

CITY OF REDDING

# ACTION PLAN

2019-2020

Prepared for:  
United States Department of Housing and Urban Development

Prepared by:  
City of Redding  
Housing Division

Approved by:  
Redding City Council  
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# Executive Summary

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

### 1. Introduction

In accordance with 24 CFR 91.220(b), the following Action Plan is submitted for the 2019-20 Program Year. The intent of this plan is to describe the activities to be undertaken during the next year to address the City of Redding's (City) priority needs and estimate the number and types of households, including homeless, non-homeless, and special needs populations to be assisted. In addition, the Action Plan describes actions to be taken during the next year to meet under-served needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop an institutional structure, enhance fair housing choice within the community, enhance coordination between public and private housing and social service agencies, and assist the City of Redding in the process of rehabilitating and recovering from the damaging effects of the Carr Fire. It also contains a detailed description of the activities planned for CDBG and HOME funds expected to be available during the program year in sufficient detail to allow citizens to determine the degree to which they are affected.

### 2. Summarize the objectives and outcomes identified in the Plan

Consistent with the goals and objectives outlined in the 2015-19 Consolidated Plan (ConPlan), this Action Plan is the fifth-year annual plan that establishes the activities that will receive funding during the 2019-20 Program Year, including CDBG Declared Disaster Recovery (DDR) funds to be used to assist the community in recovery efforts from the Carr Fire. Section AP-20 of this plan provides greater detail of the Annual Goals and Objectives for this program year; however, the general categories for these objectives include the following:

- Affordable Housing
- Homeless Prevention and Emergency Services
- Employment and Economic Development
- Public Facility and Infrastructure Improvements
- Public Infrastructure for Development of Affordable Housing

Given the limited resources available and the funding trends over the last planning cycle, the City maintains a measured approach towards its project selection in order to meet its strategic planning objectives while responding to changing conditions throughout the planning period that may result from funding uncertainties, changes in the ownership or rental market, and other economic trends that affect the needs of the community at large.

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

The City focuses limited funding on areas that can provide the most significant impact toward the housing and community development needs identified in the ConPlan process. A full discussion of the outcomes of the 2018-19 program year will be included in the Consolidated Annual Performance and Evaluation Report (CAPER), which will be submitted after the completion of the program year. Activities funded during the fourth year of the 2015-19 ConPlan period included five public service projects, one economic development project, two Americans with Disabilities Act (ADA) facility improvement projects and one historic preservation project. Through May 2019, the City provided mortgage assistance loans to two low-income homebuyer and are in the process of working with two additional low-income applicants wanting to purchase a home. Housing rehabilitation activities included two owner-occupied housing rehabilitation projects, 11 Emergency Repair Program (ERP) Projects, and 67 Senior Repair Projects (SRP) that were either completed or are in-progress.

Demolition of an existing commercial structure was completed in the early summer of 2018, creating space for a mixed-use project, the Redding Downtown Loop and Affordable Housing Project (RDLAHP), which will include the addition of 81 affordable rental housing units, one manager's unit, and provide essential public facility and infrastructure improvements for the community. Construction began in July of 2018 and the project construction is over 30% complete with project completion anticipated in September of 2020.

In conjunction with efforts to create and maintain the stock of affordable housing within the community, the City continues to collaborate with local service providers on homeless assistance efforts that are coordinated through the local NorCal Continuum of Care (NorCal CoC) Council.

### **4. Summary of Citizen Participation Process and consultation process**

The City utilized various methods for engaging the public in the planning process, which was further detailed in Section PR-15 of the 2015-19 ConPlan. In support of developing annual goals that address the objectives identified in the ConPlan, the City's ongoing collaboration with local entities is described in section AP-10 of this Action Plan. As prescribed by regulation, the 30-day public review period (from May 19, 2019, through June 18, 2019) for this document provided an additional opportunity for public feedback on the Annual Action Plan. Citizens also had the opportunity to comment on the plan during the public hearing on June 18, 2019.

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

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

No comments were received during the public comment period or during the public hearing.

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

No comments or views were excluded from this plan.

## **7. Summary**

Consistent with the goals of the CDBG and HOME programs, the City strives to address a broad scope of community needs in a manner that maximizes the available funding by focusing its efforts on activities that serve the low- and moderate-income (LMI) population. The City continues to address housing needs for this population through its development partnerships that create affordable housing opportunities. In addition, CDBG funds are utilized to support economic development activities as well as variety of community service programs that provide either emergency or preventive services to lower-income households. The City is dedicated to serving its special needs citizens through its focus on facility improvements that serve the disabled populations while also maintaining its collaborative efforts toward ending homelessness. The CDBG and HOME resources are a vital part of addressing a variety of needs within the community, which are further detailed in this annual plan. Although many programs administered by the City's Housing and Community Development (HCD) Division are accomplished in collaboration with other local agencies and private organizations, the bulk of its programs and activities are non-duplicative. The affordable housing programs, as well as infrastructure improvement activities and public service activities, are among the most relied upon resources that support the quality of life for the LMI population in the community.

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

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role	Name	Department/Agency
Lead Agency	REDDING	
CDBG Administrator	REDDING	Housing and Community Development Division
HOPWA Administrator		
HOME Administrator	REDDING	Housing and Community Development Division
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City's Housing and Community Development (HCD) Division has the lead role in overseeing and preparing the City's 2015-19 ConPlan, as well as the associated Annual Action Plans (AAP) and the Consolidated Annual Performance and Evaluation Report (CAPER). As the lead agency, City HCD is also the primary agency responsible for oversight of the various programs and activities associated with the ConPlan including administration, community outreach, contract compliance, financial management, monitoring, and recordkeeping. The City does not receive ESG or HOPWA funds.

**Consolidated Plan Public Contact Information**

For information regarding the City’s strategic planning documents, the phone number for the City of Redding Housing Division is (530) 225-4048. Written correspondence may be sent to 777 Cypress Avenue, Redding, CA 96001.

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

### **1. Introduction**

Other governmental agencies, the general public, private entities, and local nonprofits organizations were consulted to solicit their input in the preparation of the draft ConPlan. Input from these agencies was incorporated into the Annual Action Plan, which supports the goals identified within the ConPlan.

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

The City's HCD works closely with social service agencies and other local organizations that represent children, elderly persons, homeless persons (including Veterans), persons with HIV/AIDS and their families, and the disabled. Strategic planning, coordination, and collaboration with these players are achieved through various consultation opportunities, such as the monthly NorCal CoC Council meetings. The City actively participates in local collaboratives and initiatives that specifically address issues related to housing and homelessness, and is a member of the NorCal CoC Executive Board.

#### **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.**

As indicated in the Consolidated Plan, the NorCal CoC accomplishes a host of activities and programs vital to the community, including the following:

- Acts as the primary liaison between the U.S. Department of Housing and Urban Development (HUD), the State of California Housing and Community Development, the City of Redding and other potential funders for homeless programs relative to NorCal CoC activities;
- Plans, coordinates and carries out an annual HUD required Housing Inventory Count (HIC) as a point-in-time inventory of provider programs within the NorCal CoC that provide beds and units dedicated to serve persons who are homeless, categorized by the five, federally defined, program types: Emergency Shelter; Transitional Housing; Rapid Re-housing; Safe Haven; and Permanent Supportive Housing;
- Plans, coordinates and carries out an annual HUD required Point in Time Count (PIT) of persons across the continuum that meet the HUD definition of literally homeless;
- Completes annual and federal NorCal CoC reporting requirements including PIT and HIC data reported on the HUD Data Exchange;
- Annually registers the NorCal CoC, completes NorCal CoC Program Application, reviews the annual HUD Grant Inventory Worksheet, and applies for NorCal CoC Planning Grant Funds through HUD’s Office of Special Needs Assistance Programs;

- Provides technical assistance and referral information to potential applicants seeking funding through the HUD NorCal CoC Homeless Assistance Program Notice of Funding Availability (NOFA);
- Creates and administers an equitable rating and ranking process for project applicants as federally required by the Homeless Emergency Assistance and Rapid Transition to Housing Act;
- Applies local strategies in preparing an annual action plan to direct community resources relative to the 2010 national Federal Strategic Plan to Prevent and End Homelessness, titled "Opening Doors";
- Maintains resource sharing and website at [www.norcalcoc.org](http://www.norcalcoc.org), which offers a definitive host of services, resources and opportunities for the homeless;
- Participation and training of data entry into the HMIS system relative to the City's Section 8 Housing Choice Voucher Program.

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

The federal government allocates ESG to the State of California. The State of California, in an effort to align this funding with the HEARTH Act priorities, distributes the funding through local Continuums of Care. Since no jurisdiction within our CoC receives entitlement ESG funds from the federal government, our Continuum of Care participates in the Balance of State Allocation (BOS) process. Through the BOS Allocation process, each CoC receives noncompetitive funds which are estimated at \$270,092 for 2019. The NorCal CoC may also compete in a separate "regional competition" for an estimated \$600,000.

