36,640

Table 408 – Median Earnings in the Past 12 Months

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

The City of Hanford has diverse industry investments. However, the primary business in the region is:

- Agriculture,
- Education
- Healthcare

The most significant employer sector in Hanford, CA, is education service providers. Several institutions in Hanford offer education services at primary, secondary, and tertiary levels. These schools include public, private, international, and technical or vocational institutions. This primary employer in Hanford dramatically impacts the local economy by providing employment opportunities for teachers, administrators, and support staff.

The second primary industries are health care and social assistance, which is very good for Hanford's economy. Medical care is an essential need for every person, and the sector provides various services such as hospitals, clinics, nursing homes, home health care services, and mental health facilities. This sector also employs many people in multiple positions, such as doctors, nurses, medical technicians, therapists, and administrators.

Describe the workforce and infrastructure needs of the business community:

The City of Hanford has an employed population of approximately 60,000, with 19.1% having a bachelor's degree or higher. The area's primary non-administration industries are education services, which comprise 22.8% of the workforce, and retail trade, which comprises 12% of the market. These primary industries are pillars of employment in the City of Hanford, but employment diversification is needed to expand job opportunities. While the City of Hanford continues to grow, it also faces challenges such as maintaining a solid growth market and creating job opportunities for its citizens.

One area of focus for the City of Hanford is increasing the number of residents with higher education degrees. Currently, only 5,246 people hold a bachelor's degree or higher. The City recognizes the importance of having a well-educated workforce to attract new businesses and industries. Therefore, efforts are being made to improve educational opportunities and encourage residents to pursue higher education.

To achieve its goal of growing the market and increasing the tax base, the City of Hanford has a goal of implementing various initiatives, including partnerships with local universities and colleges to offer educational programs and training opportunities. This will benefit many citizens seeking jobs and those looking to change industries. Additionally, the City is working on attracting new businesses and industries to the area through tax incentives and business-friendly policies. This will not only create job opportunities for its residents but also bring in new sources of revenue for the City of Hanford.

A broader tax base could tremendously benefit public infrastructure. The expanded tax base could mean better roads, water systems, and public transportation. Ultimately, this will fund the City of Hanford's cleanup mission, which has been ongoing for several years. The initiative is in partnership with the Environmental Protection Agency to ensure the environment remains safe and healthy for its residents. Continuous efforts are being made to restore and revitalize contaminated areas, making them suitable for development.

Describe any significant 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 that these changes may create.

The first-time home buyers' program expansion is already in place but has undergone more development, with additional funds being allocated from the city and county budget. This initiative will assist in building individual wealth.

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

The City of Hanford, a hub for agriculture and industries such as healthcare, education, and retail, has a diverse workforce. However, with the increasing demand for skilled labor in various fields, there has been a focus on promoting higher education in the city. There is economic opportunity there, but to increase growth opportunities, efforts have been made to provide more education and skill development programs. Unfortunately, the City of Hanford has faced challenges attracting industry growth opportunities or expanding its working population because of its limited skilled labor force.

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

The City of Hanford, in cooperation with King County, offers several initiatives to support the local economy and promote business growth through:

- Employment strategies developed, such as the San Joaquin Valley and Associated Counties (SJVAC) Regional Planning Unit (RPU) Regional Plan Two-Year Modification, which guides the implementation of the Federal Workforce Innovation and Opportunity Act (WIOA) in the San Joaquin Valley Region. This plan has been developed in response to guidance from the California Employment Development Department. The Regional Plan provides strategic direction for WIOA services.
- The Kings County Job Training Office (JTO) offers various programs and services to help residents gain essential job skills, find employment opportunities, and advance their careers.

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 CED (Community Economic Development) program is an essential component of the Consolidated Plan, which outlines strategies for addressing community needs and promoting economic development. By coordinating with the Strategic Plan and Annual Action Plan, the CED helps ensure that funding is allocated effectively and efficiently to achieve the goals outlined in these plans. The CED Program outline initiates industry growth in all significant market shares in the City of Hanford. This includes initiatives for job creation, workforce development, small business support, and affordable housing.

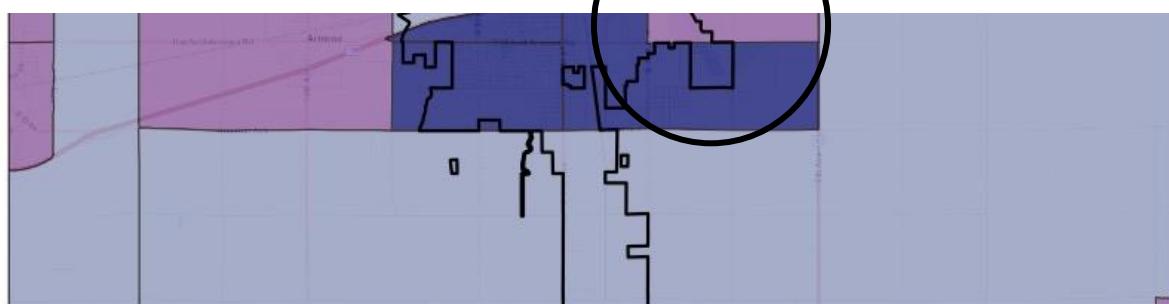
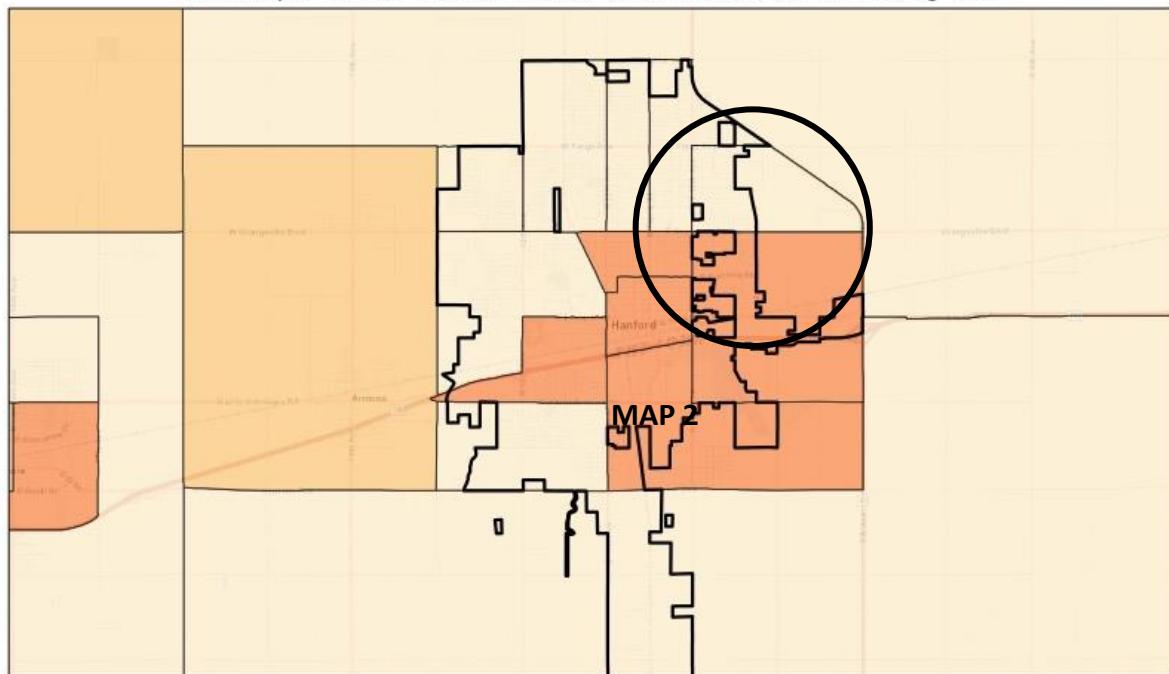
The CED program also plays a vital role in promoting social equity and inclusion within the community. By providing resources and support for minority-owned businesses and low-income individuals, the CED program helps to level the playing field and create opportunities for all community members to thrive. In addition, the CED program revitalizes and develops underserved areas of the city, improving access to services and amenities for residents.

