

DRAFT – Consolidated Plan

**City of Redding
2020-24**

Executive Summary

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

1. Introduction

In accordance with 24 CFR, Part 91, Sec. 91.220 regarding the Consolidated Plan (ConPlan), the following ConPlan for 2020-24 period is submitted. The ConPlan describes the Federal and non-Federal resources expected to be available during the next five-year period to address the priority needs and specific objectives identified in the Strategic Plan, and in response to the Needs Assessment and Market Analysis that are an integral part of the ConPlan process. For the purposes of the programs discussed in this ConPlan, the City of Redding (City) is considered to be a Community Development Block Grant (CDBG) program Entitlement Community and a HOME Investment Partnership Program (HOME) Participating Jurisdiction. The City is awarded CDBG and HOME funds by the United States Department of Housing and Urban Development (HUD) on an annual basis. Communities that administer these funds are required to give a maximum feasible priority to activities that benefit low- and moderate-income (LMI) persons. Activities may also aid in the prevention or elimination of slums or blight, or in certain circumstances, meet other community development needs having a particular urgency.

The Action Plan for the 2020-21 Program Year (PY) is also included with the ConPlan, as it describes the activities to be undertaken during the next year to address those same 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, further recovery and resiliency efforts from wildfire disasters, and enhance coordination between public and private housing and social service agencies. 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.

Appendices to this plan include a summary profile of the demographic and socioeconomic characteristics of the City of Redding (City) jurisdiction along with the results of the Housing and Community Development Needs Assessment Survey.

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

The goals and policies for the 2020-24 ConPlan Period reflect the Priority Needs identified in Section SP-25 of the Strategic Plan portion of the ConPlan. The City has found these Priority Needs to be sufficiently broad to accommodate a large variety of program activities, yet adequately focused to address the priority needs as appropriate to the programmatic CDBG and HOME funding objectives. Further description of the ConPlan objectives for the 2020-24 planning period can be found in the Needs Assessment Overview (NA-05) portion of the ConPlan, 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

The City's ConPlan provides a vision for housing and community development, and it includes a one-year Action Plan for spending of the CDBG funds and HOME funds for each year covered within that plan. Given the limited resources available and the funding trends over the last planning cycle, the City maintains a straightforward approach towards its project objectives allowing the City to meet program goals 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

As Program Year 5 of the 2015-19 ConPlan nears completion, it appears that actual accomplishments will be consistent with the goals outlined in the City's Program Year 5 Action Plan. A full discussion of the final outcomes for Program Year 5 will be included in the City's 2019-20 Consolidated Annual Performance and Evaluation Report (CAPER), which is scheduled to be completed at the conclusion of the 2019-20 Program Year. Progress through May 2020 is as follows: 1) Two homebuyer assistance loans to lower-income first-time homebuyers have closed 2) One owner-occupied rehabilitation projects were completed with several more additional in various application stages and anticipated to be completed by the end of Program Year 5; 3) One rental acquisition/rehabilitation projects was completed and several others are currently in-progress. Also during the 2019-20 Program Year, \$592,370 million in HOME funds were committed towards the development of 30 affordable units, 19 of which will be designated for special-needs housing. This project will likely be completed during the first part of the 2020-24 ConPlan Period, and will leverage \$12.5 million in Low Income Housing Tax Credit (LIHTC) equity/funding. With regard to non-housing community development projects, six public service activities were funded in 2015-19 Program Year (including one supporting Carr Fire Recovery efforts) along with two facility improvement projects and one economic development project. In addition, the City continues to work with Shasta County and local service providers on homeless assistance efforts that are coordinated through the local NorCal Continuum of Care (CoC). Efforts towards ending homelessness is further detailed in Section PR-10 regarding the City's consultation efforts and the role of the CoC in the community.

4. Summary of citizen participation process and consultation process

The City utilized various methods for engaging the public in the planning process, which are further detailed in Section PR-15 of this ConPlan. Through workshops, public meetings, direct mailings, and electronic surveys, the City endeavored to reach a broad scope of community members and service providers. Survey participation, in particular, yielded the most citizen participation of these methods. As indicated through the Housing and Community Development Needs Assessment Survey, much of the perceived needs in this jurisdiction were reflective of the information contained in the Needs Assessment section of this ConPlan. Specifically, the respondents indicated that the four top Public Services needed in the City over the next three to five-years should include homeless services for families, drug rehabilitation services, youth services, and homeless services for individuals and couples. The top four Affordable Housing priorities should be: transitional housing (with services) for homeless families with children, construction of affordable single-family homes, an emergency shelter for the homeless, and rental housing for veterans. With regard to the issues that negatively affect the City, respondents cited homelessness, drug/substance abuse, lack of well-paid jobs, and high crime rate. The Community Services noted in the survey that the City should address are: mental health services, anti-crime services, educational programs, and health services. The Community Development needs identified by survey participants include: public safety support (police and fire), affordable housing, incentive programs to attract new businesses, and job training programs.

The City also maintained collaborative relationships with local developers and private organizations that serve the LMI population and maintained active membership with the CoC, which meets regularly to encourage collaboration among civic leaders and community stakeholders. As prescribed by regulation, the 30-day public review period for this document will provide additional opportunity for public feedback.

5. Summary of public comments

The public comments received through the survey process can be read in narrative form at the end of the Housing and Community Development Needs Assessment included in the appendices.

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

All comments received are accepted and taken into consideration.

7. Summary

The priorities and accomplishments outlined in the ConPlan are based on assumptions about future funding levels for ConPlan programs. Because these programs are subject to annual Congressional appropriations, as well as potential changes in funding distribution formulas or the number of communities eligible to receive entitlement grants, the accomplishment projections and planned activities are subject to change with availability of funding. The City does not receive funding through

the ESG and HOPWA programs. The goals and priorities formulated for the City's ConPlan are the product of information received from consultation with the public, other City departments, other government agencies, and local service providers, as well as statistical analysis regarding comparative need and current market conditions, and experience gathered over the past 45 years of providing services to the City's citizens.

Draft

The Process

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

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

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

Agency Role	Name	Department/Agency
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

The City of Redding Housing and Community Development Division (HCD) has the lead role in overseeing and preparing the City's 2020-24 ConPlan. 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.

Consolidated Plan Public Contact Information

For information regarding the City's Consolidated Plan, the phone number for the City of Redding Housing Department is (530) 225-4048. Written correspondence may be sent to 777 Cypress Avenue, Redding, CA 96001.

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Throughout the process, various partnerships and new relationships with community groups, residents, businesses, and interested citizens were formed. In addition, other governmental agencies, the general public, private entities, and local nonprofits organizations were consulted to solicit their input in the preparation of the draft plan.

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 Housing Division works closely with social service agencies and other local organizations which 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 CoC meetings and other ongoing workshops and conferences sponsored throughout the year. In addition to being a member of the local CoC, which is described in greater detail in the following section, the Housing Division also participates in various collaborative activities described in brief as follows:

- Homeless outreach collaboration with local law enforcement, Code Enforcement, the CoC, and the Shasta County Department of Health and Human Services. The objective of this partnership is to make direct contact with individuals in homeless camps to connect these individuals with appropriate resources.
- The Community Safety Evaluation Team is a partnership with Legal Services of Northern California (LSNC), Northern Valley Catholic Social Service (NVCSS), and other City departments. The objective of this collaboration is to identify and discuss the remediation of community safety issues related to business, housing, and homelessness.
- The City’s Housing Division also administers the Residential Energy Discount program for the Redding Electric Utilities (REU), which is a program that offers energy discounts available to qualified low-income seniors (age 62 and over) and any household with a disabled family member living in the home, and extremely low-income customers who earn 30% or less of the area median income (AMI).

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 the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the 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) and the City relative to CoC activities.
- Plans, coordinates, and carries out an annual HUD required Point-in-Time (PIT) count of homeless persons who are unsheltered and sheltered in emergency shelters and transitional housing on a single night in January.
- Plans, coordinates, and carries out an annual HUD required Housing Inventory Count (HIC) as a point-in-time inventory of provider programs within the 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.
- Completes annual federal Continuum of Care (CoC) reporting requirements including PIT and HIC data reported on the HUD Data Exchange.
- Annually registers the Nor Cal CoC, completes CoC Program Application, reviews the annual HUD Grant Inventory Worksheet, submits Annual Performance Reports and applies for CoC Housing Project Funds through HUD's Office of Special Needs Assistance Programs.
- Provides technical assistance and referral information to potential applicants seeking funding through the HUD 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 strategy in preparing an annual action plan to direct community resources relative to the 2015 (amended) national Federal Strategic Plan to Prevent and End Homelessness, titled "Opening Doors"
- Provides a Resource Expo for local service providers to share information and opportunities in assisting disadvantaged persons.
- Meets regularly, each month, with community members to accomplish annual work-plan goals.
- Establishes liaisons with other statewide CoC jurisdictions on a quarterly basis to share information, improve services, and advocate for the homeless.
- Provides community presentations to service clubs, educational institutions, and other interested groups or organizations to increase public awareness about homelessness.
- Coordinates with other community stakeholders in the creation of CoC Crisis Outreach Teams to assist the homeless during extreme weather events.
- Hosts an annual Homeless Memorial event to honor those without homes who have passed away during the year and to create better community awareness about what it is to be homeless.
- Coordinates with local law enforcement officials and legal stakeholders regarding homeless issues impacting jurisdictional law and public safety.

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

The City of Redding has coordinated efforts in accordance with the Emergency Solution Grant Rules and Regulations (ESG) and the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Continuum of Care Program Interim Rules with the CoC to ensure structural preparation for ESG funds, performance standards, monitoring of outcomes, rating and ranking of project applications along with policy and procedure administration of HMIS. Within our CoC, the HMIS Lead agency is the Shasta County Community Action Agency. HMIS Policies and Procedures are administered by the local HMIS administrator, including all trainings and data quality standards. HMIS performance standards and outcomes are monitored by committee. The CoC HMIS committee, including the HMIS Lead Agency, also shares committee presence with the Rating and Ranking Committee and Executive Committee in approving and reviewing said written standards. When ESG funds are made available in our jurisdiction, the local CoC will implement the regulatory policy developed to monitor ESG outcomes. Recipients of ESG program funds within the geographic area, (1) will establish and consistently follow written standards for providing Continuum of Care assistance, (2) will establish performance targets appropriate for population and program type, and (3) will monitor recipient and sub-recipient performance. Although our jurisdiction has not yet been awarded ESG funds, written performance standards and processes for monitoring the outcomes of ESG programs along with funding policy development for administering HMIS have been established by the CoC. All programs that may receive ESG funding will actively consult with the CoC on: assisting with the coordination of service delivery across the geographic area, be the foundation of the coordinated entry system, assist in assessing individuals and families consistently to determine program eligibility, assist in administering programs fairly and methodically, work to meet performance measurements, contribute information for the monitoring of ESG funded projects.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Help Inc
	Agency/Group/Organization Type	Services - Victims Regional organization Suicide and Crisis Intervention
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	At the Housing and Community Development workshop, this agency was consulted regarding local issues related to housing, economic development, and community services. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.
2	Agency/Group/Organization	PEOPLE OF PROGRESS
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Emergency Assistance Program
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Supportive Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding local issues related to housing, economic development, and community services. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.
3	Agency/Group/Organization	Youth Violence Prevention Council of Shasta County
	Agency/Group/Organization Type	Services-Children Crime Prevention
	What section of the Plan was addressed by Consultation?	Community Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization specializes in operating a youth/peer court mentoring program. This program focuses on youth crime prevention and serves low- and moderate- income youth through its crime prevention program. This agency was consulted regarding local issues related to housing, economic development, and community services. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.
4	Agency/Group/Organization	Veterans Resource Center
	Agency/Group/Organization Type	Housing Services-homeless Veteran's Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Market Analysis Community Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Veteran's Recovery Project specializes in providing transitional housing and recovery services to those who served in the US Armed Forces. This agency was consulted regarding local issues related to housing, economic development, and community services. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.
5	Agency/Group/Organization	REDDING
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Other government - Local Planning organization Civic Leaders Community Development Advisory Committee (CDAC)
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with various City departments to coordinate services and identify strategies with respect to fair housing, code enforcement, ADA improvement projects, public facilities improvement, housing acquisition and rehabilitation, and new construction.
6	Agency/Group/Organization	Legal Services of Northern California
	Agency/Group/Organization Type	Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Fair Housing and Legal Aide
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding local issues related to housing, economic development, and community services. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.
7	Agency/Group/Organization	K2 Properties Inc
	Agency/Group/Organization Type	Housing Property Management and Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding local issues related to housing, economic development, and community services. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.
8	Agency/Group/Organization	County of Shasta
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS Services-homeless Service-Fair Housing Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Redding and Shasta County jointly participate in the coordination of a Fair Housing Workshop. The County's Housing division is a member of the local Continuum of Care Council and it is also responsible for administering the County's rental assistance and for the administration of the contract for the Continuum of Care Coordinator.
9	Agency/Group/Organization	Empire Hotel Alcoholic Rehabilitation Center
	Agency/Group/Organization Type	Services-homeless Services-Substance Abuse Rehabilitation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding local issues related to housing, economic development, and community services. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.
10	Agency/Group/Organization	Prevent Blindness Northern California
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding local issues related to housing, economic development, and community services. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.
11	Agency/Group/Organization	COMMUNITY REVITALIZATION AND DEVELOPMENT CORPORATION (CRDC)
	Agency/Group/Organization Type	Housing Services - Housing CHDO
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding local issues related to housing, economic development, and community services. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.
12	Agency/Group/Organization	Shasta Union High School District
	Agency/Group/Organization Type	Services-Education Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding local issues related to housing, economic development, and community services. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.
13	Agency/Group/Organization	Youth and Family Programs
	Agency/Group/Organization Type	Services-Children Services - Victims Independent Living Program
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless-Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding local issues related to housing, economic development, and community services. This agency provided specific input regarding transitional aged foster youth and some of the needs of this subpopulation in the community. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.
14	Agency/Group/Organization	Shasta County Public Health
	Agency/Group/Organization Type	Services-Health Services-Education Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth AIDS/HIV Information
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding local issues related to housing, economic development, and community services. This agency provided specific insight regarding local AIDS/HIV issues. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.
15	Agency/Group/Organization	NORTHERN VALLEY CATHOLIC SOCIAL SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding local issues related to housing, economic development, and community services. Specific input regarding special needs facilities and services was provided by this organization. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.
16	Agency/Group/Organization	SHASTA WOMEN'S REFUGE
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding local issues related to housing, economic development, and community services. Specific input was provided regarding special needs housing and victim assistance. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.
17	Agency/Group/Organization	Shasta County Department of Health and Human Services
	Agency/Group/Organization Type	Services-homeless Services-Health Services-Education Mental Health and Alcohol/Drug Services
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs Market Analysis

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>This agency was consulted regarding local issues related to housing, economic development, and community services. Specific input was provided regarding special needs facilities and services. It is anticipated that planning and consultation events facilitated by the City's Housing Division will provide opportunities for local service providers to connect and partner with the City and with other agencies that serve a common population or cause.</p>
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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	NorCal Continuum of Care Coordinator	In order to overcome the identified gaps, the City will partner with existing local collaboratives, nonprofit agencies, and lending institutions. This is exemplified in the City's participation in the Continuum of Care Council which has strong experience of prompting connectivity and partnerships in addressing the myriad of issues associated with homelessness.