The City will continue to engage those non-profits that are effective in placing chronically homeless persons in appropriate and sustainable housing, and assist them in building capacity; as well as finding options for them to generate match funds to compete for federal ESG funds.

City staff has collaborated with the County and community service providers to develop and implement a Housing Strategic Plan. Some of the goals of the Strategic Plan are to increase the permanent supportive housing and affordable housing units available, to build the capacity of community leadership around homelessness and to implement a coordinated entry process, amongst other very important goals. Performance standards and outcomes will be monitored and tracked by CoC personnel.

**2. 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, organizations who participated**

1	<b>Agency/Group/Organization</b>	REDDING
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing Other government - Local Planning organization Civic Leaders Business and Civic Leaders Community Development Advisory Committee (CDAC)
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with various City departments including the Housing Authority, the Planning Division, the City Manager's Office, and the City Council-appointed Community Development Advisory Committee (CDAC), establish community priorities, and identify strategies with respect to fair housing, code enforcement, ADA improvement projects, public facilities improvement, housing acquisition and rehabilitation, and new construction.
2	<b>Agency/Group/Organization</b>	Legal Services of Northern California
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless Services-Education Service-Fair Housing Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing and Legal Aid
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted regarding local issues related to tenant rights, fair housing and legal services, and federal fair housing laws related to discrimination and reasonable accommodation.
3	<b>Agency/Group/Organization</b>	County of Shasta
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing Other government - County Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City and County Housing Authorities serve as members of the Continuum of Care Executive Board and other collaborative forums for addressing homelessness and housing needs within the community.
4	<b>Agency/Group/Organization</b>	NORTHERN VALLEY CATHOLIC SOCIAL SERVICES
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Education Services - Victims Regional organization Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted to address homeless and housing issues, special needs services and housing, and services to low-income families. This organization is among the community Homeless Coalition initiative participants and actively collaborates with the City on an ongoing basis to address the development of affordable housing and housing services within the community.
5	<b>Agency/Group/Organization</b>	COMMUNITY REVITALIZATION AND DEVELOPMENT CORPORATION (CRDC)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Market Analysis Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a qualified Community Housing Development Organization (CHDO), CRDC collaborates with the City on an ongoing basis to address the development of quality affordable housing and housing services within the community.
6	<b>Agency/Group/Organization</b>	FaithWORKS Community Coalition, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization collaborates with the City on an ongoing basis to address the development of transitional housing and housing services for homeless families with children, chronically homeless individuals, and homeless veterans, and is a Qualified Referral Agency (QRA) for the Housing Authority of the City of Redding.

7	<b>Agency/Group/Organization</b>	SHASTA WOMEN'S REFUGE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization collaborates with the City on an ongoing basis to address the development of transitional housing services for victims of abuse and their children, and is a QRA for the Housing Authority of the City of Redding.
8	<b>Agency/Group/Organization</b>	Good News Rescue Mission
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with HIV/AIDS Services-homeless Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization is among the community Homeless Coalition initiative participants and actively collaborates with the City on an ongoing basis to address issues related to homelessness and homeless prevention services, and is a QRA for the Housing Authority of the City of Redding.
9	<b>Agency/Group/Organization</b>	SHASTA COMMUNITY HEALTH CENTER
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization is among the community Homeless Coalition initiative participants and actively collaborates with the City on an ongoing basis to address issues related to homelessness and homeless prevention services. Additionally, the Shasta County Health and Human Services CalWorks' Family Stabilization Program is a QRA.

10	<b>Agency/Group/Organization</b>	Veterans Resource Center
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Services-homeless Veteran Services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization is among the community Homeless Coalition initiative participants and actively collaborates with the City on an ongoing basis to address issues related to homelessness and homeless prevention services.
11	<b>Agency/Group/Organization</b>	K2 Properties Inc
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization is a local developer of affordable housing and actively collaborates with the City on an ongoing basis to address issues related to homelessness and homeless prevention services.

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

There were no agencies or groups excluded from the consultation process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Shasta County	The City actively participates in the NorCal CoC Council, which has experience in prompting connectivity and partnerships in addressing the myriad of issues associated with homelessness.

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

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

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

As indicated in the Executive Summary of this plan, the City utilized various methods for engaging the public in the planning process, which was further detailed in Section PR-15 of the 2015-19 Consolidated Plan. In support of developing annual goals that address the objectives identified in the Consolidated Plan, the City also invited public comment on the draft plan during the public comment period from May 19, 2019, through June 18, 2019, and at the City Council meeting on June 18, 2019, that included a public hearing.

An additional element of the annual citizen participation and consultation process includes the City Council-appointed Community Development Advisory Committee (Committee), which is comprised of nine citizens. This Committee held Brown Act-compliant public meetings on December 14, 2018; February 4, 2019; March 20, 2019; March 21, 2019; and March 28, 2019, regarding the 2019 CDBG funding process. Committee recommendations for the distribution of CDBG public service funding are incorporated into the Annual Action Plan. Through this process, each project was thoughtfully analyzed for its effectiveness in addressing community needs as identified in the strategic planning process.

The City also hosted a public workshop in April 2019 for tenants, landlords, and other interested parties to educate and inform them in regards to Fair Housing Laws and related terminology.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Community Development Advisory Committee (CDAC) meetings are held at times that would accommodate conventional non-working times of potential participants. Attendees would be able to observe presentations by organizations applying for CDBG funds as well as the subsequent funding recommendation discussion. At each meeting, a designated public comment period was agendized.	No public comments were received.		<a href="http://www.cityofredding.org">www.cityofredding.org</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	The City Council hearing scheduled for June 18, 2019 provides a forum to take public testimony and comments on the draft Action Plan and the proposed activities for that program year.	No public comments were received.		<a href="http://www.cityofredding.org">www.cityofredding.org</a>
3	Newspaper Ad	Non-targeted/broad community	Public notice of draft 2019-20 Action Plan was published on May 19, 2019, in the Record Searchlight.			<a href="http://www.redding.com">www.redding.com</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Redding is a HUD entitlement community and, therefore, receives direct grant allocations from the Community Development Block Grant (CDBG) program and Home Investment Partnerships (HOME) program. The City also receives a varying amount of program income revenue generated from its HOME and CDBG loan portfolios. In addition, the City of Redding also manages grants received from 2011 and 2012 funding agreements with the California Department of Housing and Community Development's CalHome Program (CalHome). In 2012, the City elected to serve as the Successor Housing Agency (SHA) to the former Redding Redevelopment Agency, which transferred housing assets to the SHA and established the Low- and Moderate-Income Housing Asset Fund (LMIHAF). The LMIHAF includes real property assets acquired by the former Redding Redevelopment Agency for low- and moderate-income housing purposes; loan or grant receivables; encumbered funds that are secured by an enforceable obligation; rents and payments from operations; amounts owed to the Low- and Moderate-Income Housing Asset Fund; mixed-used assets; and housing bond proceeds. Locally, the Affordable Housing Loan Fund (AHLF) has been established to further support the development and rehabilitation of affordable housing projects.

The following table outlines the anticipated resources for the upcoming program year, and includes the additional CDBG DDR funds allocated by HUD to assist the city of Redding in recovering from the Carr Fire.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				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	704,159	0	230,000	934,159	0	Entitlement funds received through the Community Development Block Grant annual allocation.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	396,676	0	1,403,680	1,800,356	0	Funds received as a Participating Jurisdiction (PJ) received through the annual allocation of HOME funds as well as a prior year resources including program income received.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HUD-VASH	public - federal	Housing	319,800	0	0	319,800	0	The Redding Housing Authority has been allocated 65 VASH vouchers from HUD for rental assistance specifically targeting veterans.
Section 108	public - federal	Acquisition Economic Development Public Improvements	3,500,000	0	0	3,500,000	0	The City anticipates submitting a proposal for the award of Section 108 Loan funds to support projects in the Downtown Redding Target Area as identified in Section AP-50 of the Consolidated Plan.
Other	public - federal	Admin and Planning Economic Development Public Improvements Public Services	920,000	0	0	920,000	0	Remainder of CDBG DDR allocation awarded to the City of Redding on September 14, 2018, to address urgent community development needs resulting from the wildfires during the past summer.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing	75,300	0	0	75,300	0	The Admin Reuse Account for CalHome Grants administered by California HCD for homebuyer assistance and owner-occupied housing rehabilitation.
Other	public - local	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	400,000	0	0	400,000	0	The LMIHAF includes real property assets acquired by the former Redding Redevelopment Agency for low- and moderate-income housing purposes. Based on a conservative projection of the program income for the 2019-20 budget year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab Public Improvements	396,010	0	0	396,010	0	The Housing Revolving Loan Fund (RLF) portfolio generates program income from housing rehabilitation loans made in prior years. The \$1.8 million CDBG portfolio generated approximately \$195,000 in the prior 2018-19 Program Year.