Discussion

MAP 1

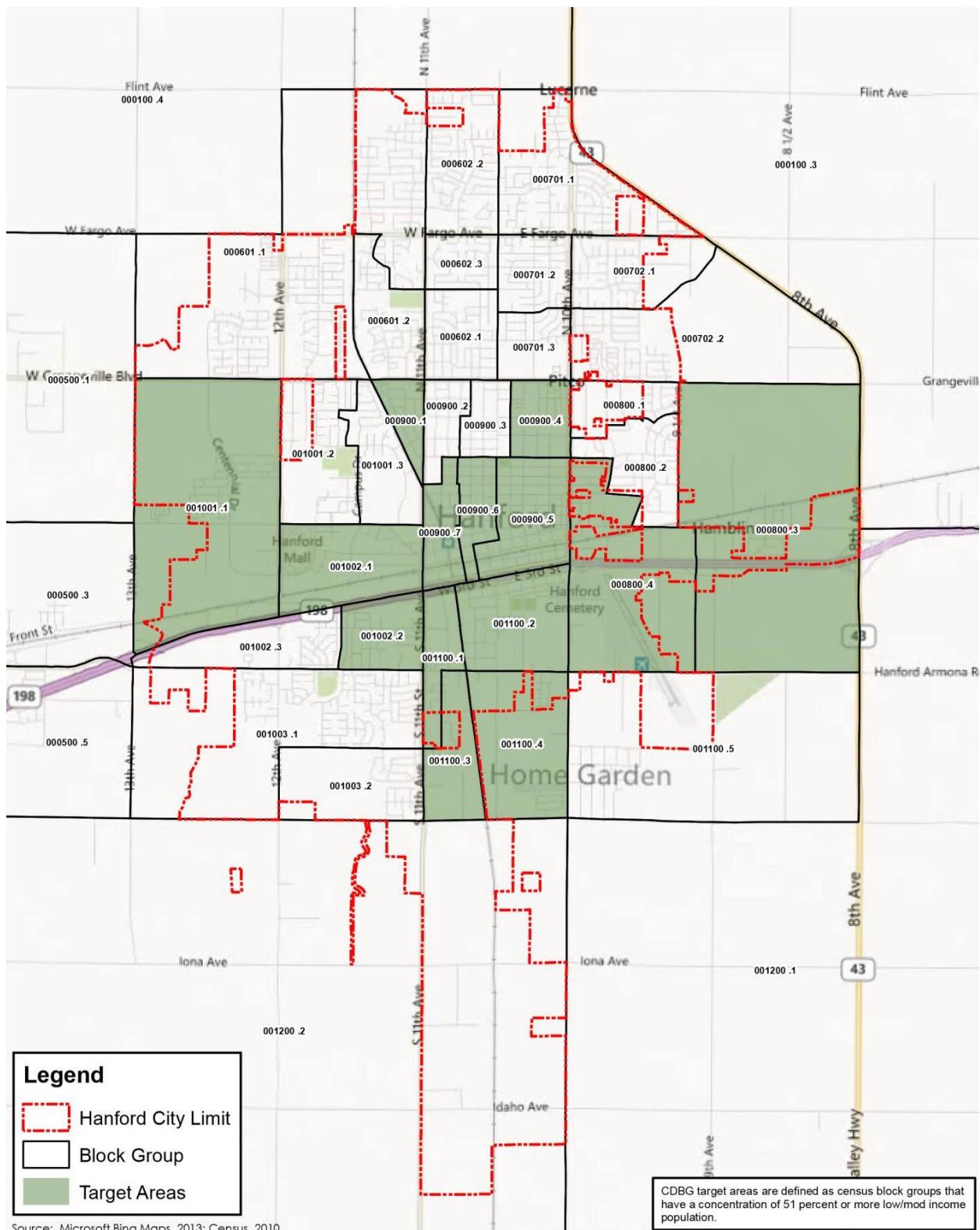
MA-50 Needs and Market Analysis Discussion

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



Source: Esri, HERE, Garmin, USGS, Intertek, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (C) OpenStreetMap contributors, and the GIS User Community.

MAP 2



Source: Microsoft Bing Maps, 2013; Census, 2010

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for low- and moderate-income households and neighborhoods.

The internet has become such an integral part of our modern society that navigating society without it is almost impossible. From applying for Jobs to being used as a research apparatus, the internet is the one-stop shop for all our needs. Over the years, the internet has evolved and expanded and seems necessary in almost every aspect of our lives. To keep up with the constant changes, each citizen should have the opportunity to obtain some level of internet literacy.

Broadband access is the ability to access high-speed internet services. It allows users to transmit and receive data at a much faster rate compared to traditional dial-up connections. With the increasing demand for digital connectivity, broadband access has become essential to modern life. Various broadband connections, such as DSL, cable, fiber-optic, satellite, and mobile broadband, are available.

Not having broadband internet access can slow down productivity and limit upward mobility, which is all too often the situation that citizens may not have access to because of a lack of personal funds or simply because they live in a rural or remote area. This lack of access can lead to a digital divide, where some individuals or communities have access to the benefits of high-speed internet while others do not.

Civil Rights activists now consider a disparity in high-speed internet access a new form of segregation. As more aspects of our lives shift online, the lack of access to high-speed internet can significantly impact an individual's ability to participate in society. This can lead to unequal opportunities for education and employment, specifically for individuals who find themselves in the LMI to ELI designation. These communities face systemic inequalities and marginalization, making it even more imperative that they have equal access to high-speed internet.

In 2015, the FCC released an Open Internet Order, also known as net neutrality rules, to ensure equal access to the Internet for all individuals. These rules prohibit internet service providers from discriminating or blocking access to certain websites or applications. The policy was adopted to ensure that low- to highly low-income communities are not subjected to digital redlining, and providers purposely avoid areas with lower-income residents.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to 2017 data, out of 18,185 households in the City of Hanford, approximately 14,159 have access to broadband internet or are currently using it. Roughly 78 percent of its residents can get access to high-speed internet. However, this still leaves 22 percent of the households in Hanford needing broadband internet access.

The importance of having more than one broadband internet service provider serving a jurisdiction such as Hanford, California, cannot be overstated. It is crucial for ensuring fair competition and better services for consumers. With only one provider dominating the market, they have little incentive to improve their services or offer competitive prices. This lack of competition can lead to higher costs and limited consumer options.

Having multiple providers in the market increases competition, which can drive down prices and encourage providers to offer better services to attract customers. This benefits the City of Hanford's consumers by giving them more choices and potentially lower costs. Still, it also spurs innovation and investment in infrastructure from the providers as they strive to stay competitive.