Table 3 – Other local / regional / federal planning efforts

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

Participation in the planning process was advertised widely through a media legal posting, press release, direct mailing to local non-profit organizations, and the posting of public meeting information at various community bulletin boards throughout the City. Participation was encouraged by all members of the community throughout the planning process. Entities that participated in the consultation process provided input on a broad range of issues including homelessness, community services, housing, and economic development.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

In preparation for 2020-24 ConPlan period, several public workshops and community meetings were coordinated. In addition to public meetings and workshops, an electronic survey was circulated to obtain input from the community at large from July 2018 until April of 2019. A link to the Housing and Community Development Needs Assessment Survey was distributed through a broad outreach effort including direct-mail correspondence, public and social media postings. An initial meeting was held in April of 2019 during the 2019 Fair Housing Workshop hosted by the City of Redding and Legal Services of Northern California. A second workshop was coordinated in partnership with the City's Development Services Department to facilitate the development of the City's Housing Element as well as encourage participation in the development of the City's 2020-24 ConPlan on September 19, 2019.

As part of its outreach efforts, in December 2019, the City mailed individual notices to 90 separate agencies, including agencies that work directly with minorities, non-English speaking persons, and persons with disabilities announcing CDBG funding availability and the start of the annual Action Plan process. The City also placed a notice on its website and in the local newspaper inviting participation in the process.

Additional elements of the citizen participation and consultation process include a City Council appointed Community Development Advisory Committee (CDAC) comprised of nine citizens, which held noticed public meetings on February 5, 2020, March 23, 2020, March 24, 2020 and March 31, 2020, regarding the 2020 CDBG funding process. Also, the City Council hearing scheduled for June 2, 2020 provided a forum to take public testimony and comments on the proposed 2020-24 ConPlan and the proposed activities for the 2020-21 Action Plan.

Public participation provides important insight regarding perceived deficiencies and areas of concern in the community. All input was taken into consideration in conjunction with data used to establish community-wide needs and priorities.

The following table summarizes the citizen participation and outreach activities associated with the planning process.

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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)
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1	Public Meeting	Non-targeted/broad community Local Housing and Service Providers	A public workshop to assess and discuss housing and community development needs was open to various local housing/service providers, business groups, contractors with experience in providing housing for low income (LI) households, and other individuals and groups that indicated interest in participating in the planning process.	Participants suggested that the City focus efforts on the following: (1) quality affordable housing units that are energy efficient and provide opportunities for LMI households living in the city; (2) improve use of the City's Housing Programs; (3) supportive housing for homeless, foster youth, elderly, persons with disabilities, veterans, formerly incarcerated individuals, and families; (4) mixed-use housing developments located near jobs and services; (5) assistance to mobile home owners located in mobile home parks and (6) streamlined processes for the approval and construction of accessory dwelling units (ADU) and junior accessory dwelling units (JADU).	All comments were accepted and taken into consideration.	
2	Housing and Community Development	Non-targeted/broad community	Two hundred forty-two participants completed the	The survey was intended to assess the perceived needs of the community	All comments were accepted	https://www.surveymonkey.com/s/COR-HCD2014

	Needs Assessment Survey	Service Providers	survey, which gathered public opinion regarding housing, community services, and economic development issues.	using both narrative and multiple-choice questions. There was consensus among respondents that there was an insufficient amount of affordable housing options for LMI households in this community. Specifically identified housing issues were transitional housing with services for families with children, construction of affordable single-family homes, and an emergency shelter for the homeless population. The majority of respondents indicated that the priority public services included homeless services for families with children, drug rehabilitation services, youth services, and homeless services for individuals and families. The top four issues identified as negatively affecting the community listed in descending order are homelessness, drug/substance abuse, lack of well-paid jobs, and generational poverty.	and taken into consideration.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	Non-targeted/broad community Series of Public Meetings to discuss proposed public service projects	The City Council appointed Community Development Advisory Committee (CDAC) comprised of nine citizens, held noticed public meetings to hear public service project proposals and to discuss funding recommendations.	Minutes of these meetings were retained, however, there were no public comments received during these meetings.	No public comments were received.	
4	Housing and Community Development Needs Assessment Survey	Minorities Persons with disabilities Non-targeted/broad community	Service providers and members of the general public were provided with a general overview of the ConPlan process, COC Homelessness initiatives, and City Housing Department activities.	General discussion regarding the roles of the organizations present at the meeting. Comments of individual participants focused on the role of the NorCal CoC and increased production of Accessory Dwelling Units (ADU) within the city.	All comments were accepted and taken into consideration.	

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)
5	Public Meeting	Non-targeted/broad community	The Redding City Council meeting marks the conclusion of the public comment period and provides a forum for interested members of the public, community stakeholders, and civic leaders the opportunity to comment on the plan prior to its approval by City Council.	No comments received.	All comments will be accepted and taken into consideration.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City hosted public workshops and conducted a survey to solicit community input for the ConPlan and General Plan Housing Element to identify housing needs and issues. Various local housing/service providers, business groups, contractors with experience in providing housing for low income (LI) households, and other individuals and groups that indicated interest in participating in the update of these plans were invited to attend the workshops. During the workshop, participants were informed about the City's process for each of these plans and the challenges of matching the various housing and public service needs with the available funding sources. In addition, HCD staff gave an overview of the City's Programs and activities in the community and the staff of the Continuum of Care Council provided a review of their efforts, activities, and issues.

The list below considers the public input process and summarizes the housing and community needs:

Affordable Housing

- Special needs housing and supportive services for homeless, foster youth, elderly, veterans, victims of domestic violence, persons with disabilities, and formerly incarcerated individuals;
- Develop, preserve, and improve access to affordable housing units, both rental and owner-occupied; develop mixed-use housing developments located near jobs and services; develop and/or rehabilitate special needs housing;
- Develop or rehabilitate affordable housing units that are energy efficient;
- Provide housing opportunities or services for households living in motels;
- Provide assistance to mobile home owners located in mobile home parks;
- Improve marketing of the City's Housing Programs, including assisting in the development of accessory dwelling units (ADUs);

Homeless Prevention and Emergency Services

- Housing opportunities for homeless or at-risk of homeless population;
- The need for services for families with children that are homeless or at-risk of homelessness;
- Support the Continuum of Care (COC) coordinator and the efforts to quickly rehouse homeless individuals and families;

Employment and Economic Development

- Increasing and sustaining growth of the local economy;

- Support job creation; business creation and microenterprise business training;
- Assist individuals and households to achieve economic self-sufficiency;

Public Facility and Infrastructure Improvements

- Promote public facility and infrastructure improvements that benefit low- and moderate-income areas;
- Facilitate public improvements that improve accessibility for disabled persons.

Draft

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

Summary of Housing Needs

Consistent with the population growth rate indicated in the following table for 2009 through 2015, a modest population growth of five percent is anticipated over the next five-year ConPlan period. Further, it is anticipated that the median income will continue to grow between 2020 and 2024. The 2019 Median Family Income (MFI) published by HUD was \$61,900.

Approximately 43 percent of the total households identified in Table 6 are below 80 percent of the HAMFI, as opposed to 41 percent noted in the previous ConPlan. It appears that the areas of greatest potential need include very low- (>30-50% HAMFI) and low-income (>50-80% HAMFI) senior households and small-family households with young children.

In order to meet the needs of the City's growing population and maintain affordable housing choices for its residents, the City makes every effort with the limited funding resources available to preserve and expand the supply of housing for all income levels.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	89,861	91,065	1%
Households	35,492	35,435	-0%
Median Income	\$43,816.00	\$43,341.00	-1%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,550	4,595	6,045	3,580	16,670
Small Family Households	1,530	1,400	1,970	1,230	7,710
Large Family Households	145	170	470	220	1,135
Household contains at least one person 62-74 years of age	590	1,020	1,370	940	4,350
Household contains at least one person age 75 or older	475	1,140	1,100	850	1,785
Households with one or more children 6 years old or younger	845	514	955	434	1,665

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	125	130	135	150	540	35	0	0	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	115	130	60	20	325	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	115	20	120	45	300	0	0	0	10	10
Housing cost burden greater than 50% of income (and none of the above problems)	2,320	1,650	510	50	4,530	775	515	625	225	2,140

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	255	795	1,820	515	3,385	100	520	705	510	1,835
Zero/negative Income (and none of the above problems)	330	0	0	0	330	125	0	0	0	125

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,670	1,930	825	265	5,690	810	520	625	240	2,195
Having none of four housing problems	435	1,075	2,685	1,420	5,615	180	1,070	1,910	1,655	4,815
Household has negative income, but none of the other housing problems	330	0	0	0	330	125	0	0	0	125

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,060	1,155	1,055	3,270	300	170	390	860
Large Related	125	115	280	520	0	35	55	90
Elderly	464	750	385	1,599	405	675	655	1,735
Other	1,160	660	825	2,645	195	155	230	580
Total need by income	2,809	2,680	2,545	8,034	900	1,035	1,330	3,265

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,060	650	205	1,915	265	100	200	565
Large Related	100	75	10	185	0	0	15	15
Elderly	334	495	125	954	340	315	300	955
Other	1,025	565	245	1,835	195	100	110	405
Total need by income	2,519	1,785	585	4,889	800	515	625	1,940

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	170	105	160	65	500	0	4	0	10	14
Multiple, unrelated family households	0	0	15	0	15	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	80	60	4	0	144	0	0	0	0	0
Total need by income	250	165	179	65	659	0	4	0	10	14

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source: Data not provided by HUD.

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

Based on the 2011-2015 ACS, there are 11,383 single-person households. Of those, based on the ACS data, approximately 45% are elderly households. Generally, this category of housing need is best served by the Section 8 Housing Choice Voucher Program, SRO units or affordable housing units located near services.

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

It is difficult to find accurate data that represents the total disabled population in Redding with special housing needs. Most agencies that serve this population specialize in a particular type of disability or age group and do not have the capacity to collect overall population data. Far Northern Regional Center (FNRC), a local private foundation that provides services and support to individuals with disabilities, they have served approximately 2,714 individuals in Shasta County as of May 2019. More than 50 percent live in their family home and most of these individuals are under the age of 18 years. Another 25 percent live in facilities for adults operated by private owners and are supervised by direct care staff.

Approximately 370 adults live independently in the community, with minimal support. Nearly 50 percent of the individuals served by FNRC have a diagnosis of mild intellectual disability and another 25 percent have a diagnosis of autism.

In addition, local service providers for victims of domestic violence and sexual assault indicate that approximately 498+ households of this population require housing each year. One SAFE Place also serves victims of elder abuse, sexual abuse, sex trafficking victims, and child abuse. One SAFE Place, a local non-profit organization, provides emergency shelter, crisis counseling, victim advocacy, support groups, case management, food and clothing assistance, legal assistance, referrals, emergency financial assistance, and parenting education for victims and their families. Their staff also provides classes on topics, such as: victims of domestic violence, victims of sexual assault, teen dating violence, bully prevention, and mandated reporting for child and elder abuse.

What are the most common housing problems?

Cost Burden:

According to the CHAS data provided, one of the most important housing issues is that 88 percent of very low-income renter households spend more than 50 percent of their income on housing expenses. The same holds true for 68 percent of VLI homeowners that spend more than 50 percent of their income on housing expenses.

Substandard Housing:

Another key issue revealed by the CHAS data is that those households reporting substandard housing (lacking complete plumbing of kitchen facilities), 47 percent fall in extremely low- and very low-income range and 100 percent of the homeowner households fall in the extremely low-income range.

Overcrowded:

Seventy-five percent of the very low-income renters live in severely overcrowded conditions while 100 percent of the very low-income renters live in overcrowded conditions.

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

The extremely low-, very low- and low-income households are more likely to experience cost burden and overcrowding issues. The low-income households represent more than 50 percent of the severely overcrowded housing units.

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

Characteristics of individuals and families with children who are currently housed, but at imminent risk of losing their housing or becoming unsheltered is collected in the annual Continuum of Care Point In Time (PIT) count, processed by the Homeless Management Information System (HMIS) in accordance with HUD standards. 2019 PIT count totals for Shasta County cited approximately 661 households, representing 827 individuals to be homeless on a given night. Data collected represents collective numbers of chronically homeless individuals and families, veterans and their families, persons with felony convictions, families with children, and youth ages 18 to 24. Current data identifies population characteristics to be primarily households without children. Racial demographics show that the highest percentage of these households are Caucasian followed by American Indian/Native Alaskan. A majority of the unsheltered respondents considered themselves to be non-Hispanic. One of the greatest challenges facing unsheltered homeless individuals is to avoid illness. Twenty-two percent of respondents indicated they had a physical disability; while 21 percent indicate they suffer from a chronic health condition. Twenty-seven percent report having mental health issues and 21 percent suffer with substance abuse issues. Households comprised of adults-only do not have access to public benefits that support families with children, creating an additional layer of vulnerability for this population. Both populations would greatly benefit from stabilization measures administered through housing case management.

Formerly homeless individuals and families receiving rapid re-housing assistance that are nearing termination need early intervention and ongoing connectivity through Housing Case Management. Characteristics of formerly homeless individuals and families are associated with heightened risks of unstable housing conditions including housing hardships related to material well-being. As noted above, PIT data indicates high levels of mental illness and substance use among the vulnerability factors. Both issues greatly deplete social and material resources, creating high levels of housing instability. Resource connectivity and regular intervention through Housing Case Management is vital to the success of rapid re-housing assistance.