Table 5 - 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**

Match credit resources anticipated for the upcoming Action Plan period include resources managed by the City and funding from the State of California. These resources are leveraged with property assets and other funding sources to develop affordable housing; as well as resources that the City intends to acquire through development partnerships and by applying for funding opportunities as available. With regard to funding resources administered by the City, CalHome funding is used for homebuyer assistance loans as well as owner-occupied housing rehabilitation loans. The City also administers the LMIHAF, which includes property assets acquired by the former Redding Redevelopment Agency for low- and moderate-income housing purposes. The City also administers the AHLF, which has been established to further support the development and rehabilitation of affordable housing units. These resources can be utilized in conjunction with HOME and CDBG funds to preserve and create affordable housing in the City of Redding.

The majority of the allocated CDBG DDR funds will be used towards development of public infrastructure on publicly owned land that will support the development of affordable housing units, both multifamily and single family, for low- and moderate-income individuals and families, as well as units of permanent supportive housing for individuals and families struggling with homelessness.

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

During the upcoming Action Plan period, the City, as the Successor Housing Agency of the former Redding Redevelopment Agency (SHA) intends to improve public infrastructure on the SHA properties and anticipates that development partnerships will be solicited through an RFP or RFQ process to facilitate affordable housing development opportunities. All development activity will be in accordance with maintaining applicable affordability covenants to ensure ongoing affordability for extremely low- and low-income households.

With the additional CDBG DDR allocation awarded to the City in September 2018, the City will begin public infrastructure improvements to City-owned property to facilitate the development of approximately 40-50 new rental housing units which will be available to and occupied by income-qualifying households.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2015	2019	Affordable Housing		Affordable Housing	HOME: \$480,000 Housing Division Revolving Loan Fund: \$396,010	Rental units rehabilitated: 180 Household Housing Unit Homeowner Housing Rehabilitated: 120 Household Housing Unit
2	New Construction (Owner and Rental Units)	2015	2019	Affordable Housing	Downtown Redding	Affordable Housing	HOME: \$800,000	Rental units constructed: 11 Household Housing Unit
3	Homebuyer Assistance	2015	2019	Affordable Housing	Downtown Redding	Affordable Housing	HOME: \$100,000 CalHome: \$75,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted
4	Economic Development	2015	2019	Non-Housing Community Development	Downtown Redding	Employment and Economic Development Services	CDBG: \$50,000	Businesses assisted: 15 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Prevention and Intervention	2015	2019	Homeless Non-Housing Community Development	Downtown Redding	Homeless Prevention and Emergency Services	CDBG: \$10,000 LMIHAF: \$10,000	Other: 1 Other
6	Community Development (Non-Housing)	2015	2019	Non-Housing Community Development	Downtown Redding	Special Needs Housing and Supportive Services Public Facility and Infrastructure Improvement	CDBG: \$180,000 Section 108: \$3,500,000 CDBG DDR Funds: \$950,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 40 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Other: 1 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	The Action Plan Goals for Housing Rehabilitation are consistent with the needs identified in the Consolidated Plan. The geographic area includes, but is not limited to, the Downtown Redding target area. Housing rehabilitation activities will serve both rental and owner-occupied units for eligible households. Activities include senior and emergency repair program activities as well as owner-occupied rehabilitation projects. Additionally, the majority of the 180 rental units located within the Heritage Plaza affordable housing complex will undergo various degrees of rehabilitation to include upgrades for energy efficiency, updating of electrical and plumbing as needed, new roofing, windows, exterior paint, lighting and landscaping, as well as repair or replacement of sidewalks and walkways to create an ADA compliant path of travel throughout the complex. The allocated funding reflects the total funds available for which the activity is eligible.
2	<b>Goal Name</b>	New Construction (Owner and Rental Units)
	<b>Goal Description</b>	The geographic area for this goal includes, but is not limited to, the Downtown Redding target area. The allocated funding reflects the total funds available for which the activity is eligible. Within this program year, there are a variety multi-family projects in various states that will be completed during subsequent program years. One multi-family project to highlight is the RDLAH Project that is under construction which utilized a combination of HOME funding, Redding Electric Utility rebates, Affordable Housing and Sustainable Communities (AHSC) Program funds, State Tax Credits, and private financing to develop a mixed-use building that contains 81 affordable housing units, with one manager’s unit, for a total of 82 housing units in the Downtown Redding Target area. Other projects actively moving forward include: FaithWORKS’ eight new permanent supportive housing units that will be made available to extremely low income households. It is anticipated that construction for this project will begin during the 2019. The Block 7 Net Zero Housing and Downtown Activation Project, a multi-story, mixed-use building that will include 79 affordable housing units. It is anticipated the Block 7 Project will utilize HOME and CDBG DDR funds to assist with the development costs associated with the affordable housing units and the infrastructure. These projects will require the commitment of available funds in the current Action Plan year, but the outcome indicator of the units added may appear in subsequent reporting periods.

<b>3</b>	<b>Goal Name</b>	Homebuyer Assistance
	<b>Goal Description</b>	The geographic area includes, but is not limited to, the Downtown Redding target area. The allocated funding reflects the total funds available for which this activity is eligible. Given the nature of the activity, accomplishments are based on the availability of affordably priced housing in the local market for which lower-income homebuyers may be able to acquire using the City's mortgage assistance program. The geographic area includes, but is not limited to, the Downtown Redding target area.
<b>4</b>	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	The City anticipates dedicating funding towards microenterprise retention and development activities in support of economic development goals as indicated in the Consolidated Plan.
<b>5</b>	<b>Goal Name</b>	Homeless Prevention and Intervention
	<b>Goal Description</b>	The City intends to dedicate administrative funding from various sources to support homeless prevention activities as indicated in the Consolidated Plan. The geographic area includes, but is not limited to, the Downtown Redding target area.
<b>6</b>	<b>Goal Name</b>	Community Development (Non-Housing)
	<b>Goal Description</b>	CDBG funds will be used in support of public service activities as well as infrastructure improvement activities that support the non-housing community development needs as indicated in the Consolidated Plan. The geographic area includes, but is not limited to, the Downtown Redding target area. Projects include Public Service Activities which provide emergency services and/or supportive services to special needs populations in the community. In addition, the City will be applying for Section 108 Loan Guarantee funding to be used towards the Block 7 Project for assistance with the infrastructure improvements that include: the sidewalks, streets and underground utilities to enable commercial space to be developed thereby creating jobs and/or job retention; assist property owners with façade improvements to existing commercial buildings to improve their property by revitalizing their storefronts and in some cases creating new storefronts; and possibly eligible predevelopment categories. CDBG DDR funds would be used for public infrastructure improvements to support the construction of affordable housing units associated with, but not limited to, Block 7 Project, FaithWORKS' Linden Avenue Project, K2's Lake Boulevard Project and LW Holdings Parkview Project.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects are anticipated for the 2019-20 program year. These projects include public service activities, as well as housing, economic development, infrastructure improvement, and administrative activities. These activities will be funded through programs such as CDBG, HOME, CalHome, and other local programs. The geographic areas for these activities include but are not specifically limited to the Downtown Redding target area. Additional funding in the form of CDBG DDR will be used to assist in recovery efforts from the effects of the Carr Fire.

#### Projects

#	Project Name
1	Youth Options of Shasta County (formerly YVPC) - Youth Peer Court
2	FaithWorks Transitional Housing
3	Shasta County Young Men's Christian Association - ESYAC Partnership
4	United Way of Northern California - Bridges to Housing
5	Northern Valley Catholic Social Services - Community Care Fund
6	California Heritage YouthBuild Academy (CHYBA) - Achieving Recovery Together
7	ADA Curb Ramps 2019-20
8	EDC of Shasta County - Kick Start Microenterprise Support and Retention Program
9	Planning and Homeless Prevention
10	Housing Rehabilitation, New Construction, and/or Mortgage Assistance
11	Housing Management Services
12	Emergency Repair Program
13	Senior Minor Repair Program
14	Lead-Based Paint Remediation Program
15	HOME General Admin
16	CDBG General Admin
17	CDBG Admin - Carr Fire Recovery
18	1081 Lake Blvd - Infrastructure Improvements - Carr Fire Recovery
19	Block 7 Project
20	Infrastructure Improvements - Carr Fire Recovery

**Table 7 - Project Information**

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

The activities selected for program year 2019-20 include those that address underserved needs as identified in the Consolidated Plan (ConPlan) through the Needs Assessment and through the citizen participation process. As indicated in the ConPlan, the need for affordable housing in general along with a means for addressing the housing needs of special-needs and high-risk populations are among the priority activities for addressing underserved needs. The constraints toward addressing these priority areas include the variance in federal funding allocations and budgetary uncertainties that directly affect the staffing that supports these projects. New project development and program sustainability, requires dedicated staffing and funding resources in order to ensure meaningful impact towards addressing the underserved needs in the community. Nevertheless, the City continues to take a focused approach toward addressing the housing needs in the community through a variety of homeowner, rental, and new construction programs.