Discussion

The current broadband internet landscape in Hanford, California, demonstrates some disparity in access, with nearly a quarter of its households needing more high-speed internet. To address this issue, policymakers and regulators must consider expanding broadband and encourage more competition among providers. This will benefit the Hanford residents and the economy as a whole by promoting innovation and access to essential services. By acting towards increasing competition in the broadband market, we can bridge the digital divide and ensure that all households have access to reliable high-speed internet.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Federal Emergency Management Agency has classified King County, CA, as a high-risk flooding area. This designation is not without reason. King County has a history of experiencing numerous floods, which have caused significant damage to properties and infrastructure. It is crucial for residents and local authorities to fully comprehend the risks associated with flooding and take the necessary precautions to mitigate its impact.

Historically, King County has been the site of several significant flood events impacting the community and landscape. Notably, the floods of 1997 and 2006 stand out for their severity and the scale of damage caused. In 1997, heavy rainfall over a short period led to rivers overflowing their banks, inundating numerous homes and businesses.

However, the City of Hanford, the seat of King County as a whole, isn't defined as an at-risk area for flood, but the outskirts are. Moreover, climate change and increasing urbanization have only made matters worse. With more impervious surfaces such as roads and buildings, rainwater runoff has increased, exacerbating the risk of flooding.

Kings County's Office of Emergency Management (OEM) is the County's emergency management agency responsible for coordinating and facilitating disaster response and recovery efforts. The OEM works closely with local emergency responders, community organizations, and federal agencies to develop comprehensive plans for dealing with natural disasters like floods. Emergency Operations Plan (EOP) is an actionable OEM development strategy to effectively manage natural and human-induced disasters for King County and the City of Hanford.

The County Emergency Operations Center (EOC), located in Hanford, is the dedicated response and recovery facility for all major emergencies within King County. The EOC becomes active during natural disasters such as floods, acting as a central command post for coordinating emergency response efforts. It serves as the nerve center of all disaster operations, providing communication and coordination between various agencies and organizations involved in emergency response and recovery.

In addition to the EOP and EOC, King County also has an Emergency Management Plan (EMP) that outlines strategies for mitigating risks and preparing the community for potential disasters. The EMP strategizes for effective response and recovery from potential hazards, including floods, earthquakes, and wildfires. It also includes evacuation plans, shelters, and resource distribution in a disaster.

Another agency that may become active depending on the severity of a disaster is the Federal Emergency Management Agency (FEMA). This federal agency supports state and local governments in their response and recovery efforts during a disaster. They provide resources, assistance, and funding to impacted communities to aid in their recovery.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The outliner districts of Hanford have a diminishing AMI. The median family income in these areas was approximately \$43,000 in 2017, significantly lower than the median income of more affluent areas in or near the metro Hanford area. This creates a disparity in the ability to maintain safe, affordable housing in the surrounding area while not being able to afford housing in disaster-ready areas.

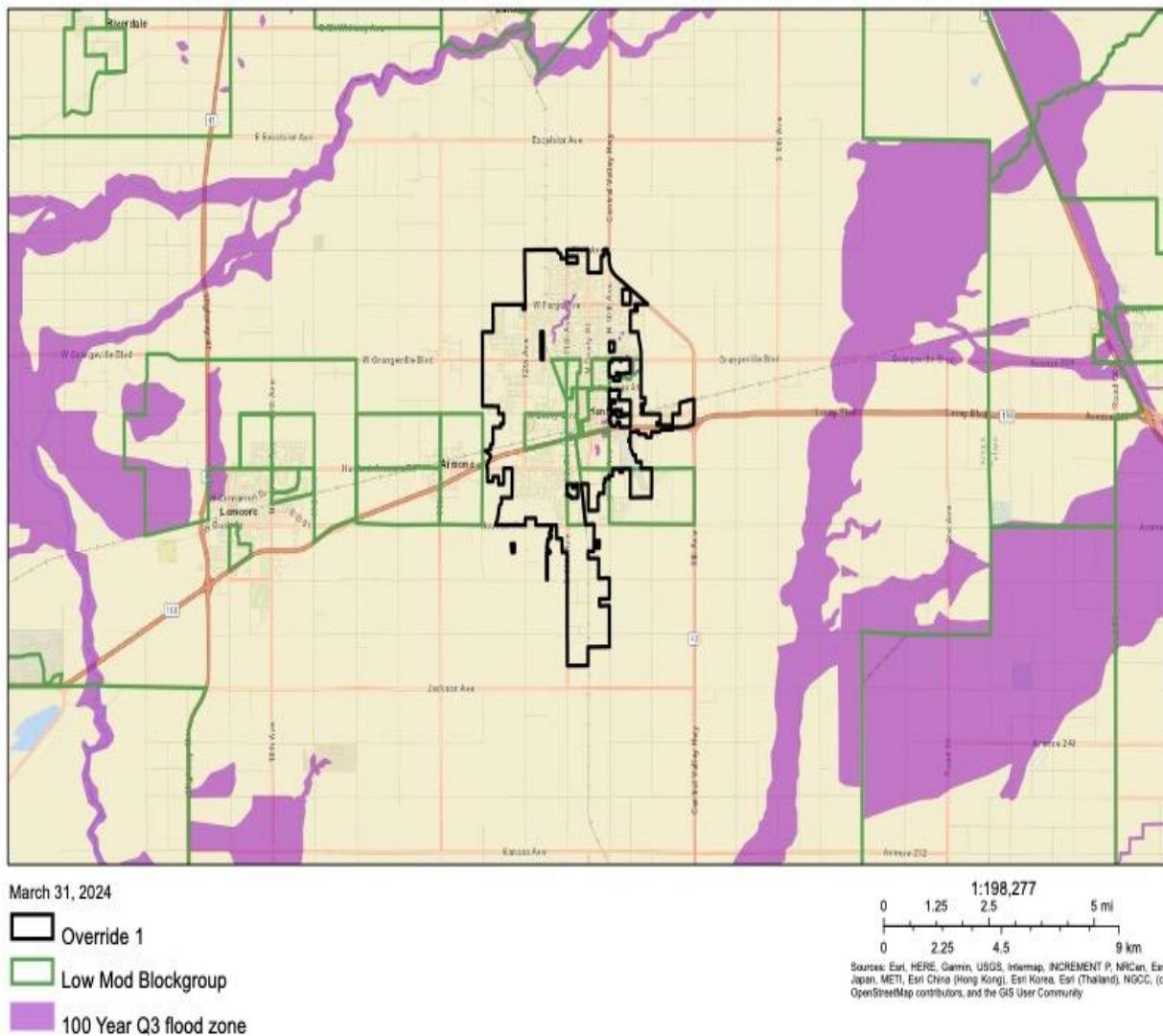
In addition to the lower median income characteristic of low- and moderate-income households, another vulnerability these households face is flooding. The average family in these areas needs help to afford the required insurance to cover flood damage. Furthermore, inadequate housing infrastructure and the inability to financially invest in repairs resulting from flood damage leave these households at a higher risk of homelessness in the event of severe damage.

Furthermore, the lack of access to emergency resources exacerbates the vulnerability of low- and moderate-income households in a disaster. These communities often suffer from a scarcity of emergency shelters, limited access to communication systems for early warning, and a general lack of preparedness resources.