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

Approximately 35% of households surveyed were found to be at-risk of homelessness. This population is defined as having an annual income of 30% of median family income within the City of Redding, with no access to alternative resources to prevent housing loss. In addition, this population meets one of the following criteria as defined: has moved 2 or more times for economic reasons in the last 60 days, is staying with friends or family due to economic reasons, is facing a time-limited eviction, lives in a motel unfunded by programs, lives in an over-occupied Single Room Occupancy dwelling, is exiting a publically funded system of care, or otherwise lives in housing that has characteristics associated with increased homelessness. HMIS data on this population includes methodology used in provider interviews and provider surveys with applied HUD criteria. Questions of “where did you sleep last night” categorized the sheltered vs. the unsheltered populations. Additional detailed questions about income, family size and living circumstances defined the operational definition of those at-risk of homelessness. All

providers gave the required information, with unique identifying indicators to not duplicate the information. Data collection standards include the application of unique identifiers to eliminate duplicates.

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

Housing characteristics linked with instability and an increased risk of homelessness primarily center around economic challenges, family structure, disabilities and the presence of substance use. Overall, former homelessness lends greatly to instability as the factors of previous housing barriers pose great risk to stability. Housing barriers vary greatly among formerly homeless individuals, including: economic inadequacy, previous evictions with Unlawful Detainer, inability to access utilities, lease violations, mental health interventions, or law enforcement presence. Housing instability within the City of Redding among those at-risk of homelessness indicate high percentages of families that have experienced domestic violence, live with mental illness, have experienced a decrease in income or have substance use present. When multiple factors are present, risk of homelessness greatly increases.

Discussion

Draft

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

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

Introduction

The tables below, summarize the number of households in each income category that have one or more of the four identified housing problems as provided in the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS). The data indicate that the racial and ethnic distribution of households that have one or more of the four identified housing problems is generally consistent with the jurisdiction's racial demographic profile according to the 2013-17 American Community Survey (ACS).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,830	260	455
White	2,755	220	390
Black / African American	65	0	20
Asian	200	0	40
American Indian, Alaska Native	175	0	0
Pacific Islander	15	0	0
Hispanic	440	40	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,760	830	0
White	3,285	745	0
Black / African American	0	10	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	125	10	0
American Indian, Alaska Native	60	19	0
Pacific Islander	0	0	0
Hispanic	175	45	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,975	2,065	0
White	3,320	1,835	0
Black / African American	40	0	0
Asian	65	25	0
American Indian, Alaska Native	60	70	0
Pacific Islander	0	0	0
Hispanic	375	130	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,535	2,045	0
White	1,205	1,790	0
Black / African American	60	0	0
Asian	40	70	0
American Indian, Alaska Native	30	0	0
Pacific Islander	15	0	0
Hispanic	150	140	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

Discussion

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. Based on the data presented in this section, below is a summary of the disproportionate needs experienced by low- and moderate- income households:

- One hundred percent of Black/African American, Asian, and American Indian, Alaska Native households within the 0-30% AMI category experience housing problems, compared to 85 percent of the jurisdiction as a whole.
- Ninety-three percent of Asian households within the 30-50% AMI category experience housing problems, compared to 82 percent of the jurisdiction as a whole.
- One hundred percent of Black/African American households within the 50-80% AMI category experience housing problems, compared to 66 percent of the jurisdiction as a whole.
- While not in a low- and moderate-income category, it is worth noting that 100 percent of Black/African American, American Indian, Alaska Native households, and Pacific Islander households within the 80-100% AMI category experience housing problems, compared to 43 percent of the jurisdiction as a whole.

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

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

Introduction

The tables below summarize the number of households in each income category that have one or more of the four identified housing problems as provided in the 2011-2015 CHAS.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,480	615	455
White	2,440	530	390
Black / African American	40	25	20
Asian	200	0	40
American Indian, Alaska Native	175	0	0
Pacific Islander	15	0	0
Hispanic	440	40	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,450	2,145	0
White	2,105	1,930	0
Black / African American	0	10	0
Asian	115	14	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	40	34	0
Pacific Islander	0	0	0
Hispanic	110	115	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,450	4,595	0
White	1,320	3,830	0
Black / African American	30	10	0
Asian	4	80	0
American Indian, Alaska Native	10	120	0
Pacific Islander	0	0	0
Hispanic	70	440	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	505	3,075	0
White	385	2,610	0
Black / African American	0	60	0
Asian	40	70	0
American Indian, Alaska Native	30	0	0
Pacific Islander	0	15	0
Hispanic	50	240	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

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

Discussion

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered severely overcrowded when there are more than 1.5 persons per room and is severely costs burdened when paying more than 50 percent of its income toward housing costs, including utilities. The information below is based on the data provided by this section and analyzes the extent of severe housing problems and identifies populations that have a disproportionately greater need.

- One hundred percent of American Indian, Alaska Native and Pacific Islander households, and 92 percent of Hispanic households within the 0-30% AMI category experience severe housing problems compared to 77 percent of the jurisdiction as a whole.
- Eighty-nine percent of Asian households within the 30-50% AMI category experience severe housing problems compared to 53 percent of the jurisdiction as a whole.
- Seventy-five percent of Black/African American households within the 50-80% AMI category experience severe housing problems compared to 24 percent of the jurisdiction as a whole.

- While not in a low- and moderate-income category, it is worth noting that 100 percent of American Indian, Alaska Native households within the 80-100% AMI category experience severe housing problems compared to 14 percent of the jurisdiction as a whole.

Draft

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

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

Introduction:

The tables below summarize the housing cost burdens for households in each income category as provided in the 2011-2015 CHAS. Similar to results described in the previous sections, the racial and ethnic distribution of households in each income category remains generally consistent with the jurisdiction's racial demographic profile according to the 2013-17 ACS.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	19,990	7,575	7,345	520
White	17,625	6,360	5,865	410
Black / African American	130	85	70	20
Asian	445	105	315	85
American Indian, Alaska Native	355	135	230	0
Pacific Islander	40	15	15	0
Hispanic	1,090	605	610	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered having a cost burden when paying more than 30 percent of its income toward housing costs, including utilities, and is severely cost burdened when paying more than 50 percent of its income toward housing costs. The information below is based on data provided in this section and analyzes the extent of cost burden and identifies populations that have a disproportionately greater cost burden.

The data indicates that, as a whole, 42 percent of households in the City are cost burdened and paying more than 30 percent of their income toward housing costs. Twenty-one percent of the households in the City are severely cost burdened and paying more than 50 percent of their income toward housing costs.

No racial or ethnic group among cost-burdened households is paying 30-50 percent of their income toward housing costs compared to 21 percent of the jurisdiction as a whole.

Thirty-three percent of Asian households and 32 percent of American Indian, Alaska Native households are severely cost burdened and paying more than 50 percent of their income toward housing costs and experience a disproportionate need compared to 21 percent of the jurisdiction as a whole.

Households with no/negative income are not considered in the analysis, as they cannot, by definition have a cost burden, although they may require housing assistance.

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

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

Considering the discussion in NA-15, NA-20, and NA-25, the following income categories that have a disproportionately greater need:

- For 0-30% AMI households: One hundred percent of American Indian, Alaska Native and Pacific Islander households experience housing problems compared to 84 percent of the jurisdiction as a whole. One hundred percent of American Indian, Alaska Native and Pacific Islander households and 92 percent of Hispanic households experience severe housing problems compared to 77 percent of the jurisdiction as a whole.
- For 30-50% AMI households: Ninety-three percent of Asian households experience housing problems, compared to 82 percent of the jurisdiction as a whole. Eighty-nine percent of Asian households experience severe housing problems compared to 53 percent of the jurisdiction as a whole.
- For 50-80% AMI households: One hundred percent of Black/African American households experience housing problems, compared to 66 percent of the jurisdiction as a whole. Seventy-five percent of Black/African American households experience severe housing problems compared to 24 percent of the jurisdiction as a whole.
- Thirty-three percent of Asian households and 32 percent of American Indian, Alaska Native households are severely cost burdened and paying more than 50 percent of their income toward housing costs and experience a disproportionate need compared to 21 percent of the jurisdiction as a whole.

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

The needs have been identified previously.

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

Based on the CPD Maps and its associated data, it appears that these racial or ethnic groups live in multiple areas within the City of Redding and that there is no indication of concentration in specific areas or neighborhoods.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the City of Redding (RHA) does not have public housing units and only administers the Housing Choice Voucher (HCV) program. The following tables provide general demographic data regarding HCV program participants.

Totals in Use

	Program Type								
	Certificate	Mod. Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing	Family Unification Program
# of units vouchers in use	0	0	0	1,573	0	1,541	0	0	29

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing
Average Annual Income	0	0	0	12,710	0	12,678	0	0
Average length of stay	0	0	0	4	0	4	0	0

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	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher
				Total	Project - based	Tenant - based	
Average Household size	0	0	0	2	0	2	0
# Homeless at admission	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	324	0	324	0
# of Disabled Families	0	0	0	656	0	625	0
# of Families requesting accessibility features	0	0	0	1,573	0	1,541	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing	Family Unification Program
White	0	0	0	1,356	0	1,329	0	0	24
Black/African American	0	0	0	61	0	60	0	0	1

Race	Program Type									
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher			Disabled *
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
Asian	0	0	0	75	0	75	0	0	0	0
American Indian/Alaska Native	0	0	0	71	0	69	0	0	0	2
Pacific Islander	0	0	0	10	0	8	0	0	0	2
Other	0	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type									
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher			Disabled *
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
Hispanic	0	0	0	118	0	114	0	0	0	4
Not Hispanic	0	0	0	1,455	0	1,427	0	0	0	25
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

As indicated above, the RHA does not have public housing units and only administers the HCV program.

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

The HCV program has the authority to administer a baseline allocation of 1,633 units per month per year. The RHA presently administers 32 non-elderly disabled vouchers and 65 Veterans Affairs Supportive Housing (VASH) vouchers. These vouchers are included within the baseline allocation.

The 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data indicates that there are 35,725 households within the City. Of this number, 17,165 are rental households with the following income breakdown: 21.1 % are below 30% of median income, 16.1% are between 30% and 50% of median income, and 22.8% are between 50% and 80% of median income. For all households that are below 80% of median income, 36.6 % report their housing cost burden to be greater than 50% of their income.

The 2013-2017 American Community Survey (ACS) reports the City's demographics consist of the following: 84.3% of the population is White, 1.4% Black or African American, 2.2% American Indian or Alaska Native, 4.8% Asian and .1% is Native Hawaiian and Other Pacific Islander. Of all race categories, 10.1% identify themselves as Hispanic or Latino. Less than 3.2% in any minority category speaks English less than "very well". Other statistics shows that 18.7% of our population consists of persons age 65 or older, 16.5% identify themselves as disabled, and families comprise 60.8 % of the population.

The breakdown of current participants as per the PIC data provided is as follows: 85.7% White, 5.7% Black, 4.4% Asian, 3.8% American Indian/Alaskan Native and .5% Pacific Islander. In addition, 12.1% of the population shows that participants have a Hispanic ethnicity. The percentage of participants as compared to the local demographics provided shows that for the White population and the Hispanic population participation in the program mirrors demographic statistics in these race categories. However, Black and Native American populations are over represented within the HCV program as compared to the overall community demographics.

The HCV waiting list statistics of the community's resident households are provided under NA-10.

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

Compared to the housing needs of the community at large, because voucher holders are placed into a higher income bracket when being considered for a unit by the landlord, they have the ability to compete with community members that have higher incomes for more upscale neighborhoods. This furthers HUD's deconcentration mission for low-income families. If a voucher family's income decreases, they are able to weather the storm much more quickly than a non-voucher family. A

landlord that participates in the HCV voucher program also can be assured that their tenant has stable income, the unit is inspected for safe and sanitary conditions and drug and violent criminal activities are monitored while on the program.

Discussion

Once an applicant reaches the top of the waiting list and is determined eligible for the program, the immediate need of that voucher holder is the ability to use their voucher within the allotted time provided on the voucher. This can be up to a maximum of 120 days. Many reasons exist as to why voucher holders experience an inability to use their HCV voucher. Presently, one-third of issued vouchers go unused by voucher holders. Anecdotal evidence suggests that voucher holders lack the money for a deposit or the ability to pay the cost of the landlord's credit check in order to apply for a unit; have bad credit; or decide to remain in their current housing situation.

Some factors that are an issue for voucher holders include the community vacancy rate, cost of rents and lack of landlord participation in the program. The 2013-2017 ACS survey estimates rental vacancy rates were 3.5%. Since these vacancy rates were published, the City, the surrounding county, and a nearby county suffered the loss of hundreds (locally) and thousands (nearby) of residences (rental and owner-occupied) due to the Carr and Camp Wildfires in 2018. Therefore, the vacancy rate is presumed to be less than the 3.5% rate cited above. Minimal vacancy rates can create substantial upward pressure on market rents. Given that landlords cannot refuse to deal with a family or charge a higher deposit or treat a family differently because of their source of income, a HCV voucher holder, provided they can find a unit to rent, is in good income standing when compared to those low-income persons that do not have a voucher. Landlords can require that tenants have a certain amount of income (such as two to three times the rent) to qualify for a unit. If a family has an HCV voucher, landlords can only use the minimum income requirement that relates to the tenant's portion of the rent when determining income eligibility for the unit.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

To the extent that the information is available, the following table provide homeless population characteristics within the Grantee's jurisdiction.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	180	25	0	0	0	0
Persons in Households with Only Children	3	1	0	0	0	0
Persons in Households with Only Adults	360	780	0	0	0	0
Chronically Homeless Individuals	48	256	0	0	0	0
Chronically Homeless Families	11	3	0	0	0	0
Veterans	32	58	0	0	0	0
Unaccompanied Child	30	59	0	0	0	0
Persons with HIV	3	8	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: HUD 2019 CoC Homeless Assistance Program Homeless Report ÁÁÁÁÁ NorCal CoC 2019 PIT

Indicate if the homeless population is: Has No Rural Homeless

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

Characteristics of homeless individuals and families with children are found in the annual Continuum of Care Point-in-Time (PIT) count, processed by the Homeless Management Information System (HMIS) in accordance with HUD standards. 2019 PIT count totals sited 827 individuals in Shasta County to be homeless on January 22, 2019. Data collected represents collective numbers of chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. Current data identifies population characteristics to be primarily households without children. Racial and ethnic demographics, NorCal CoC wide, show that the highest percentage of these households are Caucasian/Non-Hispanic followed second by American Indian/Alaskan Native.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	450	640
Black or African American	13	30
Asian	10	5
American Indian or Alaska Native	32	80
Pacific Islander	5	8
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	37	56
Not Hispanic	506	750

Data Source

Comments:

Data Source: The 2019 Point-in-Time count as reported in the HUD Homeless Data Exchange for the NorCal CoC.