The City has dedicated the maximum allowable allocation of CDBG funds for public service activities, and thoughtfully distributed CDBG and HOME funds towards housing rehabilitation, economic development, and infrastructure improvement projects to provide a comprehensive approach to address underserved needs. Furthermore, the City intends to apply for a Section 108 Loan with the intent of funding public improvements which will create public infrastructure that enables commercial space to be developed; thereby creating jobs and/or job retention in the Downtown Redding Target Area. The projects for the upcoming program year are prioritized to address a broad scope of community needs including safety and basic needs; infrastructure improvements for special-needs populations; and economic development activities that encourage microenterprises.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	Youth Options of Shasta County (formerly YVPC) - Youth Peer Court
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development (Non-Housing)
	<b>Needs Addressed</b>	Special Needs Housing and Supportive Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	The Youth Peer Court Program provides case management and mentoring services to develop assets and coping systems for youth 12-18 years of age. CDBG funding will cover a portion of the personnel expenses for a Youth/Peer Court Coordinator, a portion of the Program Manager, and a portion of the Case Manager.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated this program will serve 160 LMI youth participants.
	<b>Location Description</b>	The Youth Options Shasta office is located at 1700 Pine Street, Suite 250, Redding, CA 96001.
	<b>Planned Activities</b>	Mentoring and peer court services will be offered to youth respondents.
<b>2</b>	<b>Project Name</b>	FaithWorks Transitional Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development (Non-Housing)
	<b>Needs Addressed</b>	Homeless Prevention and Emergency Services
	<b>Funding</b>	CDBG: \$25,000

	<b>Description</b>	The goal of the program is to provide shelter and essential services to homeless families with children and homeless veterans. The program allows residents to stay for 24 months during which time they must attend educational classes and receive case management 1-2 times a week focusing on their goals, barriers, and steps being taken to improve participants' lives. Services provided to participants include, but are not limited to, information and referral linkages, counseling, substance abuse recovery services with on-site Narcotics Anonymous (NA) and Alcoholics Anonymous (AA) meetings, comprehensive case management, advocacy and support, and budget credit counseling.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 120 LMI persons will be served by this program.
	<b>Location Description</b>	The address for the Francis Court transitional housing facility is 2825 West Street, Redding, CA 96001, and the address for the House of Cornelius veteran's transitional housing facility is 889 July Way, Redding, CA 96002.
	<b>Planned Activities</b>	Transitional housing and services offered for homeless families with children and for homeless veterans.
<b>3</b>	<b>Project Name</b>	Shasta County Young Men's Christian Association - ESYAC Partnership
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development (Non-Housing)
	<b>Needs Addressed</b>	Special Needs Housing and Supportive Services
	<b>Funding</b>	CDBG: \$13,115
	<b>Description</b>	Services are offered through a partnership between Shasta Family YMCA and the Eagles Soar Youth Activity Center (ESYAC). ESYAC offers services such as mentoring, meals, transportation, and parenting activities for children and families in extreme poverty who reside in motels. Youth participants in the ESYAC program will be provided memberships to access a safe environment, healthy activities, and supported socialization through facility use and YMCA programs.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that 35 individuals will be served by this program.
	<b>Location Description</b>	Program activities will be offered at the Shasta Family YMCA, located at 1155 N. Court Street, Redding, CA 96001.
	<b>Planned Activities</b>	LMI youth participants will be able to participate in enrichment programs offered at the YMCA.
<b>4</b>	<b>Project Name</b>	United Way of Northern California - Bridges to Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless Prevention and Intervention
	<b>Needs Addressed</b>	Homeless Prevention and Emergency Services
	<b>Funding</b>	CDBG: \$30,663
	<b>Description</b>	The United Way, as the fiscal sponsor to the Redding Bridges to Housing Program, will assist medically fragile, homeless individuals into transitional housing. Funding will be used towards the cost of a part-time case manager.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 LMI individuals will be served by this program.
	<b>Location Description</b>	Case management services will be offered to newly housed homeless clients.
	<b>Planned Activities</b>	The program will rapidly assist medically fragile, homeless individuals off the street and into transitional housing.
<b>5</b>	<b>Project Name</b>	Northern Valley Catholic Social Services - Community Care Fund
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development (Non-Housing)
	<b>Needs Addressed</b>	Homeless Prevention and Emergency Services
	<b>Funding</b>	CDBG: \$11,830

	<b>Description</b>	The Community Care Fund is a no-interest loan program that provides financial assistance for move-in costs for households participating in case management services that are homeless or at-risk of homelessness. CDBG funding will cover a portion of the personnel expenses for a Housing Specialist and the Housing Director that will be dedicated to the administration of the Community Care Fund.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated 45 LMI persons will be served by this program.
	<b>Location Description</b>	NVCSS is located at 2400 Washington Avenue, Redding, CA 96001.
	<b>Planned Activities</b>	NVCSS will administer the Community Care Fund to offer housing case management and no-interest loans to LMI households to assist with move-in expenses.
6	<b>Project Name</b>	California Heritage YouthBuild Academy (CHYBA) - Achieving Recovery Together
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development (Non-Housing)
	<b>Needs Addressed</b>	Special Needs Housing and Supportive Services
	<b>Funding</b>	CDBG DDR Funds: \$42,550
	<b>Description</b>	This project is designed to provide job training and soft skill development for LMI students while improving the stock of affordable housing in our community and assisting with the long-term recovery from the effects of the Carr Fire. This project is eligible under 570.201(e) as a public service project benefiting low- and moderate-income students who reside in the City of Redding.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated 43 LMI students will benefit from job training.
	<b>Location Description</b>	CHYBA is located at 8544 Airport Road. Projects will be completed on various properties within the city limits.

	<b>Planned Activities</b>	CHYBA, a California public charter school, provides education and job training services to LMI economically disadvantaged students who are working to obtain their high school diploma/GED. In a collaborative partnership with the Community Recovery Team, the Hope Crisis Response Network, and the Office of Emergency Services along with Lutheran Social Services, CHYBA will utilize CDBG funding to support personnel costs of the construction supervisor, minimal operating expenses, while also providing a stipend to students who complete on the job training while rebuilding homes destroyed by the Carr Fire and other residential rehabilitation activities throughout the Redding area to increase the stock of affordable housing.
<b>7</b>	<b>Project Name</b>	ADA Curb Ramps 2019-20
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development (Non-Housing)
	<b>Needs Addressed</b>	Public Facility and Infrastructure Improvement
	<b>Funding</b>	CDBG: \$109,552
	<b>Description</b>	This project intends to serve individuals with disabilities in various LMI neighborhoods through the installation of ADA compliant curb ramps.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Individuals with disabilities in LMI neighborhoods will benefit from the ADA curb ramp installations.
	<b>Location Description</b>	
	<b>Planned Activities</b>	The goal of the project is to provide safe travel for pedestrians with disabilities along city streets through the installation of ADA curb ramps at various locations.
<b>8</b>	<b>Project Name</b>	EDC of Shasta County - Kick Start Microenterprise Support and Retention Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development (Non-Housing)
	<b>Needs Addressed</b>	Employment and Economic Development Services
	<b>Funding</b>	CDBG: \$50,000

	<b>Description</b>	The Kick Start Microenterprise Support Program will provide scholarships to LMI entrepreneurs for mentoring services and memberships to the Shasta Venture Hub for services which include the use of co-working open space area and use of facility business amenities including internet access, meeting/conference rooms, and video or teleconferencing technology. Mentoring and connection to resources relevant to product development, prototyping, marketing and sales, access to capital, and networking.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is projected this program will provide between 17-20 scholarships to individual LMI microenterprise business owners.
	<b>Location Description</b>	The Shasta Venture Hub is located at 777 Auditorium Drive, Redding, CA 96001.
	<b>Planned Activities</b>	Scholarships for mentoring, education, and facility membership will be offered to LMI entrepreneurs for the purpose of microenterprise support and retention.
9	<b>Project Name</b>	Planning and Homeless Prevention
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless Prevention and Intervention
	<b>Needs Addressed</b>	Homeless Prevention and Emergency Services
	<b>Funding</b>	CDBG: \$10,000 LMIHAF: \$10,000
	<b>Description</b>	The City will actively participate in the administration of the NorCal Continuum of Care (CoC) and provides funding towards the CoC Coordinator contract.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	According to the preliminary PIT count conducted in January 2019, there were approximately 697 individuals identified as being homeless in Shasta County.
	<b>Location Description</b>	Services will benefit the City of Redding.
	<b>Planned Activities</b>	