Consequently, when disasters strike, these populations are more likely to experience severe impacts, including loss of life, health issues, and prolonged displacement. The compounded effect of these vulnerabilities necessitates a comprehensive strategy to improve housing resilience, enhance emergency preparedness, and ensure equitable access to recovery resources for low- and moderate-income households.

MAP 4

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



STRATEGIC PLAN:

SP-05 Overview Strategic Plan Overview

The Strategic Plan is a five-year plan that outlines the city of Hanford's vision for the future of affordable housing. This plan includes goals, strategies, and actions to increase access to affordable housing options for low-income residents.

Some of the initiatives outlined in the Strategic Plan include increasing the number of Section 8 Housing Choice Vouchers available, expanding public housing units, and creating specialized housing programs such as those for foster youth and farm laborers.

The goal is also to supply affordable housing for Hanford's low- to moderate-income earners. This can be achieved by working with developers to create more affordable housing units and providing financial assistance for renovation or construction projects. In addition, the plan also focuses on improving the quality of existing affordable housing options. This includes implementing programs to help residents with home repairs and upgrades and creating community centers and other amenities within public housing developments.

With ongoing efforts and partnerships between the Kings County Housing Authority, local government agencies, and private developers, the city of Hanford is working towards making affordable housing a reality for all its residents.

Moreover, the Strategic Plan also addresses the issue of homelessness in Hanford. It includes initiatives to provide homeless individuals with resources and support to secure permanent housing and programs that address root causes of homelessness, such as mental health and substance abuse.

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

Table 9 - Geographic Priority Areas

Area Name:		CITY OF HANFORD
Area Type:	Citywide	
Other Target Area Description:		
HUD Approval Date:		
% of Low/ Mod:	Relative	
Revital Type:	Comprehensive	
Other Revital Description:	Housing	
Identify the neighborhood boundaries for this target area.	The Southside of the City of Hanford	
Include specific housing and commercial characteristics of this target area.	More than one-half of households (xx percent or number) in the City are LMI, with incomes ranging from 0-80% area median income (AMI). As stated in the Needs Assessment, cost burden is the most common housing problem; percent of households in the City experience a cost burden or severe cost burden. Mortgage assistance, rental assistance, senior housing, and housing for people with disabilities. Property maintenance - Emergency/Minor Repair, Rehabilitation and Accessibility Program	
1 How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Speaking to various community stakeholders, their consultation has highlighted the need for proper home maintenance and repair in the area.	
Identify the needs in this target area.		
What are the opportunities for improvement in this target area?		
Are there barriers to improvement in this target area?		
Area Type:		
Other Target Area Description:		
HUD Approval Date:		
% of Low/ Mod:		
Revital Type:		
Other Revital Description:		
Identify the neighborhood boundaries for this target area.		

	Include specific housing and commercial characteristics of this target area.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?
	Identify the needs in this target area.
	What are the opportunities for improvement in this target area?
	Are there barriers to improvement in this target area?

SP-10 Geographic Priorities – 91.215 (a)(1) Geographic Area
 Table 10 - Geographic Priority Areas

Priority Need Name	Housing					
	Priority Level	High				
	Population	Extremely Low Low Moderate Middle Large Families Families with Children	Elderly Public Housing Residents Unaccompanied Youth 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	
	Description	More than one-half of households (xx percent or number) in the City are LMI, with incomes ranging from 0-80% area median income (AMI). As stated in the Needs Assessment, cost burden is the most common housing problem; percent of households in the City experience a cost burden or severe cost burden. Mortgage assistance, rental assistance, senior housing, and housing for people with disabilities. Property maintenance - Emergency/Minor Repair, Rehabilitation and Accessibility Program				
1	Basis for Relative Priority	Relative priority is based on community needs surveys, meetings, and data analysis.				

	Priority Need Name	Public Services			
2	Priority Level	High			
2	Population	Extremely Low Low Moderate Large Families with Children Elderly Public Housing	Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence	Unaccompanied Youth 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
2	Associated Goals	Public Services			
2	Description	COC Services include mental health, senior services, fair housing, senior centers, youth centers, anti-crime programs, and HIV/AIDS Centers and Services.			
2	Basis for Relative Priority	Consistent with the 2024-2028 Consolidated Plan Needs Assessment Survey results, providing a wide range of public services for low- and moderate-income residents is a high priority.			

3	Priority Need Name	Neighborhood Preservation and Public Facilities	
	Priority Level	High	
	Population	Extremely Low Low Moderate	Large Families Families with Children Families with Children
	Associated Goals	Community Development/Enhancement	
	Description	Sidewalk Improvements, Cleanup of Abandoned Lots of Buildings and Code Enforcement Improvements to community, public facilities, and accessibility improvements	
	Basis for Relative Priority	Based upon the community outreach meetings, stakeholder interviews, and surveys completed, the top five (in order of priorities) identified are affordable housing, housing maintenance, community/special needs services, homeless needs, community development, and public improvements, such as street improvements.	

4	Priority Need Name	Shelter and Services for the Homeless					
	Priority Level	High					
	Population	Extremely Low Large Families Families with Children Elderly	Public Housing Residents' Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse	Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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		
	Associated Goals	Public Services		Community Development/Enhancement			
	Description	Emergency shelter and transitional housing. -Provide emergency shelter for the homeless -Provide mental health services, mental health services -services for youth in the schools -Substance abuse treatment, domestic violence support -Support services for older people (meals, transportation) -rent/utility payments -Tenant based rental assistance -expanded voucher program					
	Basis for Relative Priority						

5	Priority Need Name	Administration Community Development	
	Priority Level	High	
	Population	Extremely Low Low Moderate Large Families	Families with Children Elderly Public Housing Residents
	Associated Goals	Program Administration	
	Description	Provide planning and administration services for the City's CDBG Program.	
	Basis for Relative Priority	Support staff for administration of the CDBG program.	

General Allocation Priorities

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

One of the main factors determining the allocation of investments geographically within a jurisdiction, such as Hanford, CA, in this case, is the distribution of low-income households and their housing needs. This includes identifying areas with high concentrations of poverty and a lack of affordable housing options. In addition, the funds will be allocated to the most directly affected by the needs of low-income residents, such as public transportation and job opportunities.

Other factors that may influence the allocation of investments include demographic data, such as age, race/ethnicity, and household composition, as well as housing market trends and development plans. The local government should conduct a thorough needs assessment and work closely with community stakeholders to prioritize areas in need of affordable housing investments.

Narrative (Optional)

Based on the community outreach meetings, stakeholder interviews, and surveys completed, the top five (in order of priorities) identified are affordable housing, housing maintenance, community/special needs services, homeless needs, community development, neighborhood services, and public improvements, such as street improvements.

The primary objective for the housing and economic development department in Hanford, CA, is to balance the growth and revitalization of the community while ensuring that all residents, regardless of income, have access to affordable housing. By prioritizing investments in areas of greatest need, the department aims to promote equity and inclusiveness. Moreover, by fostering diverse and mixed-income neighborhoods, they seek to create a vibrant, sustainable, and cohesive community that nurtures economic resilience and social harmony. The department's strategic approach focuses on long-term socioeconomic benefits beyond simply meeting immediate housing needs, encapsulating a vision supporting the prosperity of all Hanford citizens.

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 housing construction. 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 \$521,703.00 in CDBG funds annually. This limited funding makes it difficult to pursue major affordable housing projects, such as acquisition/rehabilitation or preservation.