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

2019 Point-in-Time (PIT) count data for the entire NorCal CoC area found that 53 households with children, representing 205 individuals, were in need of housing. The PIT count also found 90 veteran households and their families, representing 99 individuals. The nature of homelessness, despite race and ethnicity, primarily centers on economic challenges, family structure, exposure to domestic violence or the presence of substance use. Former homelessness leads to the risk of becoming homeless again as CoC PIT count data found that 22 percent of sheltered and unsheltered individuals to have been homeless multiple times in a lifetime (though 57 percent of respondents did not answer this question). The extent of homelessness can also vary greatly depending on the nature and number of housing barriers including criminal convictions, economic inadequacy, evictions, mental illness, or substance abuse disorders. The extent of homelessness can increase greatly when multiple factors are present.

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

Demographic data collected in the 2019 PIT count has identified the predominate race among sheltered and unsheltered homeless individuals as Caucasian followed by American Indian/Alaskan Native, Black or African American, Pacific Islander then Asian. Primary ethnicity of this population is Non-Hispanic/Non-Latino at nearly fourteen times the totals of the Hispanic population. It should be noted that homeless individuals that fall under the category of “multiple races” were also identified. Seventy-six unsheltered individuals are found in the “multiple race” category. Ethnicity of these individuals is reflected in the table above. Local racial and ethnic demographics of the homeless population parallels demographic percentages of the local population census of all citizens.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The nature and extent of homelessness for the sheltered and unsheltered varies individually. The nature of homelessness primarily centers on economic challenges, family structure, exposure to domestic violence, or the presence of substance use. Former homelessness lends greatly to the risk of becoming homeless again as NorCal CoC PIT count data finds many sheltered and unsheltered individuals to have been homeless multiple times in a lifetime. The extent of homelessness can also vary greatly depending on the nature and number of housing barriers including criminal convictions, economic inadequacy, eviction, inability to access utilities, mental illness, substance abuse disorders or the presence of a pet. A growing number of unsheltered homeless individuals in our jurisdiction have a pet dog or multiple dogs. Very few landlords offering affordable housing will allow a pet, and those that do will require an additional deposit. Pet ownership among the homeless population has drastically changed the nature and extent of homelessness in our jurisdiction. Individuals that may have been previously sheltered and remain homeless declare that they are not willing to separate from their pet. The extent of homelessness can increase greatly when multiple factors are present.

Discussion:

Draft

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

Introduction:

Describe the characteristics of special needs populations in your community:

HUD includes the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, transition-aged foster youth, and any other categories the jurisdiction as “special needs populations”.

The statistical information provided within the CHAS data shows that there is a great affordable housing need within our community for elderly and disabled (physically and mentally) individuals. Locally we have also determined a great need for domestic violence victims and veterans. Most of these populations are at or below 50% of the area median income.

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

Affordable housing is one of the top needs for the special needs populations referenced above. Having said this, supportive services are intended to help ensure housing stability and to maximize each tenant’s ability to live independently. Supportive services may be provided onsite within a development or off-site at a central community location, or provided through a mobile team of multidisciplinary service providers that visit the respective populations in their home. Typically, supportive services are broken down by type of special needs populations. For example, within our community supportive services are provided to veterans through Veterans Resource Center; domestic violence victims through One SAFE Place; mentally disabled people through Northern Valley Catholic Social Service; and the homeless population that is experiencing drug addiction and need help with job services through the Good News Rescue Mission and FaithWORKs!.

Supportive case management is the most widely used service to help keep vulnerable populations with complex, serious and persistent issues to stay housed or help to move them from homelessness to housing and cost-effective care. Supportive services case managers take the time to help the tenant make connections with services already provided in the community by other providers.

Disabled individuals that are struggling with mental disabilities would need supportive services that focus on assisting a tenant in improving their mental health status. Services under this category may include psychosocial assessment, individual or group counseling, support groups and peer mentoring.

Tenants in supportive housing may need assistance in acquiring or regaining skills that allow them to maximize their independence. This may include assistance with rent payment and budgeting, conflict resolution, training in cooking/meal preparation, training in personal hygiene and self-care, and training in housekeeping and apartment safety. These services are designed to assist a tenant in accessing employment or improving their employment situation. Services may include vocational counseling, job placement and supported employment.

Those who are wrestling with alcohol and substance abuse would need services designed to assist tenants in addressing their abuse of substances. Services may include relapse prevention and recovery planning, individual or group counseling, harm reduction services and inpatient rehabilitation. For adults, peer support services are those that are provided by someone who is on their own recovery journey and has received training in how to be helpful to others who participate in mental health services. For children, peer services are called "family-to-family" services. Peer Support Specialists can help people find interesting or fun things to do, advocate for themselves, make friends, get a job, find better housing and learn skills to live well in the community.

The needs of the community are determined by surveys, statistical data and grass roots, non-profit agencies and other social service providers or collaboration through the local CoC. Most community needs are taken on by non-profit community partners that do so through generous donations from our community and grant funding from the local, state and federal government. In addition, the federal government drives the supportive services component largely due to the grant funding opportunities that it provides to non-profit and government entities.

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

According to statistical information administered by the Shasta County Department of Health and Human Services – Public Health Services, data indicates that as of December 2019, approximately 500 total cases of this population have been reported in Shasta County, which includes the City of Redding. Shasta County Health Center (SCHC) has an Early Intervention Services – HIV Program that provides HIV screening and medication to individuals. If an individual has a low, HIV number (therefore, not contagious yet) or an individual is at risk or will be at risk, and take their medication as prescribed, the medication has been found highly effective in helping keep the individual HIV-negative. In addition to connecting individuals and families living with HIV/AIDS to medical services, SCHC also assists them with referrals to dental, nutrition, mental health, food programs, and support programs. SCHC works with community groups and individuals to focus on the complete health (physical, emotional, social, financial, and legal) and well-being of these individuals and their families.

Discussion:

Draft

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

Describe the jurisdiction’s need for Public Facilities:

Public facility activities for the 2020-24 ConPlan period will be prioritized according to their ability to address some of the major community issues as identified through survey results and community engagement. These areas include shelter, transportation, and special-needs populations. As proposals are received and evaluated during each program year of this five-year planning period, they will be assessed according to their ability to address issues related to transitional housing, compliance with the Americans with Disabilities Act (ADA), and service to the low- and moderate-income population.

How were these needs determined?

These needs were determined through a combination of resources; particularly the input received during public workshops, along with the widely distributed Housing and Community Development Needs Assessment survey provided information regarding the perceived needs and priority issues in the community that need to be addressed. To the extent that funding is available, the proposals will be invited on an annual basis and prioritized accordingly.

Describe the jurisdiction’s need for Public Improvements:

Public improvement activities for the 2020-24 ConPlan period will be prioritized according to its ability to address some of the major community issues as identified through survey results and community engagement. These areas include shelter, transportation, and special-needs populations. In particular, the City intends to focus on public improvement projects that broadly serve the low- and moderate-income population, the disabled population, and the projects that encourage transit or economic growth.

How were these needs determined?

These needs were determined through a combination of resources; particularly, the input received during public workshops, along with the widely distributed Housing and Community Development Needs Assessment survey provided information regarding the perceived needs and priority issues in the community that need to be addressed. To the extent that funding is available, the City intends to address these priority areas as appropriate.

Describe the jurisdiction’s need for Public Services:

According to the respondents who participated in the Housing and Community Development Needs Assessment, the top four types of public services identified in the survey that should be a priority over the next three to five-years included the following:

1. Homeless services for families
2. Drug rehabilitation services
3. Youth services
4. Homeless services for individuals or couples

As public service applications are received and evaluated on an annual basis, proposed activities will be assessed according to their ability to address one or more of these priority service areas.

How were these needs determined?

These needs were determined through a combination of resources including the Analysis of Impediments to Fair Housing Choice, the City's Housing Element, collaboration with the NorCal CoC, and through the ConPlan development process. In particular, the input received during public workshops, along with the widely distributed Housing and Community Development Needs Assessment survey, provided information regarding the perceived needs and priority supportive services to address these needs.

Draft

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2013-2017 American Community Survey (ACS), Redding's housing stock consisted of approximately 29,100 single family residences (including mobile homes), and 10,160 multiple family units (two or more attached units). The housing stock is made up of 74 percent single-family units and 26 percent multiple family units. According to the 2013-2017 ACS, Redding has 26,302 housing units that were built prior to 1990, representing 67 percent of Redding's housing stock. Of these units, 20,192 were built between 1960 and 1989; 5,140 were built between 1940 and 1959; and 971 were built prior to 1940. Approximately 33 percent of Redding's available housing stock was constructed after 1990.

In Redding, as throughout the country, the dream of homeownership is an integral part of American life. It continues to be a goal for many citizens and, historically, has been used as an indicator of status and prosperity. According to the 2013-2017 ACS, 19,079 households or 52.7 percent of housing units in the City are owner-occupied. In September 2019, according to the Shasta Association of Realtors, a local nonprofit organization, the median price of a single-family home in the City of Redding was \$290,000.

According to the 2013-2017 ACS, 17,331 housing units are renter-occupied units. The rental vacancy rate during the same reporting period was 3.5 percent. The median gross rent for occupied units was \$1,000 per month. In 2009, the median contract rent for occupied units was \$689 per month, compared to the 2011-2015 ACS that placed the median contract rent at \$773 per month (See Table 29). Given the upward market pressure on contract rents in the area there is a continuing need for rental assistance programs targeting extremely low- and very low-income households. In addition, a high percentage of extremely low-, very low- and low-income renter households are more likely to experience cost burden, overcrowding and substandard housing conditions.

More than 240 participants completed the Housing and Community Development Needs Survey, which gathered public opinion regarding housing, community services, and economic development issues. Regarding housing issues, the majority of respondents indicated that there were not enough affordable housing options available for low- and moderate-income (LMI) households. Overall, survey respondents indicated that the priority housing needs for the City area for the next 3-5 years were services for families with children that are homeless. Likewise, the types of housing identified as being most desired in the community included transitional housing (with services) for homeless families with children, construction of affordable single-family homes, and an emergency shelter for the homeless.

In addition, workshop participants provided input regarding the effectiveness of the existing Housing Division programs, economic development activities and public services provided, how those programs could be modified to better suit the needs of the community, and whether new programs are warranted. Participants suggested that the City focus support and efforts toward: (1) supportive

housing for homeless, foster youth, elderly, persons with disabilities, veterans, formerly incarcerated individuals, and families; (2) special needs housing; (3) quality affordable housing units that are energy efficient and provide opportunities for households living in motels; (4) mixed-use housing developments located near jobs and services; and (5) assistance to mobile home owners located in mobile home parks.

Draft

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

Introduction

Using data from the 2011-2015 ACS, the following tables describe the residential properties by number of units, as well as the unit size by tenure.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	24,775	64%
1-unit, attached structure	1,360	4%
2-4 units	4,990	13%
5-19 units	2,865	7%
20 or more units	2,255	6%
Mobile Home, boat, RV, van, etc	2,460	6%
Total	38,705	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	20	0%	950	6%
1 bedroom	295	2%	2,655	16%
2 bedrooms	2,820	15%	7,310	43%
3 or more bedrooms	15,470	83%	5,915	35%
Total	18,605	100%	16,830	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

The Housing Authority of the City of Redding (RHA) administers the Section 8 Housing Choice Voucher (HCV) Program and targets assistance as follows: 75 percent participating in the HCV Program must be 0 – 30% AMI and the remaining 25 percent must be no higher than 50% AMI. The RHA is authorized to administer 19,556 rental assistance vouchers annually (1,633 vouchers per month) through its HCV Program.

As indicated in SP-25 Priority Needs, monthly housing expenses exceed 30 percent of household income for many owner-occupied and rental households. In 2017, the vacancy rate was nearly 3.5 percent. After

the Carr Fire (July - August 2018) destroyed more than 1,000 homes in the City and Shasta County and the Camp Fire in Butte County (November 2018) destroyed approximately 14,000 residences, the vacancy rate is projected to be less than the 3.5 percent rate. There continues to be an unmet need for rental housing that is affordable to LMI households. There were a limited quantity of affordable rental housing units prior to the Carr Fire and Camp Fire. The reduced availability of affordable rental housing units after the fires is further compounded by an insufficient supply of affordable homeownership units that can be acquired by LMI households.

Consistent with the City's most recently updated Housing Element, the objective of the 2020-24 ConPlan period is to develop 30 new rental units affordable to lower- and moderate-income households annually. It is the City's objective that 20 percent of the potential unit production be affordable to ELI households (<30% AMI); approximately 30 percent to VLI (30-50% AMI); and 50 percent to LI (50-80% AMI). Additionally, the City anticipates developing three new ownership units annually. It is anticipated that all of the units will be available to households earning 50-80% of the AMI.

As indicated in SP-25 Priority Needs, activities that improve or preserve the existing housing stock occupied by LMI households includes rental rehabilitation as well as rehabilitation to owner occupied housing. Given the characteristics of the community identified in the Needs Assessment of this ConPlan, the need remains for rehabilitation services for lower-income households in general.

Consistent with the City's most recent Housing Element, it is anticipated that Housing rehabilitation services will benefit 120 ELI households, 195 VLI households, and 125 LI households during the 2020-24 planning period.

It is also anticipated that the City's homebuyer assistance program will benefit five VLI households and 20 LI households during the 2020-24 planning period.

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

Current Status of Units Identified as At-Risk Through 2028:

- Redding Pilgrim House. The Foundation that owns Pilgrim House is committed to maintaining affordable housing for seniors. Although its initial 20-year contract with HUD has expired, according to its manager, it will continue to accept annual renewals from HUD.
- Redding/RHIF Housing, Inc. This complex provides 12 beds for developmentally disabled adults as a board and care facility. The manager stated that the annual renewal process is in place, and they are committed to maintaining their contract with HUD.
- There are no at-risk units subject to termination of Federal Mortgage during the reporting period. There are, though, 38 units previously rehabilitated under the HOME program that have affordability periods expiring on various dates throughout this same period. At the end of the expiration date, these

units will no longer have to meet the HOME-prescribed rent factors. If the owners of these units do not contact the City for affordable housing financing, the owners of these units will more than likely convert their rents to market rate.