<b>10</b>	<b>Project Name</b>	Housing Rehabilitation, New Construction, and/or Mortgage Assistance
	<b>Target Area</b>	Downtown Redding
	<b>Goals Supported</b>	Housing Rehabilitation New Construction (Owner and Rental Units) Homebuyer Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$1,400,000 CalHome: \$75,300 Housing Division Revolving Loan Fund: \$256,010 LMIHAF: \$400,000
	<b>Description</b>	Using a combination of HOME funds, HOME program income, and various funding resources, low-interest and deferred loans and grants will be available for the acquisition and/or rehabilitation of rental and homeowner units to increase the City's affordable housing stock. Homebuyer assistance and lead-based paint remediation may also be provided under this program.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated this project will include a minimum of 10 units of owner-occupied rehabilitation and/or mortgage assistance.
	<b>Location Description</b>	Various sites in the Redding area including, but not limited to, the Downtown Redding Target area.
	<b>Planned Activities</b>	Leveraging a combination of local and entitlement funding sources, it is anticipated that 8 permanent supportive units will be generated, and 10 units of owner-occupied rehabilitation and/or mortgage assistance will be provided.
<b>11</b>	<b>Project Name</b>	Housing Management Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$290,000

	<b>Description</b>	Program delivery costs associated with housing rehabilitation programs, as well as housing services eligible under 24 CFR 570.205 and 570.206.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is an administrative activity that supports housing rehabilitation programs and reasonable administrative costs eligible under 24 CFR 570.205 and 570.206.
	<b>Location Description</b>	Services will benefit projects in the Redding Area.
	<b>Planned Activities</b>	Activities include management of the CDBG RLF loan portfolio as well as administration of housing rehabilitation activities including program marketing, eligibility assessment, project management, and underwriting. Housing services also include the preparation of work specifications, loan processing, inspections, and other services related to assisting owners, tenants, contractors, and other entities participating or seeking to participate in these activities.
<b>12</b>	<b>Project Name</b>	Emergency Repair Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	Housing Division Revolving Loan Fund: \$60,000
	<b>Description</b>	Provision of low-interest and deferred loans to LMI homeowners, including manufactured housing or mobile homeowners, and small grants to investor owners of rental units with lower income tenants.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that 10 owner-occupied units will be rehabilitated and 5 tenant units will be rehabilitated to address accessibility and safety issues.
	<b>Location Description</b>	Various locations including, but not limited to, the Downtown Redding Target area.

	<b>Planned Activities</b>	The purpose of the ERP is to provide assistance to homeowners who are otherwise unable to obtain other financing to fix basic health and safety problems. Landlords participating in the program will receive small grants to assist with the costs of accessibility improvements to a unit occupied by a lower-income disabled tenant.
<b>13</b>	<b>Project Name</b>	Senior Minor Repair Program
	<b>Target Area</b>	Downtown Redding
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	Housing Division Revolving Loan Fund: \$60,000
	<b>Description</b>	Provision of grants to LMI senior homeowners requiring minor property rehabilitation related to health/safety hazards or code violations.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that 120 LMI senior households will receive program assistance.
	<b>Location Description</b>	Various locations including, but not limited to, the Downtown Redding Target area.
<b>Planned Activities</b>	The SRP will assist LMI senior households and disabled homeowners in need of minor property repairs who do not have the financial resources to complete the repairs.	
<b>14</b>	<b>Project Name</b>	Lead-Based Paint Remediation Program
	<b>Target Area</b>	Downtown Redding
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	Housing Division Revolving Loan Fund: \$20,000
	<b>Description</b>	Lead-based paint assessment and abatement grants will be provided as a companion to housing rehabilitation loans on eligible projects.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Various locations including, but not limited to, the Downtown Redding Target area.
	<b>Planned Activities</b>	Lead based paint assessment and abatement grants.
<b>15</b>	<b>Project Name</b>	HOME General Admin
	<b>Target Area</b>	
	<b>Goals Supported</b>	New Construction (Owner and Rental Units)
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$195,313
	<b>Description</b>	Eligible administrative activities associated with the HOME program.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is an administrative activity that supports the administrative costs associated with the HOME program.
	<b>Location Description</b>	Services will benefit projects in the Redding area.
	<b>Planned Activities</b>	Eligible grant administration activities including annual compliance monitoring, grant management, and contract administration.
<b>16</b>	<b>Project Name</b>	CDBG General Admin
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation Economic Development Homeless Prevention and Intervention Community Development (Non-Housing)
	<b>Needs Addressed</b>	Affordable Housing Special Needs Housing and Supportive Services Homeless Prevention and Emergency Services Employment and Economic Development Services Public Facility and Infrastructure Improvement

	<b>Funding</b>	CDBG: \$130,831
	<b>Description</b>	General administration of CDBG program including subrecipient monitoring, planning, data collection, program management, and annual reporting.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Services will benefit projects in the Redding area.
	<b>Planned Activities</b>	Administrative activities include grant management, subrecipient monitoring and oversight, and strategic planning.
<b>17</b>	<b>Project Name</b>	CDBG Admin - Carr Fire Recovery
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development (Non-Housing)
	<b>Needs Addressed</b>	Special Needs Housing and Supportive Services Employment and Economic Development Services
	<b>Funding</b>	CDBG: \$44,933
	<b>Description</b>	General administration of CDBG DDR program including subrecipient monitoring, planning, data collection, program management, and annual reporting.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administrative activities for the additional CDBG DDR funds to include grant management, subrecipient monitoring and oversight, and strategic planning.
<b>18</b>	<b>Project Name</b>	1081 Lake Blvd - Infrastructure Improvements - Carr Fire Recovery
	<b>Target Area</b>	

	<b>Goals Supported</b>	Community Development (Non-Housing)
	<b>Needs Addressed</b>	Affordable Housing Public Facility and Infrastructure Improvement
	<b>Funding</b>	CDBG DDR Funds: \$700,000
	<b>Description</b>	This project will update and install necessary public infrastructure at 1081 Lake Boulevard to include curbs, gutters, sidewalks, streetlights, storm drains, and bus turnouts, as well as removing highly combustible native vegetation, in preparation for approximately 45 units of affordable housing. The project site is located just miles from where the Carr Fire destroyed several homes in the Keswick area, and is located in Census tract (107.40) with 63.91% of the population being of low- and moderate-income per the 2015 American Community Survey.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated the developer will construct 40-50 affordable units on this property.
	<b>Location Description</b>	1081 Lake Boulevard, Redding, CA 96003 APN 114-060-032-000
	<b>Planned Activities</b>	Provide loan for the construction of infrastructure improvements necessary for the development of affordable housing units.
<b>19</b>	<b>Project Name</b>	Block 7 Project
	<b>Target Area</b>	Downtown Redding
	<b>Goals Supported</b>	Economic Development Community Development (Non-Housing)
	<b>Needs Addressed</b>	Employment and Economic Development Services Public Facility and Infrastructure Improvement
	<b>Funding</b>	Section 108: \$3,500,000

	<b>Description</b>	Utilize CDBG Section 108 Loan to assist the financing of the sidewalks, streets and underground utilities to enable the commercial space to be developed thereby creating jobs and/or job retention; assist property owners with facade improvements to existing commercial buildings to improve their property by revitalizing their storefronts and in some cases creating new storefronts; and other eligible predevelopment categories (no acquisition, but maybe design, engineering, or construction management). Activities eligible under 24 CFR 570.703(f)(2) and 24 CFR 570.703(i) pursuant to 24 CFR 570.203.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	1407 California Street
	<b>Planned Activities</b>	Utilize Section 108 Loan for activities eligible under 24 CFR 570.703(f)(2) and 24 CFR 570.703(i) pursuant to 24 CFR 570.203.
<b>20</b>	<b>Project Name</b>	Infrastructure Improvements - Carr Fire Recovery
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development (Non-Housing)
	<b>Needs Addressed</b>	Affordable Housing Public Facility and Infrastructure Improvement
	<b>Funding</b>	CDBG DDR Funds: \$920,000
	<b>Description</b>	The City plans to install public infrastructure (sewers, sidewalks, storm drains, etc.) required to make various parcels ready for construction of affordable single and multi-family housing units.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated six single family homes, eight permanent supportive housing units and 26 multi-family affordable rental units will be constructed and made available to low- and moderate-income renters and homebuyers.
	<b>Location Description</b>	The locations of the proposed public infrastructure improvements are identified as, but not limited to, downtown Redding parking garage, 2955 Leland Avenue and 1914-1964 Linden Avenue in Redding.