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

In pursuit of its commitment to affordable housing, Hanford has initiated several dedicated programs. While the Housing and Economic Development Department may have a specific goal for affordable housing investments, it is essential to note that this goal may change based on external factors such as federal funding. As seen in the above example, the annual allocation for 2024 may vary depending on the decisions made by the current city administration.

The anticipated resources to complete these plans for Hanford will be distributed appropriately based on the community's priority needs.

DRAFT

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.

Table 50 – 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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab	\$521,703	\$80,000	0	\$920,598	\$2,186,452	

CDBG Entitlement funds will be leveraged to address the housing needs of low-income.

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 of Hanford does not have land to 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 conduct 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		

The City of Hanford, California, is a city that has housing administration at the heart of its priorities. With an estimated population of around 58,000 people, the City of Hanford understands the importance and impact of having efficient and effective housing policies. The housing administration in Hanford operates under the Community Development Department, which oversees all aspects of community development.

Kings Tulare Continuum of Care, one of the critical organizations that works closely with the housing administration in Hanford is the Kings Tulare Continuum of Care (KTCOC). This organization addresses homelessness and provides support services for individuals and families in need.

KTCOC aims to prevent and end regional homelessness through collaboration and coordination with local agencies. They work hand in hand with the housing administration to identify and secure affordable housing options for those experiencing homelessness. In addition, KTCOC provides various services, such as case management, mental health counseling, and employment assistance, to help individuals and families maintain stable housing. This partnership between the housing administration and organizations like KTCOC is crucial in addressing the complex issue of homelessness.

Housing Authority of Kings County, apart from the housing administration and organizations like KTCOC, the Housing Authority of Kings County (HAKC) provides affordable housing options for low-income individuals and families in Hanford.

The HAKC offers programs, such as the Section 8 Housing Choice Voucher Program, Public Housing Program, and Family Self-Sufficiency Program, to assist eligible individuals and families secure safe and decent housing.

Through these programs, the HAKC works towards improving the quality of life for low-income individuals and families by providing access to affordable housing. The housing administration closely collaborates with HAKC to ensure that those in need have equal access to these programs.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utility Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Childcare	X	X	X
Education	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

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)

One way the city of Hanford is remedying homelessness through the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) is by allocating investments geographically within its jurisdiction. The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) helps the city of Hanford address homelessness in several ways. One of the main ways is funding programs that support homeless individuals and families. This means that the HUD-funded programs, specifically the Continuum of Care (CoC), will prioritize areas with high housing needs and invest resources in those areas accordingly.

One way the city of Hanford is remedying homelessness through the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) is by allocating investments geographically within its jurisdiction. The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) helps the city of Hanford address homelessness in several ways. One of the main ways is funding programs that support homeless individuals and families. This means that the HUD-funded programs, specifically the Continuum of Care (CoC), will prioritize areas with high housing needs and invest resources in those areas accordingly.

This allocation is based on several factors, including the current homeless population in different parts of Hanford and geographical disparities within the jurisdiction. By identifying and prioritizing areas with high concentrations of homeless individuals and families, the CoC can effectively target resources to address critical housing needs.

In addition to these efforts, HEARTH also recognizes the importance of providing mental health services for homeless veterans. Many veterans experience trauma during their time in service and may struggle with mental health issues such as PTSD or depression.

In conclusion, HEARTH's comprehensive approach to addressing homelessness among veterans not only aims to reduce the immediate issue of homelessness but also focuses on improving their overall well-being and future stability. Through collaboration and advocacy, HEARTH continues to make a positive impact in the lives of veterans in need.

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

The gaps in delivery are simply a need for adequate funding for these services by advocating for increased funding and resources. Programs such as HEARTH and other federally funded programs help to bridge this gap and ensure that homeless veterans have access to the necessary support they need.

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

Allocating proper funding to meet the needs of special needs and homeless populations is crucial to address the gap in institutional structure and service delivery effectively. This can be achieved through a targeted case management system that efficiently uses available resources.

Furthermore, institutions and organizations must collaborate and coordinate efforts to provide services for these vulnerable populations. This can lead to a more streamlined and practical approach to meeting their needs.

In addition, education and awareness initiatives should be implemented to inform the public about the challenges special needs and homeless individuals face and how they can support and assist in addressing these issues.

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	Housing	2024	2028	Affordable Housing	Citywide		\$1,098,479	Homeowner Housing Rehabilitation: 50 Alternate Activity: First Time Homebuyer: 2
2	Program Administration	2024	2028	Program Administration		Administration Community Development	\$621,479	
3	Public Services	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development Community Services & Programs	Citywide	Public Services Shelter and Services for the Homeless Senior Services Youth Services	\$267,000	Public service activities for Low/Moderate Income Housing Benefit: Homeless 15,000 Persons Assisted Public Service activities. Seniors 2-year outcomes: 300 Scholarship Program: 73 persons
4	Community Development Enhancement	2024	2028	Homeless Non-Housing Community Development	City of Hanford	Neighborhood Preservation and Public Facilities Shelter and Services for the Homeless	\$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: To be determined- Persons Assisted. Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Facility

Goal Descriptions

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

	Goal Name	Housing
1	Goal Description	The City of Hanford seeks to increase the affordable housing stock by supporting the planning, design, and construction of new housing units; homeownership through new or existing home buyers, including down payment assistance; housing rehabilitation, including home improvement assistance programs, affordable rental housing construction for special needs families; the building or converting existing buildings for homeless housing; housing construction—partner with CHDO agencies for project work.
2	Goal Name	Program Administration
2	Goal Description	Provide Planning and Administration of the City's CDBG Program.
3	Goal Name	Public Services
3	Goal Description	The City of Hanford will address community and special needs through increased mental and behavioral health public services. This is to meet the public's need for assistance with substance abuse, domestic violence, and general mental health needs. Hanford will assist homeless prevention services by working with the Continuum of Care Kings/Tulare Counties. • Provide funding for youth programs and scholarship programs.
4	Goal Name	Community Development Enhancement
4	Goal Description	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit Improving community development

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 Kings County Housing Authority and the city of Hanford are attempting more citizen participation by introducing a participatory budgeting process for the public and offering educational programs for employment training and entrepreneurship to promote economic growth in the community.

All residents also have the opportunity to attend and voice their opinions at regular city council meetings and provide feedback through various communication channels such as email, phone calls, and social media platforms.

CDBG funding will assist citizens in obtaining a sense of self-sufficiency and recognize the importance of involving their citizens in decision-making processes.

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)

Like many other cities, Hanford's housing market faces challenges that make it difficult for its citizens to obtain adequate and affordable housing. These challenges are often interrelated and complex, making it challenging to find practical solutions. Based on a deep analysis of the housing market conditions, multiple reasons may impede citizens of the City of Hanford from obtaining housing, but the primary reasons are:

1. Lack of affordable housing
2. Cost of living versus wages

Affordable Housing

One of the primary reasons people in Hanford struggle to find housing is the need for more affordable options. As rental and housing prices continue to rise, many residents cannot afford to live in the city. This is particularly true for low-income families and individuals who are often priced out of the market. The housing market in Hanford has been stable over the last few years. However, with the influx of new residents and limited housing developments, prices still need to be put in the reach of a significant portion of the population.

According to American Census Survey 2017 data, 18.7 percent of Hanford's population lives below the poverty level. This means that many residents need help keeping up with the rising cost of housing. Those seeking housing often commute long distances or settle for substandard living conditions.