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

As described in the Needs Assessment, based on both the number of cost burdened and severely cost burdened households, as well as the number of substandard and overcrowded units, the number of available housing units do not meet the housing needs of the City's low-income residents.

Many extremely low-income households seek rental housing and will most likely be facing rents that exceed 30% of their income, overcrowding, or substandard housing conditions.

Describe the need for specific types of housing:

The types of housing units needed to assist extremely low-, very low-, and low-income households are:

- Special needs housing with supportive services to meet the needs of vulnerable groups including the elderly, persons with physical and mental disabilities, persons with alcohol or drug addiction, and persons with HIV/AIDS who require specific supportive services such as counseling, physical therapy, transportation services, medical treatment and assistance with routine daily living activities;
- Housing for homeless, foster youth, elderly, persons with disabilities, veterans, formerly incarcerated individuals, and families;
- Construct new or rehabilitate existing single-family and multi-family units that are energy efficient and affordable;
- Maintain an HCV Program lease-up rate between 95 and 100 percent and continue to apply for additional vouchers as they become available;
- Promote infill and mixed-use housing developments located near jobs and services;
- Single-family unit acquisition and development for first time homebuyers;
- Create housing opportunities that assist those households living in motels to transition to permanent housing units; and
- Assist mobile home owners.

Discussion

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

Introduction

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems are directly related to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30% of their gross income towards housing costs, including utilities.

As stated in the Needs Assessment, cost burden is the most common housing problem within the City. Data indicates that, as a whole, 42 percent of households in the City are cost burden and paying more than 30 percent of their income toward housing costs. Twenty-one percent of the households in the City are severely cost burden and paying more than 50 percent of their income toward housing costs.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	272,900	225,700	(17%)
Median Contract Rent	689	773	12%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,508	14.9%
\$500-999	10,005	59.5%
\$1,000-1,499	3,215	19.1%
\$1,500-1,999	630	3.7%
\$2,000 or more	478	2.8%
Total	16,836	100.1%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	280	No Data
50% HAMFI	1,520	920
80% HAMFI	7,500	2,380
100% HAMFI	No Data	4,020
Total	9,300	7,320

Table 31 – Housing Affordability

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	658	713	915	1,331	1,612
High HOME Rent	658	713	915	1,066	1,170
Low HOME Rent	541	580	696	803	896

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Per 2011-15 ACS data, approximately 4,550 households earn less than 30 percent AMI, yet there are only 280 rental units available that are affordable to these households. In total, there are only 12,600 units affordable for low/moderate income households earning 80% AMI or less, yet there are 15,190 households within this income bracket. Using this same data source, 55 percent of renters and 30 percent of owners are cost burdened. This shortage is also reflected in the long waiting lists for Section 8 and other subsidized housing in the City.

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

From 2009 to 2015 median home values decreased 17 percent and rents increased 12 percent, but median household income increased by less than two percent. Additionally, the 2011-2015 CHAS data indicates that there is a housing deficit of over 2,590 units for low/moderate-income households. This is a conservative estimate as there is no available data to show if the lowest-income households occupy the lowest cost units. Moreover, data suggests that there is are growing populations among many special needs groups, such as elderly and disabled households, which will lead to an even more acute need for affordable housing in the upcoming years.

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

High HOME Rent and Fair Market Rents provided above include an average utility cost within those figures. Adjusting out this cost, High HOME and Fair Market Rents for a two bedroom are less than the Area Median Rent for two-bedroom apartments in Redding.

While the median home value in the City has decreased, the median contract rent has increased according to data provided in Table 29. In the aftermath of the Carr and Camp Wildfires, both values will

presumably change during the ConPlan period. If the presumption is correct, it is projected that the cost of housing, both home value and contract rent, will increase making it very difficult for nonprofits and private investors to rehabilitate or purchase property and offer it for rent at an affordable rate. The City's strategy has shifted from an emphasis from primarily assisting private investors with rehabilitation of their rental housing units to forming partnerships with local nonprofit organizations to provide affordable housing to various very low- and low-income groups in the community.

Therefore, it is essential that local governments continue to work together with nonprofits and other interested partners to provide affordable housing to residents of the community.

The fact that HOME rents and Fair Market rents are less than the Area Median rents makes the production and preservation of affordable units not financially feasible. For this reason, the Redding Housing Authority, in an effort to spur development within the community, has offered Project Based Vouchers to developers to increase the number of affordable units and leverage other financing for development.

Discussion

As described in the Needs Assessment, based on both the number of cost-burdened and severely-cost-burdened households, as well as the number of substandard and overcrowded units, the number of available housing units do not meet the needs of the City's low-income residents.

Many extremely low-income households will be seeking rental housing and most likely facing rents that exceed 30 percent of their income, overcrowding, or substandard housing conditions.

In order to meet the needs of the City's growing population and maintain affordable housing choices for its residents, the City will make every effort, with the limited funding resources available, to preserve and expand the supply of housing for all income levels.

Redevelopment tax increment funds were the primary funding source for the construction of affordable housing. With the dissolution of Redevelopment agencies in California, there will continue to be minimal funds available to produce new affordable housing units.

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

Introduction

The following section describes the condition of housing, particularly housing with substandard conditions, within the jurisdiction. For the purposes of this section, selected housing conditions includes the following criteria: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than one person per room; and 4. Cost burden greater than 30% of household income. It should be noted that although Table 37 - Condition of Units indicates a high percentage of units with one selected condition, data further indicates that the primary housing condition facing households in this jurisdiction is the cost burden as described in criteria 4. The other housing conditions as described in criteria 1 through 3 affect a lower percentage of households.

Definitions

Standard Condition

A unit of housing is considered to be in standard condition if it is generally in good repair, with no substandard habitability elements (i.e., lacking complete plumbing or kitchen facilities) or exterior elements. Such units may be eligible for housing rehabilitation funding if interior conditions are such that the HUD Section 8 Housing Quality Standards or other standards are not met. Examples of ways in which the interiors of such homes might be rehabilitated include the replacement of heating systems, electrical system repairs or upgrades, plumbing system repairs or upgrades, energy efficiency improvements, and accessibility improvements.

Substandard Condition but Suitable for Rehabilitation

This category describes dwelling units that do not meet standard conditions but that are both financially and structurally feasible for rehabilitation. Such units may be lacking complete plumbing or kitchen facilities and/or may have exterior elements in need of repair (e.g., a roof in need of replacement, siding in need of repair or replacement, or a missing/failing foundation), and the unit value must exceed the cost of the repairs or upgrades required to bring it to standard condition.

Substandard Condition and Not Suitable for Rehabilitation

This category describes dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. Such units will typically have an improvement value that is less than the cost of addressing the habitability and exterior elements that cause its classification as “substandard,” or will be considered uninhabitable for reasons of safety by the City’s Building Official.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,685	31%	8,985	53%
With two selected Conditions	65	0%	885	5%
With three selected Conditions	10	0%	30	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,845	69%	6,935	41%
Total	18,605	100%	16,835	99%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,200	17%	1,840	11%
1980-1999	8,030	43%	6,315	38%
1950-1979	6,600	35%	7,240	43%
Before 1950	780	4%	1,435	9%
Total	18,610	99%	16,830	101%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,380	40%	8,675	52%
Housing Units build before 1980 with children present	2,595	14%	1,030	6%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

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

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Characteristics commonly used to evaluate the housing supply are age of housing stock, the number of vacant/abandoned units, and the risk of lead-based paint.

The need for housing rehabilitation is greater in housing that is over 25 years old, and in housing built before 1979, before lead paint was banned. In Redding, about 45% of housing was built before 1980, indicating a need for both owner and rental rehabilitation.

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

There are no reliable statistics that identify the number of housing units that contain lead-based paint hazards per Section 1004 of the Residential Lead-based paint Reduction Act of 1992. However, the next available method to obtain an estimate of units at risk of lead-based paint would incorporate the age of housing stock using census data. Based on statistics generated by HUD, it is believed that up to three fourths of the homes nationwide built before 1978 contain lead hazards. Clearly, pre-1980 housing units are the most likely to have lead hazards.

According to 2011-2015 CHAS data, 16,055 housing units were built before 1980 in the City. Of those units, data indicates that low- or moderate-income households may occupy at least 45%.

Discussion

Children, six years of age and younger, have the highest risk of lead poisoning as they are more likely to place their hands and other objects into their mouths. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities. As shown in Table 35, approximately 16,055 households live in housing with risk of LBP. Of these units, data indicates that children are present in at least 22.6 % of the housing units.

The City maintains a vigorous lead-based paint program for all owner occupied and rental properties built prior to 1978, which incorporates resident notification. In fiscal year 2018-19, the City provided \$1,575 in CDBG funds to assess lead-based paint for three program units within the City. None of the units required lead-based paint abatement.

All units under contract with the RHA are diligently inspected at lease up and, thereafter, on a biennial basis. The RHA's inspectors are trained to seek out and identify potential lead-based paint hazards. Any such hazards are identified and must be alleviated by the landlord prior to lease up or continuation of the contract.

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

Introduction

There are no public housing developments within the City; however, the following table indicates that there are a total of 1,633 rental assistance vouchers allocated for use within this jurisdiction, which includes 55 vouchers dedicated to the VASH program.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Vouchers			Special Purpose Voucher Disabled *	
					Project -based	Tenant -based	Veterans Affairs Supportive Housing		
# of units vouchers available				1,568			0	15	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

Table 37 – Total Number of Units by Program Type

Describe the supply of public housing developments:

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

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

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

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

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

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

Discussion:

Draft

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

Introduction

The following table indicates the facilities and housing targeted to homeless households within the Grantee's jurisdiction.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	105	0	96	0	0
Households with Only Adults	202	0	52	16	0
Chronically Homeless Households	0	0	0	14	0
Veterans	29	0	40	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2019 Housing Inventory Count (HIC)

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

Shasta Community Health Center (SCHC) within the City primarily provides health services for homeless individuals and homeless families. SCHC is a Federally Qualified Health Center with a mobile medical unit dedicated to bringing health care to the homeless. SCHC offers medical case management and outreach for this population. In addition, SCHC serves as a qualifying referral service to the local Continuum of Care (CoC) HUD-funded Supportive Housing Program administered by Northern Valley Catholic Social Service (NVCSS). In addition, Shasta County Health and Human Services Agency (SCHHSA) and SCHC offer free and/or sliding scale mental health services. NVCSS offers free mental health services for MediCal recipients. SCHHSA also offers street outreach for this population to foster mental health service connectivity. Employment services continue to be offered in a one-stop fashion at the SMART employment resource center. The California Employment Development Department (EDD) participates in the NorCal CoC Council and has employment services available for homeless veterans.

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

Services and facilities designated to meet the needs of chronically homeless individuals and NVCSS and the Good News Rescue Mission (GNRM) administer families. Permanent Supportive Housing is offered by NVCSS in 20 scattered site units. The units are designated for chronically homeless individuals with severe and persistent mental illness. NVCSS offers connectivity with Shasta County Mental Health (SCMH) and SCHHSA. Ongoing housing support is provided by NVCSS with a supportive housing component. GNRM offers more than just housing. Beyond shelter, the GNRM offers additional services including education classes and GED readiness, job search, drug and alcohol programs, a money savings program, and life skill classes are offered through voluntary enrollment. Chronically homeless individuals and families with children that agree to the on-site program can stay beyond the emergency shelter period in a transitional housing program. Permanent housing and/or community placement is coordinated upon exit. Additionally, the GNRM offers additional services to those in the community with needs other than shelter. Currently, the GNRM hosts a drop-in dental clinic, as well as the Hope Van from SCHC; a free clothing and household item closet; a food giveaway every Friday; serves three meals daily; offers hot showers to walk-in community members that do not have access to showers; and also has a drop-in clinic to help with job search. Homeless veterans and their families receive an assortment of housing resources. The Supportive Services for Veteran Families (SSVF) program is designed to aid veterans and their families who are facing homelessness or are at imminent risk of becoming homeless. The Shasta County Veteran team, Homeless Coordinator, and other stakeholders are working to end homelessness for veterans. SSVF offers grant funds to homeless veterans and their families. The Redding Veterans Resource Center (VRC) delivers services under this grant to house and case manage veteran individuals and their families. VRC is aligned with HUD's goal to end veteran homelessness. Current dedicated veteran beds are all accompanied by supportive services. HUD VASH voucher

households in our jurisdiction receive assistance with their rents and receive VA-administered case management. Homeless families with children are supported with re-housing funds through the local Temporary Assistance for Needy Families (TANF) program. In addition, transitional housing is offered by FaithWORKs!, a local nonprofit, that offers subsidized transitional units with additional support services, including permanent housing placement upon exit.

Draft

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

Introduction

Some population subgroups—such as the elderly, persons with disabilities, large families, female-headed households, farm workers, and the homeless—require specialized services and have special housing needs. Approximately 30.2 percent of Redding's households are headed by persons 65 years of age and older. According to the American Community Survey (ACS) 2012-2016, the total number of disabilities for City residents was estimated to be 15,559 (keep in mind that one individual may have more than one disability). According to the 2017 ACS, 4,638 households in Redding were reported to be headed by a female. HUD defines "large family" as a family of five or more members. According to the 2016 ACS, there were 1,587 renter households meeting this definition in the City. The number of homeowner households was estimated to be 1,484 households, according to the 2007-2011 ACS. The 2017 United States Department of Agriculture (USDA) Census of Farmworkers reflects farm labor countywide amounting to 642 workers. Seventy-six of these workers were listed as migrant workers – 19 as hired labor and 57 as contract labor. On January 22, 2019, NorCal CoC using a network of government agencies, community-based organizations, and many local volunteers conducted a one-day point-in-time homeless census. A total of 827 individuals surveyed in Shasta County reported being homeless on that date.

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

Elderly households have a special need for housing accessible to public transportation, community medical facilities, and retail centers, possibly with greater-than-normal security. This group, on the whole, is less mobile than the general population, and accessibility of the above-listed facilities and services is crucial to their ability to reside in any particular location.

The special housing needs of the persons with disabilities population of the area are primarily concentrated in two areas: availability of affordable units and accessibility within the housing unit based on individual disabilities. Far Northern Regional Center (FNRC) and Independent Living Services of Northern California (ILSNC), two not-for-profit agencies in the Redding area, work exclusively with the disabled population in providing services.