	<b>Planned Activities</b>	Provide all required public infrastructure improvements necessary to ensure the sites are ready for affordable housing construction in low- and moderate-income areas.
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## **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**

During 2019, the majority of activities funded with either CDBG or HOME resources will be marketed and utilized on a City-wide basis, including Downtown Redding, which is one of the City’s target neighborhoods that contain concentrations of LMI households. In addition the Downtown Redding Target Area, other areas with a concentration of low-income households include: north Redding, areas surrounding I-5 south of state route 44, and areas surrounding state route 273, south of the Buenaventura Boulevard intersection. Additionally, areas of minority concentration included: Downtown Redding, the Buckeye neighborhood, the neighborhood to the northeast of the intersection of Dana Road and Churn Creek Road, the area south of South City Park and the neighborhood to the southeast of the intersection of Churn Creek Road and Hartnell Avenue.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Downtown Redding	

**Table 8 - Geographic Distribution**

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

Generally, the City invests its grant funding resources on a City-wide basis and to other identified areas consistent with the Consolidated Plan and the Housing Element. Although the City maintains an interest in focusing resources in identified target areas, geographic distribution of assistance, as described in this section, will be determined on a project-by-project basis throughout each program year. The most recent Analysis of Impediments provides further direction for staff to market and prioritize the allocation of assistance to ensure our efforts benefit LMI households. Although the community needs exceed the available funding resources, the City continually makes every effort to leverage grant-funded projects which in turn stimulates and encourages partnerships with the private sector to improve the community. The City’s goal in using CDBG and HOME funds is to enhance the quality of life for low-income households, eliminate blighting conditions, and maximize grant dollar investments for the greatest service returns.

## **Discussion**

The City invests its CDBG and HOME resources on a City-wide basis, including specific target neighborhoods, such as Downtown Redding. The Downtown Redding area has been specifically identified as a geographic priority area due to its development potential and its proximity to services, jobs, and transit. The City's general marketing efforts will recruit participation of property owners, property managers, and others in higher-income and higher-opportunity areas to participate in the City's Housing Division Programs.

# Affordable Housing

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

### Introduction

It is the on-going objective of the City to work towards providing opportunities for the development of a wide range of housing types, including affordable housing units that are accessible, safe, and, where necessary, provide supportive services specific to the special needs population. As funding is available, the City will continue to support the development of affordable housing units in a wide variety of types. The City is currently working with a handful of affordable housing developers to identify funding and other resources for a variety of affordable housing proposals. If feasible, the City will enter into development partnership agreements with individual entities to increase the stock of affordable housing in the community during the 2019 program year and beyond. Moreover, the City will continue its education efforts on a community-wide basis, as well as on a project-by-project basis, to demonstrate that affordable housing projects can be a benefit not only to the targeted resident population, but also to the neighborhood in which it is situated.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	315
Special-Needs	0
Total	315

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	315
Acquisition of Existing Units	0
Total	315

**Table 10 - One Year Goals for Affordable Housing by Support Type**

### Discussion

In accordance with the General Plan and the associated Housing Element, the land use designations established permit a range of residential development types and densities, which are sufficient to offer ample opportunities for the development of affordable housing in a diversity of appropriate locations. It is the goal of the City to encourage the provision of sufficient affordable housing resources within areas that exhibit the highest need, while ensuring the availability of affordable housing in higher cost, higher income areas that can offer greater opportunities for employment, education, healthcare, and a host of

other important services and amenities.

During Program Year 2019-20, all 180 units at the Heritage Plaza apartment complex will benefit from various levels of rehabilitation. The City utilized HOME Program Income to fund a loan of \$480,000 to provide the units with energy efficient upgrades, updating plumbing and electrical fixtures, new roofing, windows and other exterior improvements, as well as replacement of sidewalks and walkways to create an Americans with Disabilities Act (ADA) compliant path of travel throughout. In exchange for the \$480,000 loan, eleven additional units will become HOME rent restricted units.

With respect to the current affordable housing partnerships and potential developments, the City is currently working with K2 Development Companies (K2) for the construction of the Downtown Redding Loop and Affordable Housing Project (DRLAHP), a 4-story, mixed-use development. In October 2016, the Affordable Housing and Sustainable Communities (AHSC) Program awarded a combination of grant and loan funding in the amount of \$20 million to the City of Redding and K2. The AHSC Program funding will be combined with LIHTC 4 percent tax-credit funding, and a variety of City affordable housing funding resources (HOME, CDBG and AHLF) and private financing to develop the DRLAHP. As proposed, the DRLAHP will create 81 affordable units which will be available to very low- and low-income households.

The City has also partnered with FaithWORKS Community Coalition Inc. (FaithWORKS) for the development of eight affordable housing units that will be made available to and occupied by homeless households as permanent supportive housing.

The City has also partnered with Palm Communities for the development of 20 units that include ten units for permanent supportive housing for the Special Needs Housing Program administered by Shasta County, nine units available to families and one manager's unit.

In addition to the projects listed, the City plans to install public infrastructure (streets, sidewalks, gutters, sewers) on two City-owned properties and partner with private developers to build 40-50 affordable housing units to assist with the housing needs of the community due to the impact of the Carr Fire on the housing market. Over 200 homes in the city of Redding limits were completely destroyed. While the majority of the residences destroyed in the city were above the low- and moderate-income level, the loss of these homes places an additional strain on an already limited housing market for those in greatest need of housing assistance. Just outside the city limits, at least 800 homes were destroyed in the unincorporated area of the county. Many of these now homeless residents are seeking affordable housing within the city of Redding as well, placing an even greater need for affordable housing opportunities.

The City does not provide tenant based rental assistance (TBRA) or administer ESG funds at this time.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

This section does not apply – the City of Redding does not administer public housing within its jurisdiction.

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

There are no public housing developments within the City of Redding - this section does not apply.

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

There are no public housing developments within the City of Redding - this section does not apply.

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

There are no public housing developments within the City of Redding - this section does not apply.

### **Discussion**

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

### **Introduction**

The City utilizes CDBG and HOME funding to prevent and reduce the incidences of homelessness by providing financial support for non-profit service providers and partnering with developers to improve and increase the affordable housing stock and opportunities. The non-profit service providers are funded through the CDBG public service process and include providers of services for highly vulnerable sub-populations such as seniors and individuals with high health care needs. All of the activities that the City carries out are intended to assist low- to moderate-income households at the greatest risk of chronic homelessness.

As discussed previously in AP-10, the City, County and local service providers will continue to participate as members of the NorCal Continuum of Care that includes the County of Shasta and six other northern California counties: Del Norte, Lassen, Modoc, Plumas, Sierra and Siskiyou. The NorCal CoC actively carries out the responsibilities required under CFR 578. The NorCal CoC seeks to address the critical problem of homelessness through a coordinated community-based process of identifying needs and building a network to address those needs through consensus, capacity building and resource development. The City participates in the NorCal CoC to develop and implement a strategy that reflects the demographics, needs and available shelter beds, housing and services in the region in order to provide a comprehensive and cohesive system of homeless services throughout our seven counties. The goals and strategies outlined in this section are those of the entire region. The NorCal CoC Executive Board serves as the governing entity that provides direction and ensures that the NorCal CoC complies with HUD's regulatory requirements.

The focus of CoC funding has been to provide emergency shelter and transitional housing to those in need; however, our priority has shifted to a longer-term, more effective method of addressing homeless needs and that is to provide permanent supportive housing (PSH) for the chronically homeless, homeless veterans and for unaccompanied youth. The Emergency Solutions Grant (ESG) program provides either emergency shelter or rapid rehousing program services and may include a component of homelessness prevention or street outreach.

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

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

The City of Redding provides support to the NorCal CoC Board, Council and coordinator for conducting outreach efforts to persons that are at-risk of homelessness or are experiencing homelessness. Annually, members of the Council conduct the Point-in-Time (PIT) count survey that provides a snapshot of the sheltered and unsheltered homeless persons on a single night in

January. The PIT count is a collaborative effort that includes government agencies, service providers, health care providers, law enforcement, elected officials and volunteers working together to make every effort to reach out to the homeless within our jurisdiction.

Data collected from the independent survey provides insight to the individuals' or families' needs which is used to understand the causes and trends over time, as well as assisting with the determination of their unmet shelter and service needs.

While the primary source of funds into the NorCal CoC is ESG funds, the City is not an ESG entitlement jurisdiction. However, the NorCal CoC is part of the ESG Balance of State funding pool and must compete for 50% of its allocated amount through a competitive process that could fund emergency shelter, rapid rehousing, street outreach or homelessness prevention. The City of Redding will continue to engage those non-profits that are effective in placing chronically homeless persons in appropriate and sustainable housing and assist them in building capacity, as well as finding options for them to generate match funds to compete for Federal ESG funds.

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

The pathway to obtaining and maintaining sustainable permanent housing has many layers. The first involves providing for the immediate needs of persons experiencing homelessness, such as food, shelter, and often, health care. In order to continue in the housing stabilization process, homeless persons often move to transitional housing and supportive services that are made available through several public and non-profit providers in the community.

Emergency shelters within the jurisdiction have an active role with the NorCal CoC. Shelter directors participate regularly in community dialogue about emergency shelter and housing needs. HUD NorCal CoC funds, leveraged with City of Redding resources, support the local Transitional Housing Project, New Path Housing and Partners in Housing programs for homeless families with children.