More Job Training opportunities

Increasing job training opportunities can play a crucial role in alleviating the housing crisis in Hanford. Equipping residents with the skills needed for higher-paying jobs would make it easier for them to afford housing within the city limits. Training programs focused on growing industries within the region can help bridge the gap between the demand for skilled labor and the supply of trained workers.

Additionally, partnerships between local businesses, educational institutions, and governmental organizations are essential to create a sustainable ecosystem supporting job growth and housing affordability. These initiatives could lead to a more balanced housing market where a broader population can afford comfortable and stable accommodation.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Hanford, part of the Kings County Homelessness Collaborative, has caseworkers and stakeholders who get referrals for homeless individuals or families. The collaborative has established a referral system to connect those in need with the appropriate resources and services. This ensures that individuals and families experiencing homelessness can receive timely assistance.

Addressing the emergency and transitional housing needs of homeless persons

The city of Hanford, jointly with the housing authority of King County, has a development emergency and transitional housing for individuals in desperate need of housing or transitioning to permanent housing. The developments include new construction and adaptive reuse of existing buildings.

The emergency housing program is designed to provide immediate shelter for homeless individuals and families. These shelters offer temporary housing and support services like case management, counseling, and job readiness training.

In addition to emergency housing, the city of Hanford also offers transitional housing options. This type of housing is intended for individuals ready to move out of emergency shelters but still need additional support before transitioning to permanent housing. Transitional housing programs typically offer longer-term stays and more intensive support services, such as life skills training and financial management education.

Programs that serve these vulnerable subpopulations include:

- Champions is a non-profit agency with comprehensive treatment programs for individuals struggling with mental health issues. The Champions oversee several transitioning housing locations to help integrate these individuals into society.

They also offer transitional housing for individuals moving from emergency shelters to permanent housing. This program provides a safe and supportive living environment while individuals work on rebuilding their lives.

- The West care Housing Program caters to individuals who struggle with substance abuse and mental illness. It aids those who need rehabilitation and will help them find permanent housing. The program is designed to aid those who need it the most, focusing on helping them achieve long-term stability and independence.
- Aspiranet is a non-profit organization that provides support and resources to youth exiting the foster care system. One of the services offered by Aspiranet is Transitional Housing, which assists young adults with finding safe and affordable housing as they transition into independent living.

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.

The CoC will continue to improve helping homeless persons make the transition to permanent housing and independent living by:

- Continuing to use 'ready to rent' best practices to foster financial literacy.
- Continuing strong retention efforts, including case management, tenant associations, landlord outreach, budgeting, and tenant education efforts. Tenant associations meet monthly to strengthen relationships and promote housing stability.
- Connecting consumers to Mental Health and addiction treatment services and ensuring appropriate service delivery.
- Continue to promote assertive engagement with participants. Alliance Behavioral HealthCare and Housing for New Hope will continue to partner to ensure that crisis intervention services are available at Williams Square and Andover Apartments.
- Housing providers will continue to partner with various stakeholders to transition LMI residents from Permanently Supportive Housing (PSH) into homeownership. Six households have moved from PSH into their own homes through this partnership in recent years.
- To shorten the application process for individuals' emergency services or vouchers.

Help low-income individuals and families avoid becoming homeless, especially highly 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 supporting and collaborating with area service providers to help low-income individuals and families avoid homelessness.

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

Hanford has 18,495 housing units, and 4,082 (22.1%) were constructed before 1980. According to the United States Environmental Protection Agency, lead-based paint was widely used in homes before it was banned in 1978. This means that many housing units in Hanford may contain lead-based paint. Title X significantly affected public health by decreasing the concentration of lead-based paint in residential housing units.

The reduction of lead-based paint concentrations in homes is not only beneficial for public health, but it also has environmental benefits. When lead-based paint deteriorates, it can release lead dust into the air, harming humans, and wildlife.

Therefore, the City of Hanford has implemented thorough measures to ensure the proper handling and removal of lead-based paint in residential buildings. These measures include mandatory inspections and remediation for homes built before 1978 and strict regulations for contractors and workers who handle lead-based paint.

Additionally, the city offers resources and education for homeowners to identify and safely remove lead-based paint from their homes. This proactive approach has decreased the potential exposure to lead-based paint in Hanford and has helped protect both residents and the environment.

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

The City of Hanford has implemented several initiatives to protect its residents from exposure to lead-based paint. One of these measures is conducting thorough testing on any purchased or renovated property to determine if the initial paint used was lead-based. This proactive approach has been instrumental in preventing unnecessary exposure to this harmful substance.

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

The harmful effects of lead-based paint have been well-documented, especially for children and pregnant women. The City of Hanford has recognized the importance of addressing this issue, particularly for low-income families most vulnerable to its hazards due to living in dilapidated housing with limited financial resources. The City of Hanford has developed a comprehensive strategy for reducing lead-based paint hazards in response to this concern.

- Ensuring that the construction team is well-informed about the regulations regarding lead-based paint in federal housing programs is crucial in fulfilling lead-based paint requirements.
- We provide households participating in the City's housing programs with information about the dangers of lead-based paint.
- We carry out inspections and evaluations for lead-based paint when needed.
- They enforce environmental control and abatement actions (for lead-based paint and asbestos) as mandated in federally funded projects.

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

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

The City of Hanford has developed an asset-building strategy to address the anti-poverty needs of the City of Hanford. This strategy aims to increase its residents' fiscal stability by focusing on programs that build assets, especially among low-income households.

The City's asset-building strategy aims to create a more financially stable community in Hanford. The City of Hanford hopes to reduce poverty and promote economic growth, focusing on programs that build assets, particularly for low-income households. By providing opportunities for residents to increase their financial resources and improve their financial management skills, the City aims to create a strong foundation for long-term success. The City of Hanford hopes to empower its residents and promote economic stability through this strategy.

The City of Hanford uses the Section 108 Loan Guarantee Program, which provides communities with low-cost, long-term financing for economic and community development projects. Section 108 financing allows communities to undertake more significant, costly projects where they may have limited resources to invest upfront. This program enables the City of Hanford to leverage its existing funding and resources to support a broader range of projects, ultimately improving the community's overall economic health.

- Activities eligible under Section 108 include:
- Acquisition of real property
- Rehabilitation of publicly owned real property.
- Housing rehabilitation eligible under CDBG
- Construction, reconstruction, or installation of public facilities (including street, sidewalk, and other site improvements)
- Related relocation, clearance, and site improvements
- Loan to for-profit businesses for economic development purposes.
- Payment of interest on the guaranteed loan and issuance costs of public offerings
- Debt service reserves
- Finance fees.
- Public works and site improvements in colonies
- In limited circumstances, affordable housing construction

How are the goals, programs, and policies for reducing the rate of jurisdiction poverty coordinated with this affordable housing plan?

The City of Hanford and county-funded programs aim to improve the lives of community residents by assisting them in purchasing a home. Mortgage assistance programs are created to encourage and support home ownership, which many consider a key component of wealth building.

This program is aimed at low-income individuals and families looking to purchase their first home. These programs often offer down payment assistance, closing cost assistance, or even provide loan guarantees that can help lower the overall cost of purchasing a home. Homeownership is often seen as essential to financial stability and building generational wealth. It provides shelter and security for individuals and families and allows them to build equity and increase their net worth over time. Therefore, these programs are crucial in helping individuals and families achieve the dream of homeownership.