Developmentally disabled persons (including the intellectually disabled and the mentally ill) frequently have limited financial resources, so require housing that is affordable. Based on their individual disabilities, they may require units in need of slight modifications to address a variety of supportive housing arrangements. Some persons of this population can only live successfully in housing that

provides a semi-sheltered, semi-independent living state, such as clustered group housing or other group-living quarters while others are capable of living independently if affordable units are available.

A fact that compounds the housing problems of the disabled population is that many fall into several of the special-needs categories. Many of Redding's disabled are also elderly and/or single individuals. Many of these households require units with a second bedroom for live-in attendant care. The larger units are correspondingly more expensive to rent, making housing costs excessively expensive for fixed-income households. Standard move-in costs for rental units in this area include first and last month's rent and a substantial security deposit. These amounts are prohibitive to a lower income household, even if an affordable unit is located.

Persons with disabilities struggle to find housing because of low income, poor rental histories, and an inability to navigate systems to increase income and locate housing. Their families are tasked with these responsibilities, often without skills, time, and funds to provide enough support to meet their needs. Affordable permanent supportive housing provides a safe, quality environment. Linkages to supportive services provide assistance in promoting self-sufficiency and long term independent living.

Redding is located at the northern end of the Sacramento Valley, which is north of the major agricultural areas of California. The 2017 United States Department of Agriculture (USDA) Census of Farmworkers reflects farm labor countywide amounting to 642 workers. Seventy-six of these workers were listed as migrant workers – 19 as hired labor and 57 as contract labor. More than 65 percent of the farm workers in Shasta County worked less than 150 days per year, an indication of households with limited income.

Many of our homeless are ready to move off the streets, but encounter barriers that prevent them from being housed. Per Bridges to Housing, limited financial resources and extended HUD waiting lists are the most common barriers. The number of beds in the City's emergency shelters, transitional housing, and permanent supportive housing units is not sufficient to house our entire homeless population. When a homeless person or family transitions to permanent housing, supportive services are generally required. These services vary from the need for alcohol and/or drug programs to budgeting and basic household maintenance.

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

The City Housing Division recently purchased a transitional housing facility that provided up to fourteen shelter beds, counseling, and training to single men recovering from alcohol or drug abuse, including men recently released from jail or prison, who need assistance before reentering the community. HEAP funding has been obtained to assist Pathways, formerly Bridges to Housing, with the purchase and rehabilitation of the unit. Pathways provides temporary housing opportunities to the chronically homeless, including those being released from local hospitals. Clients of Pathways agree to work with a case manager, pay toward monthly rent, and be placed on a waiting list for subsidized housing.

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

The City is an entitlement grantee, please see information below.

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

The City has partnered with Palm Communities (PC) Redding to build housing for low-income families and individuals who have severe mental health challenges or children with serious emotional disturbance. Woodlands II will consist of twenty apartments, ten of which will be set aside to house individuals and families with special needs. The City donated the property for the development of this project through a long-term, no cost lease. Funding sources include Tax Credit Equity, California Housing Finance Agency (CalHFA) Special Needs Housing Program, and CalHFA Community Services and Support. On-site supportive services will be provided by SCHSA. NVCSS will provide social services to include financial literacy, after school programs, and a variety of workshops promoting self-sufficiency.

During the 2020-21 program year, the City plans to utilize CDBG funding to provide below market interest loans and grants to elderly and disabled households to complete housing rehabilitation and ADA improvements to their residences.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Many public policy choices can have a negative effect on affordable housing. The most obvious policies that are detrimental to the supply of affordable housing units are local and federal regulatory constraints that drive up the cost of affordable housing production. Government imposed regulations such as stringent building codes, locally imposed development impact fees, and other items including direct project cost and time delays all increase building costs. Other constraints that can drive costs up are local land use controls (e.g. zoning code requirements), reduction of available funding (both governmental and private capital), available sites for construction (less expensive parcels may have building constraints that make them more expensive to develop), and general real estate prices. Other constraints that are beyond the control of local government are the costs and availability of capital, labor and materials.

As detailed in the City's Housing Element of the General Plan, the City has instituted a number of mechanisms that provide considerable flexibility in its regulations that reduce the potential governmental constraints to the construction of affordable housing. These include, but are not limited to:

- Density Bonus regulations that allow for waivers of and modifications to the City's development standards in addition to allowing additional units to be constructed
- The use of Zoning Exceptions and variances from Zoning Code provisions
- Density increase provisions that reduce per unit development costs
- Use of Planned Development regulations that allow each development to establish its own unique development standards

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

Introduction

The City continued its efforts from 2014 through 2019 to develop the local economy and maximize the efforts of other organizations dedicated to that cause. This has focused on the attraction of manufacturing jobs to the Stillwater Business Park (Stillwater), but has extended to other large commercial- and industrial-zoned properties within Redding as well. Stillwater encompasses 678 acres, is owned, and was developed by the City specifically to provide shovel-ready, fully entitled parcels for prospective manufacturing and similar industries. It is currently being strategically marketed as these sectors look to relocate and expand as the economy has continued to strengthen since the end of the Great Recession. Increasing employment opportunities in these sectors will help reduce the dependency of the local workforce on lower-paying retail service jobs, many of which are seasonal, such as in the hospitality/tourism area. Another sector that continues to grow and offer employment is the health-services field, including two major regional medical centers, secondary clinics, long-term and senior care and specialized care such as Alzheimer's facilities. Local educational institutions, such as Shasta Community College and Simpson University have targeted this area with increased training and degree opportunities, particularly in the area of skilled nursing and medical records management. Other economic development organizations have utilized partnerships with the City utilizing CDBG and other funding to provide microenterprise development training to income-qualified entrepreneurs and business owners to help expand their enterprises and job offerings.

Economic Development Market Analysis

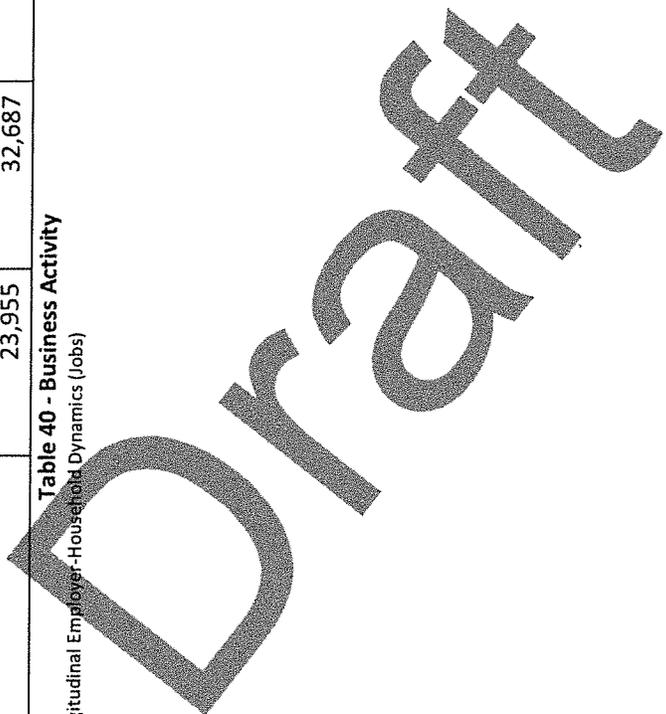
Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	524	184	2	1	-1
Arts, Entertainment, Accommodations	3,726	5,119	16	16	0
Construction	1,219	1,217	5	4	-1
Education and Health Care Services	6,960	11,045	29	34	5
Finance, Insurance, and Real Estate	1,243	1,825	5	6	1
Information	424	562	2	2	0
Manufacturing	1,176	888	5	3	-2
Other Services	1,116	1,533	5	5	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	1,662	2,275	7	7	0
Public Administration	0	0	0	0	0
Retail Trade	4,277	6,085	18	19	1
Transportation and Warehousing	690	676	3	2	-1
Wholesale Trade	938	1,278	4	4	0
Total	23,955	32,687	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)



Labor Force

Total Population in the Civilian Labor Force	40,945
Civilian Employed Population 16 years and over	37,030
Unemployment Rate	9.53
Unemployment Rate for Ages 16-24	22.08
Unemployment Rate for Ages 25-65	6.05

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	7,940
Farming, fisheries and forestry occupations	1,550
Service	4,675
Sales and office	10,205
Construction, extraction, maintenance and repair	3,245
Production, transportation and material moving	1,785

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,135	91%
30-59 Minutes	1,850	5%
60 or More Minutes	1,335	4%
Total	34,320	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,505	325	1,935

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	5,965	790	3,540
Some college or Associate's degree	13,000	1,095	5,295
Bachelor's degree or higher	8,590	480	1,990

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	10	120	140	590	750
9th to 12th grade, no diploma	1,170	980	610	1,320	1,240
High school graduate, GED, or alternative	2,005	2,760	2,100	5,445	4,505
Some college, no degree	5,105	4,415	2,910	6,535	4,870
Associate's degree	715	1,330	1,265	2,960	1,725
Bachelor's degree	695	2,155	1,730	3,595	2,125
Graduate or professional degree	120	645	850	2,090	1,445

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,569
High school graduate (includes equivalency)	28,414
Some college or Associate's degree	29,639
Bachelor's degree	43,026
Graduate or professional degree	61,968

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

The City is a regional hub for government and retail services, particularly health care, for approximately 10,000 square miles. Additionally, because of its location amid numerous recreational areas, it also

relies heavily on seasonal tourism to help bolster the economy. Given its geographic location within the larger rural north state area, a significant number of jobs are found in the health-related sectors, including two regional medical centers (Mercy Medical Center and Shasta Regional Medical Center), related specialty physician centers, veterans' clinics and senior-related care facilities. The healthcare sector leads all other sectors in number of jobs provided and in job growth over the past five-years. This sector is expected to continue to add jobs as our over-55 population nears 45 percent countywide. Similarly, general retail businesses, often providing low-wage and/or part-time employment, represent a substantial portion of the employment opportunities. Government employment, such as county, city and regional government, along with education, both private and public, also is a significant sector of the local economy. Lastly, tourism-related enterprises – hotels/motels, restaurants, fishing-related services, lake and river-related retail – are active during summer months and somewhat during spring and fall. Employment in these sectors is cyclical and surges with the summer demand but is reliant on, and impacted, by outside factors such as drought, weather, and fuel prices.

Describe the workforce and infrastructure needs of the business community:

Training for higher-paying jobs in health care or technology is needed. Some of that demand is met by the local community college (Shasta College) and Simpson University, a private Christian school, through expansion of nursing and ancillary programs. In addition, opportunities to provide four-year degrees to students in Redding through long-distance learning have been initiated. Shasta College, for instance, is among a select number of California community colleges to offer a bachelor's degree at its campus. Attraction of high-tech industry (and its much-desired jobs) is hampered by the lack of a major four-year educational institution and training opportunities. Likewise, infrastructure critical to attracting high tech, such as server farms, software producers, and data-centric companies is still needed in order to attract those industries. High-capacity fiber networks and redundancies are an important component to those businesses looking to locate here. Redding is fortunate to have a highly reliable, ample power supply and extremely competitive rates, along with an abundant supply of water, both of which should help it compete with other areas of California for needed tech-industry employment and related ancillary industries.

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

Located within the City, Stillwater was formally dedicated in April 2010. The 678-acre park is unique in that it is City-owned, developed, and offers "shovel-ready" parcels that have all infrastructure and entitlements in place. According to a study by the Center for Economic Development at California State University, Chico, Stillwater will generate more than 10,000 direct and indirect higher-wage jobs at build-out. The City has invested more than \$20 million into creating the park and has marketed its availability and attributes since its opening. The opening of the park coincided with the Great Recession

and manufacturers' expansion plans were severely reduced if not abandoned. However, it is expected that during the planning period, interest and activity in the park will emerge, creating significant employment opportunities.

While Stillwater is specifically designed to attract and create higher paying manufacturing jobs, more technical industries will necessitate a more highly trained workforce. Local higher-education facilities have recognized the role they play in workforce development and have established numerous programs to collaborate with prospective employers to help serve that need.

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

The majority of the current workforce has only a high school degree (or equivalent) and, in some cases, limited college education. As a result, the corresponding employment opportunities revolve around retail services, often less than full time. As a regional retail services hub, these jobs are often unreliable and prone to ebbs and flows with the local economy or seasonal shopping demands. Some locally educated students who leave the area to pursue a college degree do return. However, employment limitations (including lower relative wages) are a limiting factor and many remain in larger metropolitan areas with better employment prospects, higher wages and more chances for advancement. Many of the current jobs being created in the Healthcare sector can be obtained without a college degree. Shasta College's Office of Economic and Workforce Development is partnering with the Healthcare sector to train residents for those jobs that often pay more than the State's minimum wage.

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

Opportunities for increasing the training and educational levels of local residents are on the rise, thanks to initiatives by Shasta College, Simpson University, National University, and local employment training organizations. Shasta College has long offered a highly regarded nursing program and has expanded its health sciences curriculum with new facilities. It also was chosen as one of a select few community colleges in California to begin offering a bachelor's degree in health information management. This will be a strategic benefit to students who will find increased opportunities in one of Redding's largest employment sectors – health care services. Simpson University, likewise, has greatly expanded its nursing program to offer a bachelor's degree and recently completed a state-of-the art teaching facility on its school campus. This should provide similar increased employment opportunities to local residents. For residents not intending to pursue a college or nursing degree, numerous programs provide certificates or credentials in the Healthcare, Technology, Manufacturing, and Construction Industrial Sectors.

Through the strategic use of CDBG funding, two local economic development organizations have provided ongoing microenterprise development training and business loans to income-qualified

residents. The Economic Development Corporation of Shasta County (EDC) and Superior California Economic Development District (SCED) have utilized funds to target small-business creators and ensure their success through practical training and micro lending. Similarly, the Small Business Development Center (SBDC), formerly operated through Shasta College and now Humboldt State University, provides direct low-cost or free mentoring, training and educational outreach to prospective and ongoing enterprises. The SBDC has proved to be a significant factor in the creation and/or expansion of many successful local businesses, including a brewery and a computer technology firm. These efforts will continue to provide vital assistance and training to ensure the creation and ongoing success of businesses, particularly those started by lower-income residents.