The City also utilizes its HOME and Successor Housing Agency funding to support efforts to improve and increase housing opportunities, and prevent and reduce the incidences of homelessness within our community. Specifically, the City uses its funding resources to expand the supply of decent, safe and sanitary affordable housing units and strengthen the ability of the City to provide housing units through partnerships with a variety of special needs housing providers. One specific partnership is with FaithWORKS Community Coalition, Inc. (FaithWORKS) and the development of eight affordable housing units.

The City is participating in multiple efforts that contribute to the homeless response system. Primarily, the City is engaged in planning efforts to develop the HUD required Coordinated Entry Process (CEP) that includes the establishment of physical and virtual system access points where persons needing services can easily enter the service system and get referrals to the supportive services and housing needs that are client-centered. The CEP includes a vulnerability assessment tool that will allow the

intake specialists at the access points to determine a person's priority for housing, as well as the need for housing immediately (ES/TH) or for longer-term programs such as rapid rehousing or permanent supportive housing.

The City is working with the CoC Coordinator to locate additional resources to establish additional housing programs that will address the identified needs of homeless persons and specific sub-populations; to work with program providers to ensure that programs are easily accessible, are no barrier or low barrier (housing first approach) and that each program is dedicated to chronically homeless persons.

**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 City supports and collaborates with local service providers to assist homeless individuals and families to make the transition from transitional to permanent housing units. Chronically homeless individuals with a severe and persistent mental illness have 34 dedicated scattered site units that are subsidized by the NorCal CoC Permanent Supportive Housing Project (SHP) funds. Additional NorCal CoC funds support transitional housing opportunities for homeless families with children and assist with permanent housing placement services. These HUD NorCal CoC funded projects work together with the City of Redding to leverage resources needed to expand or individualize permanent housing placement support. The CoC strategies encourage providing homeless households with housing quickly and in conjunction with wrap-around supportive services which are of greatest need to support stable housing; other needs households may have should be addressed through existing mainstream resources available in the community. This reflects an emphasis on both homeless prevention and rapid rehousing.

In 2016, Qualified Referral Agencies (QRA's) were established by the Housing Authority of the City of Redding (RHA) to provide waiting list preferences for families that are homeless or at risk of being homeless. To date, the RHA's has designated four QRA's, One Safe Place, FaithWORKS, the Good News Rescue Mission and the Shasta County Health and Human Services CalWorks' Family Stabilization Program. In FY 2018-19, the RHA issued 56 Housing Choice Vouchers through QRA's.

The RHA has 65 VASH vouchers available to the community. The RHA has partnered with the Veterans Affairs to provide chronically homeless veterans with safe and affordable housing through the HCV Program. Veterans Affairs provide case management, supportive services and clinical services. In FY 2018-19, the RHA received VASH referrals and provided rental assistance for 21 formally homeless

veterans per month.

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

Pursuant to the McKinney-Vento Act, to the maximum extent practical, persons discharged from publicly funded institutions or systems of care should not be discharged into homelessness. For aged-out foster youth, under the leadership of the Independent Living Program, various NorCal CoC members, including the RHA, provide services and housing vouchers to aged-out foster youth to avoid homelessness.

The State also has policies in place that require health care facilities to participate in regional planning meetings and develop a specific document to identify best practices for the post-hospital transition of homeless patients, methods to establish and support effective communications between hospitals/health care facilities and stakeholders regarding this transition, and the identification of local resources. Local health care providers have protocols in place requiring safe discharge planning for all patients. The Public Health Department is actively involved in the NorCal CoC and working toward developing liaison with housing providers to update the existing discharge planning protocol.

To comply with AB2745, a written policy is in place that addresses hospital discharge planning. Local hospitals in collaboration with various stakeholders, including Shasta Community Health Center and the Good News Rescue Mission, have a formal plan that addresses both emergency and non-emergency patients who receive contact and follow-up appointments with Visit Coordinators. The Shasta County Department of Mental Health has, as a result of Mental Health Services Act, developed a protocol that fosters a comprehensive approach to providing community-based mental health services.

And lastly, in accordance with the AB109 Public Safety Realignment, the NorCal CoC is working closely with Shasta County Probation and various Corrections Realignment team members throughout the community to network services, identify the needs of this population and address potential gaps in resources that may be identified.

## **Discussion**

City staff will continue to collaborate with the County and community service providers to create and implement a Housing Strategic Plan. Some of the goals of the Strategic Plan will be to strengthen the NorCal CoC administration and coordinator efforts, build a community framework to address homelessness and homeless issues, increase housing opportunities, expand usage of the Homeless

Management Information System as the data tracking tool, develop a sustainable homeless prevention support system and evaluate programs for improvement and inclusion in the CoC funding process.

Limited funding resources continue to be an ongoing challenge toward the provision of services to the homeless population; however, the City will continue to focus efforts towards the identified needs of this population and continue to partner with the NorCal CoC and other local organizations throughout the 2019 program year.

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

### **Introduction:**

Based on the actions identified within the Analysis of Impediments and considering the limited funding resources available, City staff is making every effort to remove barriers to affordable housing.

There are a variety of public policy choices that have a negative effect on affordable housing. The most obvious policies that complicate the ability to provide and supply affordable housing units are local and federal regulatory constraints that drive up the cost of affordable housing unit production. Government imposed regulations (i.e. onerous building codes), direct project costs, time delays and increased fees all increase building costs. Other constraints that drive costs up are land use controls, reduction of available funding (both governmental and private capital), available sites for construction (less expensive parcels are typically expensive to develop), and real estate prices. Other constraints that are beyond the control of local government are the costs and availability of capital, labor and materials.

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

The information, goals, policies, and programs contained in the ConPlan are consistent with those contained within the City's Housing Element and other elements of the General Plan, which allows consistency and responsiveness with regard to local policies that affordable housing development. An important tool to ensure development of adequate housing is through the provision of a range of incentives to develop needed residential units. The following tools are included in the zoning ordinance and subdivision ordinance as incentives to development, particularly to support affordable housing projects:

- **Density Increase:** Residential density may be doubled for affordable senior housing projects in the Residential Multifamily Districts. This eliminates the need to use the Density Bonus provision of the ordinance, which can add time to the approval process.
- **Density Bonus Ordinance:** The City's ordinance was amended in 2008 to provide as much flexibility as possible in approving affordable housing projects. This ordinance does not establish a cap on density, nor does it limit the number of concessions, incentives, or waivers of development standards that can be granted. This approach will facilitate development of more affordable units than would have been possible under the basic limitations of state law or the City's previous density bonus ordinance.
- The zoning code includes basic standards for the development of small-lot subdivisions. In addition to allowing reduced lot sizes, it also provides for reduction in building setbacks, lot coverage, and covered parking requirements. The intent of the provision is to encourage infill development through the construction of a single-family product at higher densities, which may

produce affordable housing units.

In addition and in accordance with the City's Analysis of Impediments, staff is working to take specific actions to remove barriers that include:

Action 1: Using the ConPlan and AI as mechanisms to increase awareness and participation in fair housing issues which include raising the community's awareness of the identified barriers to fair housing choice.

Action 2: Monitoring the ongoing process of the AI recommendations.

Action 3: Developing and implementing an affirmative marketing plan designed to encourage participation in affordable housing programs.

Action 4: Maintain links on the City's website to clearly direct visitors to housing services and resources.

**Discussion:**

The City's Housing Division will continue to work with the City's Planning Division, as well as, its community partners to identify and continue steps towards ameliorating barriers to affordable housing, as appropriate.

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

### **Introduction:**

Many of the housing problems for low-income households, the elderly, and other special needs populations are primarily related to income and substandard units. Housing priorities and strategies reflect those conditions. Housing objectives focus on the need to increase the supply of affordable units, as well as rehabilitating the existing stock. Community development objectives primarily address increasing the accessibility of public facilities, improving infrastructure, providing economic development opportunities, and providing social services and education.

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

As funding is available, the City will continue to address the priority needs identified in the 2015-19 ConPlan. As discussed in Section AP-35, the need for affordable housing, as well as housing and services for special-needs and high-risk populations, continue to be an underserved need in the community. As such, the City will continue to address these needs through its housing programs and through its CDBG-funded activities selected for the 2019-20 program year. In particular, public service activities recommended for this program year include: family and youth supportive and homeless intervention services; housing loan fund services; youth mentoring and supportive services; transitional housing and shelter services; and substance abuse recovery services. In addition, at a broader level, underserved needs will be assisted through microenterprise development training to income-qualified entrepreneurs and business owners to help expand their enterprises and job offerings.