SP-80 Monitoring – 91.230

Describe the standards and procedures the jurisdiction will use to monitor activities carried out further from the plan and ensure long-term compliance with the programs involved, including minority business outreach and the comprehensive planning requirements.

The City of Hanford will continue to ensure compliance with all HUD requirements. The City of Hanford is committed to a comprehensive program of monitoring and evaluating the progress of all housing and community development activities. The goal of the jurisdiction is to ensure long-term compliance with the applicable regulations and standards.

Compliance with HUD Requirements

The City of Hanford takes responsibility for seriously complying with all U.S. Department of Housing and Urban Development (HUD) requirements. The city has implemented an ongoing program to monitor and evaluate its progress in meeting these requirements.

Monitoring and Evaluation Program

The city has established a comprehensive program to monitor and evaluate its housing and community development activities. This program includes regular reviews of financial records, site visits, and reporting to HUD on project progress. The focus of the monitoring plan will center on critical indicators demonstrating whether programs are operating effectively and efficiently.

These indicators will allow us to identify any issues or challenges hindering the program's success. The monitoring process will facilitate the evaluation of program accomplishments about the goals and objectives established by allowing the opportunity to review all programs and housing service providers to assess strengths, weaknesses, performance capabilities, and achievements. Both qualitative and quantitative methods of evaluation will be utilized, including determining the following:

- Compliance with eligible activities and national objectives
- Progress against production goals
- Compliance with CDBG and HOME regulations, other program rules, and administrative requirements
- Timeliness in the expenditure of funds
- Completed and inspected housing units
- Performance on recordkeeping and file documentation
- Compliance with general accounting principles
- Accuracy in managing expenditure.

ANNUAL ACTION PLAN:

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

The Community and Development Division is conversing with various private developers and owners who are willing to participate in developing the city. These private funds will be leveraged to improve our priority areas.

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	\$521,703	\$398,895	\$0.00	\$920,598	\$2,186,452	Hanford anticipates an annual funding allocation of \$571,703 and an estimated Program Income of \$398,895. The City has \$1.5 million in State HOME program income funds to assist in the plan to create affordable housing opportunities.

Table 11 - 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.

The City of Hanford intends to use leveraged resources through the Request for Proposal (RFP) requirements. All potential allocations will be evaluated effectively to maximize the effort of federal funds received by the City of Hanford. The City of Hanford will couple CDBG funds with HOME investment funds to maximize the effort of federal funds received.

As part of the RFP process, potential bidders must submit a detailed plan outlining how to use leveraged resources to carry out their proposed project. This plan determines which bidder will best utilize the CDBG and HOME investment funds for maximum impact.

In addition to the RFP process, the City of Hanford will thoroughly evaluate all potential bidders to ensure they have the qualifications and experience to implement their proposed project successfully. This evaluation will consider past performance, financial stability, and relevant expertise.

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

N/A

Discussion

ANNUAL GOALS & OBJECTIVES:

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 60 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent, affordable housing	2024	2025	Affordable Housing	CITY OF HANFORD	To preserve, rehabilitate, and enhance existing Conservation and development of affordable housing	CDBG: \$247,500 \$27,500 AD Total \$275,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Maintain and promote neighborhood preservation	2024	2025	Non-Housing Community Development	CITY OF HANFORD	Neighborhood/Facility Preservation	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9185 Persons Assisted
3	Support special needs programs and services	2024	2025	Homeless Non-Homeless Special Needs	CITY OF HANFORD	Provide support services for the City's residents	CDBG: \$90,000 +295,307 CDBD-CV	Public service activities for Low/Moderate Income Housing Benefit: 127 Households Assisted Homelessness Prevention: 280 Persons Assisted

Table 12 – Goals Summary
Goal Descriptions

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

PROJECTS:

AP-35 Projects – 91.220(d) Introduction:

One-Year Action Plans are required for each of the five years of the Five-Year Consolidated Plan. The Action Plan implements the strategies in the Consolidated Plan of addressing the housing needs of Hanford's deficient-, low-, and moderate-income citizens. All projects are approved and measured by the City's administration and must comply with the Consolidated Plan. The projects also must comply with all local, state, and federal regulations.

Each project must be carefully evaluated and prioritized within each specific year of the Action Plan. This will ensure that resources are appropriately allocated and utilized while allowing for flexibility should any unforeseen changes or developments within the community. Additionally, the Action Plan provides transparency and accountability for each project regarding how government funds are utilized to address housing needs.

Depending on the project, some of the CDBG funding will be blended with other local, state, and federal sources for each project. This is to ensure that all resources are maximized and utilized effectively to address the housing needs of Hanford residents. The Action Plan also outlines each project's specific goals and objectives, along with a timeline for completion to stay on track with meeting the overall objectives outlined in the Consolidated Plan.

Furthermore, the Action Plan also includes a monitoring and evaluation component to measure the progress and success of each project. This allows for adjustments or modifications to be made to ensure that the desired outcomes are achieved. The City's administration oversees this process and reports on the results to the community.

Table 59 - Project Information

#	Project Name
1	Program Administration
2	Homeowner Rehabilitation
3	Public Services- Commission on Aging
4	Public Services-Homeless Services- KCAO
5	Public Service- Youth & Elder Adults Scholarship Program - Parks and Community Services
6	Community Development Enhancement
7	Public Services – Homeless Collaborative -COC/KTHA
8	First Time Homebuyers

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

One-Year Action Plans are required for each of the five years of the Five-Year Consolidated Plan. The Action Plan implements the strategies in the Consolidated Plan of addressing the housing needs of Hanford's deficient-, low-, and moderate-income citizens. All projects are approved and measured by the City's administration and must comply with the Consolidated Plan. The projects also must comply with all local, state, and federal regulations.

Each project must be carefully evaluated and prioritized within each specific year of the Action Plan. This will ensure that resources are appropriately allocated and utilized while allowing for flexibility should any unforeseen changes or developments within the community. Additionally, the Action Plan provides transparency and accountability for each project regarding how government funds are utilized to address housing needs.

Depending on the project, some of the CDBG funding will be blended with other local, state, and federal sources for each project. This is to ensure that all resources are maximized and utilized effectively to address the housing needs of Hanford residents. The Action Plan also outlines each project's specific goals and objectives, along with a timeline for completion to stay on track with meeting the overall objectives outlined in the Consolidated Plan.

Furthermore, the Action Plan also includes a monitoring and evaluation component to measure the progress and success of each project. This allows for adjustments or modifications to be made to ensure that the desired outcomes are achieved. The City's administration oversees this process and reports on the results to the community.

AP-38 Project Summary
Project Summary Information

1	Project Name	Program Administration
	Target Area	Program Administration
	Goals Supported	Citywide
	Needs Addressed	All
	Funding	All
	Description	CDBG: \$184,119
	Target Date	Effective and cost-efficient implementation of the CDBG program.
	Estimate the number and type of families that will benefit from the proposed activities	6/30/2025
	Location Description	N/A
	Planned Activities	Citywide
2	Project Name	Homeowner Rehabilitation
	Target Area	Citywide
	Goals Supported	Create a suitable living environment.
	Needs Addressed	Ensure equal access to housing opportunities. Property Repairs
	Funding	CDBG: \$273,279 Activity: \$246,279 Activity Delivery: \$27,000
	Description	The City of Hanford will continue to offer the Emergency Repair Program. This program offers qualifying residents the chance to finance emergency home repairs. The program provides up to \$24,999 per household. Repairs include but are not limited to roof repair or replacement, water meter replacements, heating and air repair or replacement, exterior painting, and accessibility. It is anticipated that 15 households will be assisted through the program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 income-eligible homeowners' people will benefit from the proposed activity.
	Location Description	Citywide
	Planned Activities	The City will fund 15 LMI homeowners for housing repairs and improvements.