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

Yes

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

The Superior California Economic Development District (SCED) is responsible for creation and updating of the CEDs for the region surrounding Redding. The most recent update included significant involvement from stakeholders in Redding and surrounding counties.

Discussion

The City has provided CDBG funding to the EDC to provide microenterprise training to income-qualified business creators and owners. This assistance helps improve the success rate of businesses and strengthen the local economy through local job creation. The ability of Stillwater Business Park to provide shovel-ready, fully entitled sites for industrial companies is designed to meet identified needs for a greater number of higher-wage manufacturing jobs. This strategy is designed to break the cycle of generational dependence on lower-wage retail service jobs, offering significant, sustaining employment that reduces the need for assistance in such areas as subsidized housing. Through the targeted use of CDBG funds, the City has helped augment programs of public service providers that are particularly geared toward helping families gain financial independence and secure safe, secure housing without public assistance.

MA-50 Needs and Market Analysis Discussion

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

For the purposes of this analysis, concentration of multiple housing problems occurs when any group experiences housing problems at a rate that is 10 percentage points or more than the citywide average. Housing problems disproportionately affect extremely-low-, very-low- and low-income households and minority populations. Please review sections NA-15, NA-20, and NA-25 for further discussions of this analysis.

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

Consistent with our Analysis of Impediments (AI) for the 2020-24 ConPlan period, an area of concentration exists when the percent of the population equals or exceeds 50 percent of the jurisdiction's population or is 20 percentage points more than average.

The U.S. Census Bureau provides population, demographic and housing unit estimates through its American Community Survey (ACS) effort between the census years. The 2017 ACS 1-Year Estimate for Redding indicates that minorities, excluding Hispanics, comprise approximately 14 percent of Redding's population: Black (1.4 percent); American Indian or Alaska Native (3.2 percent); Asian (4.8 percent), and Native Hawaiian and Other Pacific Islander (>0%). Hispanics of any race comprise approximately 11.9 percent of the population. According to CPD Maps, no Census tract meets the definition.

According to the data from the 2009-2013 ACS five-year estimate for Redding and CPD Maps, no Census tract meets HUD's definition of concentration.

City Staff will continue to monitor the City population to ensure the needs of this population are met.

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

Not applicable.

Are there any community assets in these areas/neighborhoods?

Not applicable.

Are there other strategic opportunities in any of these areas?

Not applicable.

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

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

The City is currently taking steps to becoming an innovative, forward-thinking city (or Smart City) by investigating technology to become more responsive to the needs of its community. In March 2019, a draft of the City of Redding Master Broadband Plan compiled by the Geographical Information Center of the California State University, Chico was published. On November 22, 2019, the City held an open house event to discuss community interest in a fiber network project. The press release informed the community that the City is in the process of reviewing and investigating interest and feasibility of building a citywide fiber network. This network could be used solely by the City and other public agencies or it could be open for the entire community's use. A survey is currently online asking community members, one and all, to provide input for this project. Currently, City residents have a few options for internet connectivity, but the demands of entrepreneurs, families, students, and those in the medical, educational, and financial markets has precipitated a desire for faster more reliable internet service.

The development and implementation of high-speed access through fiber broadband wiring would benefit all City residents, including the low- and moderate-income households. The City's draft Broadband Plan addresses various applications relating to high-speed access and its importance to City residents. Education: High-speed access would connect teachers to students and parents to educational resources. Health Care: Access to reliable, sufficient, affordable broadband is increasingly important to providing high-quality health care to all. Agriculture: The agriculture industry would benefit by broadband access in the ability to maintain greater control over plant and animal production, processing, distribution, and storage, resulting in greater efficiencies and lower prices. Manufacturing: Manufacturers leverage the Internet to compete in global markets, connect their workforce with their customers, reduce costs, cut waste, and create safer, more reliable products. Economic Development: Broadband availability is positively related to employment growth. Workforce Development: Broadband increases learning opportunities through online education. Emergency Services: Increased broadband capacity would expand emergency services' communication capacities and response capabilities, thereby, saving lives, reducing injuries, preventing crime, and informing residents about emergencies and disasters.

According to the 2013-17 ACS five-year estimate, of the 36,410 city households, 31,818 (87.9 percent) have a computer and 28,674 (78.8 percent) have a broadband internet subscription.

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

The open-access system being researched by the City would allow the same physical infrastructure to be utilized by multiple providers and deliver services to subscribers. The option of having multiple Internet service providers (ISPs) to choose from helps to increase competition and drive down cost of service. Agencies and individuals would be able to choose their own ISP. The City's survey entitled, "City of Redding, Fiber Broadband Project" has not been completed and presently still receiving citizen input. Once the results of the survey are tabulated, more information will be available regarding the need for our community.

Draft

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

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

In November 2015, the City of Redding adopted an update to its Local Hazard Mitigation Plan (Plan). This Plan identified twelve possible hazards for Redding that were ranked for hazard mitigation planning. The hazards identified in the Plan were: Aviation; Chemical, Biological, Radiological, Nuclear, and high yield Explosives (CBRNE); Dam Failure/Dam Overflow; Earthquake; Electrical/Extreme Heat; Flood; Hazardous Material; Mass Casualty Incident (MCI); Pandemic/Epidemic; Severe Winter Weather (including, snow and wind); Volcano; and Wildfire. The Plan does not indicate, specifically, which of these potential hazards are associated with climate change.

The most likely hazard that could be linked to climate change is Wildfire. According to the Plan, Wildland Fire hazard could potentially effect 13,437 individuals, 4,884 residential structures, 62 commercial structures, 76 industrial structures, 23 critical facilities, and five other structures, with an estimated cost of \$796 million.

Redding Electric Utility (REU) hired a consultant to prepare a Wildfire Mitigation Plan Independent Evaluation. This evaluation is dated November 21, 2019. Climate change was addressed in this paragraph: "The unique geographic profile of California and the impacts of climate change, including continued dry conditions, high winds, and elevated heat index risk from global rising temperatures, have led to elongated fire seasons. The state is also experiencing increased levels of vegetation fuel due to the wet winters, hotter summers following a seven-year drought, and past fire suppression efforts. This increasingly abundant dry vegetation is the leading driver of wildfires. The levels of dry vegetation fuel have been aggravated by a destructive bark beetle infestation that continues to affect the health of the state's forested areas, further increasing fire risk. These fuel-rich environments, coupled with intensified climatological conditions with high wind gusts and natural electrical infrastructure risks, produce the conditions conducive to potential wildfire ignition." Page 4

Drought is not included in the Plan, as the availability of water from various resources, such as Shasta and Whiskeytown Dams, would provide sufficient for the City.

Flooding is considered as a hazard to City residents based on past flooding within the City and that portions of the City are located within the 100-year floodplain. The floodplain covers approximately 4,425 acres or 6.9 square miles – approximately 11 percent of the City's land base. The City is partially bisected by the Sacramento River and several major and minor creeks that flow through the City and meet the Sacramento River within or just outside the city limits. Loss estimation due to flooding could affect 548 individuals and 222 residential structures.

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

In general, wildfire is not a major threat in the flat, developed areas of Redding when adequate emergency resources are available. However, fire is a major problem in the fringe-urban and hill areas on the west side of Redding and those additional areas, approximately 39 percent, of the City that are identified as very high fire severity zone. This increased risk is due primarily to a predominance of the north-facing slopes that are characteristically more vegetated than those of the southern aspect. Within the west side, the highest fire risk areas are located in the hilly populated regions. All major determinants of fire risk point to this area as the most critical area for the City of Redding. The City of Redding has numerous subdivisions on the west side of town which are built on ridge tops with significant fuels with valleys and ravines in alignment with prevailing summer winds which results in a significant fire risk to the community. This is further compounded by the hot, dry, and low humidity levels experienced in Redding during the summer, along with wind events that can result in rapid-fire growth and spread. Once a fire starts, it is influenced by several factors, including fuels, topography, weather, drought, and development, along with the ability to quickly access and contain the fire. The combined conditions are key elements that affect the risk and severity of the fire. The major risk involves loss of lives and property that lie in those developed areas identified as in the very high fire severity zones. Here property damage is not an uncommon occurrence. These interfacing and transitional areas are constantly vulnerable. As development extends more and more into the areas identified as very high fire severity zones, the situation becomes increasingly acute. The maps included in this indicate that the majority of households living in the "Very High Fire Hazard Severity Zone" are the above moderate-income households.

As for flooding, river flooding in the City generally causes no loss of person or property. River flood levels are regulated and predictable. Advance notice of increased releases is sent to local agencies and the media, usually with 12 hours or more notice. Safeguards have been in place for years regulating releases from Shasta and Whiskeytown dams when large, intense or prolonged rainfall occurs.

As evidenced by the Coronavirus pandemic, the LMI households within our community, and the small businesses that employ them, are highly susceptible to extreme financial hardship when such a hazard occurs. LMI households tend to work within the service industry such as restaurant and retail workers wherein the option to work from home does not exist. Childcare concerns, healthcare capacity, lack of financial resources have made it clear that many within our community were not prepared for such a hazard. The pandemic has shined a light on the inherent vulnerability of the LMI population, small businesses, the health care system and local governments to respond to such a crisis.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City's strives to maintain consistency with the housing and community development goals identified in the most recent update to the Housing Element of the City's 2020-28 General Plan, which was completed in May 2020. Given an assessment of the identified community needs and the projected resources and programs available to meet those needs, the City's 2020-24 ConPlan has been developed. The ConPlan provides a vision for housing and community development. It includes, as a separate document, a one-year Action Plan for CDBG- and HOME-funded projects recommended for the Program Year (PY) 2020-21. The majority of these funds will be spent on housing activities; infrastructure activities, including those that address the Americans with Disabilities Act (ADA); and economic development activities.

The priorities and accomplishments outlined in the ConPlan are based on assumptions about future HOME and CDBG funding. Given that these programs are subject to annual congressional appropriations, as well as potential changes in funding distribution formulas, the accomplishment projections and planned activities are subject to change with the availability of funding. A conservative projection based on a status quo allocation level has been assumed for strategic planning purposes.

Available program resources are also based on assumptions about program income that will be received from its \$22.3 million loan portfolio, which consists of homebuyer and rehabilitation loans funded by prior-year HOME or CDBG revolving loan funds (RLF). Program income fluctuates based on loan payoffs and the most recent five-year loan portfolio trend indicates receipts to be approximately \$145,000 per year.

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

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

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

The City is a CDBG entitlement community and a HOME participating jurisdiction. As such, CDBG and HOME funds are allocated Citywide based on ConPlan and Annual Action Plan goals, which includes public participation and consultation with other government entities, nonprofits, businesses, and civic groups. Funding for worthwhile or otherwise eligible projects is determined on an individual basis.

The City does have four designated Qualified Opportunity Zones. The Tax Cuts and Jobs Act of 2017 created Opportunity Zones. This Act allows for certain investments in lower-income areas to have tax advantages.

The 2020-24 ConPlan period begins with the majority of funds being designated for projects in the Downtown Redding area that is included in a Qualified Opportunity Zone. In general, this area encompasses low/mod census tract 101, which maintains a poverty rate greater than 20 percent. Funding already designated in the Downtown Redding area includes projects that support housing and infrastructure improvements that will benefit low- and moderate-income households in that area. The City provides incentives for existing and future property owners within this neighborhood to participate in the neighborhood revitalization process, as allowed by available funding. HOME and CDBG funds, in combination with local funding resources, are being used to fund these projects.

The Downtown Redding area is of particular interest given its central proximity to services, jobs, and local transit. The Redding Area Bus Authority (RABA) is the operator of public transportation in Shasta County. RABA operates ten routes that serve the City and surrounding suburban regions. Investment in this area will support the leverage of auxiliary funding under the State of California's Affordable Housing and Sustainable Communities program, which is intended to increase accessibility of affordable housing, employment centers, and key destinations through transit oriented development projects.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Homebuyer Assistance Housing Rehabilitation New Construction (Owner and Rental Units)
	Description	The availability of quality affordable housing is an identified need. This need may be addressed through improving access to affordable housing; through activities that increase the affordable housing stock; and through activities that improve or preserve the existing housing stock occupied by LMI households.
	Basis for Relative Priority	A commonly accepted definition of "affordable" is when a household pays no more than 30 percent of its gross monthly income for housing expenses. As indicated by data gathered through the 2011-15 CHAS, overpayment continues to be a significant issue facing LMI households in both the rental and owner-occupied housing markets. More than half of the rental households in the low-, very low-, and extremely low-income categories are paying 30 percent or more of their household income for housing expenses. Moreover, the median sales price for houses in the Redding area during the first quarter of 2019 was \$285,000. This exceeds the maximum affordability level for a low-income (<80% AMI) family of four by \$80,000. Given these basic factors, an increase in the stock of affordable housing is a priority, as is the preservation of the existing housing stock occupied by LMI households.
2	Priority Need Name	Special Needs Housing and Supportive Services
	Priority Level	High

	Population	Extremely Low Low Moderate Elderly Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Homeless Prevention and Intervention
	Description	This need includes both housing and supportive services for special needs populations. Special needs populations includes, but is not limited to, disabled individuals, the elderly, veterans, homeless families, and transitional-aged foster youth.
	Basis for Relative Priority	There is an ongoing need in this community for special needs housing and supportive services that address the unique needs of specific populations including veterans, transitional-aged foster youth, homeless families with children, and domestic/family violence survivors. The elderly population, as well as those with physical and mental disabilities, is also among the special populations for which there is an ongoing need for housing and supportive services.
3	Priority Need Name	Homeless Prevention and Emergency Services
	Priority Level	High

	<p>Population</p> <p>Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth</p>
<p>Geographic Areas Affected</p>	
<p>Associated Goals</p>	<p>Community Development (Non-Housing) Homeless Prevention and Intervention</p>
<p>Description</p>	<p>There is an ongoing need for services that address homelessness and provide prevention services. This includes services that address emergent needs such as food and shelter. Likewise, there is also a need for services that address homeless prevention from a systemic and social perspective through planning activities and programs that offer mentoring, substance abuse treatment and other supportive services to at-risk youth and families.</p>
<p>Basis for Relative Priority</p>	<p>According to the local Continuum of Care (CoC), the top three reasons identified for becoming homeless appear to be: (1) job Loss; (2) loss of other income; and (3) roommate issues. Other causes include release from jail or prison, domestic violence, medical bills or health problems, divorce, substance abuse issues, mental health issues, fire/disaster, foreclosure, and rent increase. The most vulnerable subpopulations in the Redding community include homeless families with children, unaccompanied youth, chronically homeless individuals with severe and persistent mental illness, and homeless veterans. The strategic steps necessary, according to the CoC, for preventing or ending homelessness includes individualized case management; ongoing support and connectivity to mainstream resources; stabilization and living-skills training; employment and education; and housing.</p>
<p>4 Priority Need Name</p>	<p>Employment and Economic Development Services</p>
<p>Priority Level</p>	<p>High</p>

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	There is a need for services and projects that improve employment opportunities as well as projects that encourage economic growth in the Redding area.
	Basis for Relative Priority	According to the 2011-2015 American Community Survey, the unemployment rate was 9.53% (22.08% for ages 16-24 and 6.05% for ages 25-65). Redding's employment opportunities are greatest in the lower-paying industries (i.e., service industries associated with tourism and business services and the wholesale and retail trade industry). In addition to paying lower overall wages, service and/or retail industries typically have a higher percentage of persons working seasonally or part-time than do other types of industries. Given the existing employment trends in this area, there is an ongoing need in this community for increasing and sustaining growth in the local economy. Economic development activities, whether through microenterprise development or infrastructure improvement, will provide increased opportunities for the LMI population to improve quality of life; reduce the risk of homelessness, and strengthen the local economy to the benefit of the population at large.
5	Priority Need Name	Public Facility and Infrastructure Improvement
	Priority Level	High
	Population	Extremely Low Low Moderate Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Community Development (Non-Housing)

	Description	Public facility and infrastructure improvements that benefit LMI populations as well as the disabled populations is an identified need in this community.
	Basis for Relative Priority	Facility improvements that improve accessibility for the disabled population and those with mobility impairments is an established need in the community, as the continued compliance with the Americans with Disabilities Act (ADA) is imperative for ensuring that facilities are safe and accessible to all members of the community. Improving local facilities, both publicly and privately owned, for ongoing ADA compliance or for improved service to the LMI population is an ongoing priority.