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

As discussed in further detail in Section AP-55, the City plans to undertake a variety of projects and activities to foster and maintain its stock of affordable housing during the 2019-20 program year as follows:

- In accordance with rental and ownership housing rehabilitation goals established, the City intends to rehabilitate a combined total 135 units during the 2019 program year.
- The City also intends to partner with local for-profit and not-for-profit developers to meet its affordable housing new construction goal for rental and ownership units established in the ConPlan.
- Utilizing available funding resources, it is projected that a minimum of five homebuyer assistance loans will be provided to LMI households.
- The City also intends to seek additional funding opportunities that support local affordable housing activities by applying for state-administered programs such as the CalHome, CalHome Disaster Recovery, CDBG DR, state SB2 funds and other available state funding sources.
- The City has partnered with K2 Land and Investment, LLC to facilitate the development of the

affordable housing on City owned property as further described in AP-55.

- Additional projects that are anticipated for the 2019-20 program year include partnerships with FaithWORKS Community Coalition, a local nonprofit organization, to develop eight units of housing for homeless families or families at risk of homelessness; and a partnership with Palm Communities to develop 20 units that include five units for permanent supportive housing for the Special Needs Housing Program administered by Shasta County, 14 units available for families and one manager's unit.
- Finally, it is also anticipated that an average of 1,500 vouchers per month will be provided through the Section 8 Housing Choice Voucher Program.

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

All units under contract with the RHA are inspected at lease-up and thereafter on a biennial basis. The inspectors are trained to identify potential lead-based paint hazards. Any such hazards, when identified, must be alleviated by the landlord prior to lease up. The RHA is in full compliance with regulations detailing the timetable for implementation of lead-based paint guidelines for public housing authorities.

Lead-based assessment and abatement of all lead-based paint hazards will continue to be a requirement on all CDBG and HOME-funded housing projects during the 2019-20 program year. Furthermore, CDBG Revolving Loan Funds, as well as HOME funds, will be allocated specifically for the testing and remediation of lead-based paint hazards on applicable projects.

The City also requires all contractors working on lead-based paint projects to contract with lead-certified assessors, monitors, and subcontractors and to utilize safe practices during construction.

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

Programs and activities described within this document fall within a number of categories, some having only a minor impact on moving a family out of poverty. These essential needs activities will not increase earning power of a family in poverty and are not likely to result in financial betterment. They are critical, however, to meeting basic needs such as food, shelter, and health care, generally on an emergency basis.

In addition to activities that address basic needs, there are a number of activities and programs proposed to be funded that do have the potential to bring positive change to a family in poverty. These are the programs that address barriers to independence, including employment, along with housing, such as the Family Self-Sufficiency Program and the McKinney-Vento Homeless Assistance Programs; the homeless transitional programs, and the micro enterprise assistance programs. The City will aggressively pursue increasing the availability of these and similarly designed programs as funding arises.

A third type of activity proposed to be funded consists of activities that are preventative in

nature. These activities are focused on the at-risk youth of our community and strive to break the generational effect that poverty imposes. Through counseling and mentoring activities, youth are given an opportunity to envision a different, more positive, future for themselves.

The City, through its economic development efforts, strives to promote activities that will ultimately have major impacts on the community, thus reducing poverty. The City will continue to work with the public and private sectors seeking mutual opportunities that will provide jobs to greatly improve employment opportunities for those in need in the Redding area. During the 2019-20 program year, \$50,000 in CDBG funding will be allocated to microenterprise support and retention activities.

The City has successfully pursued Federal economic development funding to finance the development of three industrial parks. City schools continue to lead the fight to educate children starting at the preschool level on the futility of drug use. Drug and alcohol abuse, and its companion, crime, have pulled far too many families into poverty. As stated previously, a portion of 2019-20 CDBG funding is proposed to assist five local agencies working with at-risk youth and families. The goal of these activities is to end the familial cycle of poverty, abuse, and crime before it reaches another generation.

Finally, the City has embraced a more direct approach to combat the challenges generated by poverty. Starting in 1999, the City began prioritizing the use of federal, state, and local funding resources along with community-wide partnerships to revitalize neighborhoods. The strategy goes beyond the bricks-and-mortar approach and recognizes that social investment (which may include job training, employment, and childcare, to name a few) is essential to the success of renewal efforts. In short, the stability and livability of all neighborhoods contribute significantly to eliminating poverty. In the long run, these are efforts that will make a difference both in the poor family's ability to rise out of poverty and to the future well-being of our community.

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

The success of the strategy outlined in the ConPlan and this associated Action Plan will be the result of the continued dedicated efforts of the many different individuals and groups in the Redding community. The City remains dedicated to maximizing available funding resources and anticipates that during the coming year new affordable housing opportunities will become a reality through the combined efforts of both nonprofit and for-profit developers, the federal, state, and local government, the private lending community, and nonprofit service organizations.

During the 2019-20 program year, the City will continue to be the primary provider of rehabilitation services for the conservation of the community's existing housing stock, including mobile homes. It will continue to provide rental assistance to the very-low-income population and to a variety of special groups in conjunction with supportive housing programs. The City has an established service delivery system for housing-related programs, operating both the RHA and a multifaceted affordable housing program that includes rehabilitation of the existing housing stock, development of new affordable housing units, and assistance to income-eligible homebuyers. City staff is experienced with securing

state and federal funding for housing and has a strong working relationship with the local lending and real estate communities. Staff is committed to seeking out and capturing any and all financial resources that become available in order to meet community needs.

The local business entities that will play a role in the successful implementation of the City's housing strategy include the development community, the real estate community, and the area's mortgage lenders. The City will continue its efforts to encourage the local development of affordable units.

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

The City will maintain its collaborations with local housing and supportive service providers. The City has more than 39 years of experience providing housing and public services to the City's citizens. With strong relationships, the City will be able to maximize the use of its available funding resources to further its goals of increasing and enhancing affordable housing opportunities, providing effective social and supportive services to those in need, and enhancing the quality of life for its citizens.

As stated earlier, during 2019-20 program year, the City will continue to be an active participant agency on the Homeless Continuum of Care Council, which maintains active collaborative opportunities with community stakeholders. This includes representatives from public and private agencies such as the Employment Development Department, Shasta County Housing and Community Action Agency, U.S. Department of Veteran's Affairs, Shasta County Mental Health, Shasta County Health and Human Services, Legal Services of Northern California, Independent Living Services of Northern California, Veteran's Resource Centers, Shasta Women's Refuge, Good News Rescue Mission, Community Revitalization and Development Corporation and Northern Valley Catholic Social Services to name a few of the participants.

## Program Specific Requirements

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

**Introduction:**

The funds anticipated for CDBG-funded activities includes entitlement funding indicated as available for commitment in IDIS. It is anticipated that there will be a total of \$704,159 available for public service activities, economic development activities, eligible infrastructure and ADA activities, housing rehabilitation administration, and general administrative activities. Also during the upcoming program year, the City intends to submit an application for Section 108 Loan Guarantee funding in an amount not to exceed \$3.5 million to be used towards a public infrastructure improvements in the Downtown Target area for Economic Development.

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	3,500,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>3,500,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City invests its HOME funds as outlined in 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture procedures shall comply with the HOME program regulations detailed at 24 CFR 92.254(a)(5)(ii).

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

As set forth in the City's HOME Homebuyer Agreement, and in accordance with 24 CFR 92.254(a), in the event the Property should no longer be the principal residence of Borrower before the conclusion of the affordability period, the City shall recapture all or a portion of the HOME funds. This recapture requirement is triggered by a sale (voluntary or involuntary) of the Property. The recaptured amount will not exceed the net proceeds, if any. The net proceeds are the sales price minus the superior loan repayment (other than HOME funds) and any closing costs. The City may recapture the entire amount of the HOME funds and any closing costs or if the net proceeds are not sufficient to recapture the full HOME investment the City may share the net proceeds with the Borrower.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

As part of its HOME Rental Rehabilitation Loan Policy, the City has adopted the following guidelines for refinancing existing debt secured by rental housing that is being rehabilitated with HOME funds:

1. Refinancing existing debt will be considered for multi-family projects utilizing HOME funds to rehabilitate the units if refinancing is determined to be necessary to permit or continue affordability under §92.252. Regardless of the amount of HOME funds invested, the minimum affordability period shall be 15 years. The following conditions must be met for the City to consider refinancing existing debt: a.) Rehabilitation of the units must be the primary eligible activity demonstrated by the requirement that a minimum of sixty (60%) percent of the Home resources provided to the project shall be for direct rehabilitation costs; b.) City underwriting for

the proposed HOME refinancing shall include a review of management practices demonstrating that disinvestment in the property has not occurred, that the long-term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be shown; c.) As part of the request for funds, the applicant must state whether the refinancing is necessary to maintain current affordable units, create additional affordable units, or both; and d.) The proposed refinancing shall not refinance an existing multi-family loan made or insured by any Federal program, including CDBG.

2. Investment of CDBG or HOME funds for refinancing purposes shall be available city-wide with priority given to neighborhoods designated for revitalization.

Funds provided by the HOME program are an essential part of the City's efforts to preserve and enhance the availability of affordable housing in the Redding community.