3	Project Name	Public Services-Kings Commission on Aging
	Target Area	Citywide
	Goals Supported	Public Services- Older Adults
	Needs Addressed	Provide public services for low- and moderate-income residents.
	Funding	CDBG: \$78,000
	Description	Provide public services for low- and moderate-income residents and older people.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 people will benefit from the proposed activities.
	Location Description	Citywide.
4	Planned Activities	Age Well Senior Services: Home Delivered Meals (100 people) \$78,000
	Project Name	Public Service- Homeless Services-KCAO
	Target Area	Citywide
	Goals Supported	Enhance community development
	Needs Addressed	Improve community and public facilities.
	Funding	CDBG: \$36,000
	Description	Provide funding to community-based organizations that offer critical services for homeless and other special needs populations as determined via a competitive application.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 people will benefit from the proposed activities.
4	Location Description	City-Wide
	Planned Activities	CDBG funds will provide program support for operating overnight centers to assist unhoused individuals in Hanford.

5	Project Name	Public Service- Youth & Elder Adults Scholarship Program - Parks and Community Services
	Target Area	Citywide
	Goals Supported	Public Services – Youth & Seniors
	Needs Addressed	Youth programs and Senior programs
	Funding	CDBG: \$14,000
	Description	The offered programs will benefit the community by providing opportunities for growth and engagement across different age groups. Keeping the youth engaged helps with crime prevention.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Other: 30
	Location Description	Citywide
	Planned Activities	Scholarships for Dance Classes and STEM Camps, Park Summer Camps & Winter Camps
6	Project Name	Community Development Enhancement
	Target Area	Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Community Improvements Navigation Centers Housing
	Funding	\$200,000
	Description	Provide a new facility (i.e., shelter) or upgrade/enhance an existing one.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1
	Location Description	Citywide
	Planned Activities	To be determined

7	Project Name	Public Services – Homeless Collaborative -COC/KTHA
	Target Area	City-Wide
	Goals Supported	Fair Housing
	Needs Addressed	
	Funding	\$10,000
	Description	
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-Wide
	Planned Activities	
8	Project Name	First Time Homebuyers
	Target Area	City-Wide
	Goals Supported	Goal # 1 Affordable Housing
	Needs Addressed	Provide Decent Affordable Housing
	Funding	\$125,000
	Description	Down-payment assistance towards the purchase of single-family homes by the LMI family.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	City-Wide
	Planned Activities	Provide First-Time Home Buyer Ownership to one qualified LMI resident.

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.

The City of Hanford will allocate funds to highly redeveloped areas. This will help to stimulate economic growth and create jobs, resulting in a more vibrant and thriving community. The parts are the Downtown Revitalization Area, the Hanford Mall Redevelopment Area, and the Lacey Boulevard Corridor Redevelopment Area.

Geographic Distribution

Target Area	Percentage of Funds
CITY OF HANFORD	100

Table 13 - Geographic Distribution

The rationale for the priorities for allocating investments geographically

The allocation of resources is often based on geographic areas. These areas were chosen because they have a history of chronic poverty. This means that the people living in these regions have been struggling with poverty for an extended period. These areas have higher rates of persistent unemployment and are typically in the moderate to low-income category.

The average household income is at or below 80% of the area's median income. This is an essential factor because it helps to determine the level of need in a particular region. The lower the AMI, the higher the poverty level and resource need.

Discussion

The City of Hanford has had success in its geographic allocation of housing and community development investments. Private investment has been drawn into all areas where a concentrated investment of CDBG and other resources has been used to remove blight and create new affordable housing opportunities.

AP-55 Affordable Housing – 91.220(g)

Introduction

The Division of Neighborhood Housing and Revitalization is slated to rehabilitate 15 homeowner units and offer funding assistance to another 11 through our First Time Homebuyers Program.

One-Year Goals for the Number of Households to Be Supported	
Homeless	15
Non-Homeless	1
Special-Needs	0
Total	16

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

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	1
Total	16

Table 14 - One-Year Goals for Affordable Housing by Support Type

Discussion

Eliminating many of the physical signs of poverty is a critical element in improving the quality of life for the City of Hanford residents, along with improving the quality and availability of affordable housing. Poverty and housing are interconnected issues that impact the well-being of individuals, families, and communities.

The lack of affordable housing is a significant contributor to poverty, and living in poverty often makes it difficult for people to afford adequate housing. To address these challenges, the City of Hanford has implemented strategies to reduce poverty and improve access to quality housing.

AP-60 Public Housing – 91.220(h)

Introduction

The housing and infrastructure goals for the City of Hanford within the next year are ambitious but obtainable. The City will continue its mission of aiding moderate-to low-income residents facing housing insecurity with supportive services and financial aid. Federal funds (CDBG funds) and state funds (HOME funds) will be utilized to develop a self-sustainable society.

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

The City of Hanford does not own or operate public housing. However, the City of Hanford does collaborate with the Housing Authority of King County to increase the availability of affordable housing options within the city. The City of Hanford also is developing several strategies that will be implemented within the following year:

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

The City of Hanford hosts council meetings on the first and third Tuesdays of each month. These meetings are open to the public, and community organizations are encouraged to attend and share their insights and ideas for addressing poverty and aiding low-income families. Regular communication and collaboration between the city and community organizations will help identify gaps in services and find ways to support those who need to be updated about initiatives that can benefit them.

The City of Hanford also uses social media such as Instagram and Twitter to connect with residents who want to be kept in the loop about community initiatives and events. Occasionally, polling will be available online, an additional communication conduit allowing residents to express their opinions and provide feedback on city policies and initiatives. This also allows the city to gather information on the specific needs of low-income families in the community.

For individuals who are not computer savvy or lack internet literacy, community officials have taken proactive measures to reach out to these community members by having paper surveys in public meeting spaces. Their opinions and inputs are also considered and incorporated into policymaking and initiatives. This inclusive approach ensures that all voices are heard and considered when implementing specific policy considerations.

Home Buyers

The City of Hanford also has first-time home buyer programs to assist low-income families seeking home ownership. The program provides various resources, such as workshops, classes, and educational materials, to help individuals make informed decisions when purchasing their first home. This initiative aims to promote self-sufficiency and financial stability for low-income families in the community.

In addition to these efforts, the City of Hanford works closely with local nonprofit organizations and community groups to provide resources and support for low-income families. These partnerships allow for a more comprehensive approach to addressing the needs of low-income families and creating a sense of collaboration and unity within the community. Transitioning families from public housing to possible home ownership is the goal of wealth building through housing equity. This not only helps families achieve financial stability but also contributes to the economic growth of the community.

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

Not applicable.

Discussions

The City of Hanford has identified a need for decent, safe, and sanitary housing to address the households affected by housing problems, severe housing problems, and housing cost burdens. This is especially true for low-income families, who are the most vulnerable to housing insecurity.