Narrative (Optional)

In order to address the variety of housing and community development needs over the next five-years, the City will focus its CDBG and HOME funding in the areas of housing, preventive and supportive services, economic development, and infrastructure improvements. The needs identified in this plan will be addressed through the annual evaluation of public services, housing projects, community development and infrastructure projects, and other services or programs as presented to the City for consideration. Projects and services presented for funding will be considered according to its ability to address one or more of the needs identified in this plan.

Draft

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>The City of Redding will not be utilizing entitlement funds for TBRA projects during the 2020-24 ConPlan period. Rental assistance at the local level will be administered through the HUD Section 8 Housing Choice Voucher (HCV) program. The City is currently authorized to administer 19,596 rental assistance vouchers annually (1,633 vouchers per month) through its HCV program.</p>
TBRA for Non-Homeless Special Needs	<p>The City will not be utilizing entitlement funds for TBRA for non-homeless special needs. In order to make the greatest amount of impact with the funding allocations projected for the 2020-24 ConPlan period, it is anticipated that non-homeless special needs housing will be addressed through development subsidies on a project-by-project basis.</p>
New Unit Production	<p>As indicated in SP-25 Priority Needs, monthly housing expenses exceeds 30 percent of household income for many owner-occupied and rental households. Despite a vacancy rate of nearly 5.4 percent in the rental market, there continues to be an unmet need for rental housing that is affordable to LMI households. Similarly, affordable homeownership opportunities are also limited by an insufficient supply of housing that can be acquired by LMI households.</p> <p>Consistent with the City's most recently updated Housing Element, the objective of the 2020-24 ConPlan period to develop 30 new units of multiple-family housing affordable to lower- and moderate-income households annually. It is the City's objective that 20 percent of the potential unit production be affordable to ELI households (<30% AMI); approximately 30 percent to VLI (30-50% AMI); and 50 percent to LI (50-80% AMI). Additionally, the City anticipates developing three new ownership units annually. It is anticipated that all of the units will be available to households earning 50-80% of the AMI.</p>
Rehabilitation	<p>As indicated in SP-25 Priority Needs, activities that improve or preserve the existing housing stock occupied by LMI households includes rental rehabilitation as well as rehabilitation to owner occupied housing. Given the characteristics of the community identified in the Needs Assessment of this ConPlan, the greatest areas of need are rehabilitation services for seniors and disabled households as well as rehabilitation services for lower-income households in general.</p> <p>Consistent with the City's most recently updated Housing Element, it is anticipated that Housing rehabilitation services will benefit 80 ELI households, 125 VLI households, and 70 LI households during the 2020-24 planning period.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	Consistent with the City's most recently updated Housing Element, it is anticipated that the City's homebuyer assistance program will benefit four VLI households and 20 LI households during the 2020-24 planning period.

Table 49 – Influence of Market Conditions

Draft

SP-35 Anticipated Resources - 91.215(a)(4), 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 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.

In addition, the City of Redding receives funding resources from the reuse accounts established for the California Department of Housing and Community Development's CalHome Program (CalHome) from 2011 and 2012 funding agreements. Recently, the City of Redding was awarded \$2,150,000 in CalHome Disaster Assistance to assist disaster victims with mortgage assistance and owner-occupied rehabilitation projects. The City continues to pursue additional grant funds through the State of California, including CDBG-Disaster Recovery (DR) and CDBG-Mitigation (MIT) opportunities to assist in disaster recovery and resiliency efforts within our community.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	760,624	0	275,000	1,035,624	2,800,000	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	463,955	250,000	0	713,955	2,600,000	Funds received as a Participating Jurisdiction (PJ) received through the annual allocation of HOME funds as well as a conservative projection of program income received.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HUD-VASH	public-federal	Housing	325,969	0	0	325,969	1,303,876	The Redding Housing Authority, a component unit of the City, is allocated 65 HUD-VASH to assist veterans seeking housing within the jurisdiction.
LIHTC	public-federal	Multifamily rental new construction	0	0	0	0	0	Developers within the City of Redding compete for tax credits as part of the Northern Region within the State of California. The amount of available credits for the region is based on 4.4% of the total credits available.
Section 108	public-federal	Acquisition Admin and Planning Economic Development Housing Multifamily rental new construction Public Improvements	0	0	0	0	0	It is anticipated that funding through a Section 108 loan for local projects that will benefit the LMI population will be requested during the 2020-24 ConPlan period.
Section 8	public-federal	Housing	7,863,395	0	0	7,863,395	31,453,580	The Redding Housing Authority has 1,568 Housing Choice Vouchers allocated for use in our jurisdiction.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Tax Credits	public - state	Multifamily rental new construction	0	0	0	0	Developers within the City of Redding compete for tax credits as part of the Northern Region within the State of California. The amount of available credits for the region is based on 4.4% of the total credits available.	
Other	public - federal	Admin and Planning Economic Development Public Improvements Public Services	0	0	0	0	CDBG Allocation received for COVID-19 response. The amount expected for the remainder of the Consolidated Plan is unable to be forecasted based on available data.	

Draft

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	266,000	0	0	266,000	1,064,000	The City will apply for the State Permanent Local Housing Allocation Program (PLHA). This is an annual entitlement funded through the State. The first grant application year is 2020.
Other	public - state	Acquisition Homebuyer assistance Homeowner rehab Housing	2,150,000	0	0	2,150,000	400,000	Grant administered by California HCD for mortgage assistance and owner-occupied housing rehabilitation for Federal Disaster Declaration DR-4382. A projection of program funds to be awarded during year 1 of ConPlan is \$2,150,000. Projected balance for remainder of ConPlan is \$400,000 in reuse funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public-local	Acquisition Admin and Planning Economic Development Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements	0	0	0	0	900,000	The Affordable Housing Loan Fund is a locally administered resource that can be used for affordable housing purposes.

Draft

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	100,000	0	0	100,000	400,000	The Low- and Moderate-Income Housing Asset Fund includes real property assets acquired by the former Redding Redevelopment Agency for low- and moderate-income housing purposes. A conservative estimate of \$100,000 in program income is generated annually.
Other	public - local	Homeowner rehab Housing	140,000	0	0	140,000	200,000	The Housing Revolving Loan Fund (RLF) portfolio is generates program income from loans made in prior years. The \$2 million portfolio generates approximately \$50,000 per year.

Table 50 - Anticipated Resources

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

The City maintains approximately \$17.04 million in match credit according to the HOME match credit report submitted for Federal Fiscal Year 2018. Due to the Presidential Disaster Declaration on August 4, 2018, for the Carr Wildfire (FEMA-4382-DR), the City was granted a 100 percent match reduction for the periods of October 1, 2018 through September 30, 2019 and October 1, 2019 through September 30, 2020. Match credit resources anticipated for the 2020-24 ConPlan period include resources managed by the City 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 received through the State of California Housing Community Development is used for homebuyer assistance loans as well as owner-occupied housing rehabilitation loans. The City also administers the Low- and Moderate-Income Housing Asset Fund (LMIHAF), which includes property assets acquired by the former Redding Redevelopment Agency for low- and moderate-income housing purposes. The City also administers the Affordable Housing Loan Fund (AHLF), which has been established to further support the development and rehabilitation of affordable housing budget. These resources can be utilized in conjunction with HOME and CDBG funds to preserve and create affordable housing in the City.

The City also intends to acquire matching resources through development partnerships to leverage project-based private contributions and to provide eligibility for other funding programs related to improving and increasing the stock of transitional housing as well as affordable rental and owner-occupied housing.

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

In accordance with the 2020-28 Action Program outlined in the most recent publication of the City's Housing Element, the City intends to market the City-owned parcels. As the Successor Housing Agency of the former Redding Redevelopment Agency, it is anticipated that development partnerships will be solicited through an RFP or RFQ process to carry out the redevelopment envisioned by the plan. All development activity will be in accordance with maintaining applicable affordability covenants to ensure ongoing affordability for extremely low- and low-income households.

Discussion

Not Applicable.

Draft

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
REDDING	Government	Economic Development Homelessness Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
COMMUNITY REVITALIZATION AND DEVELOPMENT CORPORATION (CRDC)	CHDO	Ownership Rental	Jurisdiction
Veterans Resource Center	Non-profit organizations	Homelessness public services	Region
County of Shasta	Government	Homelessness Planning	Region
Economic Development Corporation	Subrecipient	Economic Development Planning	Jurisdiction
FAITHWORKS! COMMUNITY COALITION	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Legal Services of Northern California	Non-profit organizations	Non-homeless special needs public services	Region
NORTHERN VALLEY CATHOLIC SOCIAL SERVICES	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PEOPLE OF PROGRESS	Subrecipient	Homelessness Non-homeless special needs public services	Jurisdiction
Shasta Senior Nutrition Program	Subrecipient	Homelessness Non-homeless special needs public services	Jurisdiction
YMCA	Subrecipient	Non-homeless special needs public services	Jurisdiction
Empire Hotel Alcoholic Rehabilitation Center	Subrecipient	Homelessness Non-homeless special needs public services	Jurisdiction
Youth Violence Prevention Council of Shasta County	Subrecipient	Non-homeless special needs public services	Jurisdiction
SHASTA WOMEN'S REFUGE	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Shasta County Child Abuse Prevention Coordinating Council	Subrecipient	Homelessness Non-homeless special needs public services	Jurisdiction
Shasta Continuum of Care Council	Continuum of care	Homelessness Non-homeless special needs Planning	Region
SHASTA COMMUNITY HEALTH CENTER	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Superior California Economic Development, Inc.	Subrecipient	Economic Development Non-homeless special needs public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The success of the strategy outlined in this document will be the result of the dedicated efforts of many different individuals and groups in the City and will be based upon the availability of funding sources.

The primary players consist of a variety of government bodies, various nonprofit service delivery groups, and local business entities. There is a strong tradition of cooperation between these parties evidenced by the many affordable housing programs and projects already in existence in the City. During the next five-year period, it is likely that new affordable housing units 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.

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 also continue to provide rental assistance to the very-low-income population and to special groups in conjunction with supportive housing-related programs. The City has an established delivery system for housing-related programs, operating both the RHA and its HCD division.

Among the identified gaps in the institutional delivery system, one of the primary issues continues to be the instability of funding to address the needs of the LMI population, along with the instability of funding to adequately address the comprehensive issues related to homeless prevention and intervention. In particular, the lack of funding stability affects organizations in the private sector that are a part of the institutional delivery system. Longevity and program stability among private non-profit organizations are directly affected by the fluctuations in funding received through government entities at the local, state, and federal levels. Likewise, local governments are adversely affected by the instability of funding, which directly affects staffing resources and program sustainability. Additionally, economic factors in the local market compound the effective delivery of affordable housing services. For example, many LMI homebuyers who have qualified for program assistance have difficulty acquiring homes within their price range due to limited inventory and high competition with investors for that segment of the housing market. The cost of land and construction also inhibits affordable housing development, which is further compounded by fluctuating resources and the complex regulations associated with government subsidies.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

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

Service delivery among providers meet the needs of homeless persons by addressing immediate needs, such as, health and safety, resource connectivity, or community advocacy. Local Federally Qualified Health Centers provide medical intervention specific to homeless individuals and families. A mobile medical van, administered by Shasta Community Health Center, is placed in various locations that homeless patients can access. The van offers medical treatment and connectivity with non-medical resources. Local mental health providers and law enforcement, collaborate outreach efforts to connect with chronically homeless individuals as a target population. Local CoC funded housing programs target resources to house chronically homeless individuals and homeless families with children. Homeless individuals, homeless families with children and displaced victims of domestic violence are offered emergency shelter and ongoing program connectivity extending beyond the shelter stay. All homeless individuals and families are screened for veteran status and referred to the U.S. Department of Veterans Affairs (VA), the Shasta County Veterans Service Officer (VSO), or the Veterans Resource Center (VRC). With the presence of HUD VASH in our community, the VA collaborates with the Continuum of Care to target homeless outreach efforts. Resource connectivity centered around VA benefits is coordinated by the VSO. Both the VA and VRC offer case management to homeless veterans and their families through advocacy regarding homeless needs.

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

Local service providers with a target population or specialized service offer their due diligence to screen clientele for homeless and special needs status. Most providers offer a specialized approach when homeless individuals and families are identified. More providers are participating each year in the Homeless Management Information System, which offers strengthened connectivity and a “one-stop” approach for referral coordination. Local system delivery gaps lie in a lack of general housing case management to assist this population during the homeless period, and beyond housing placement. Homeless individuals and families are in need of assistance to access resources that would meet their individual needs. Local providers collaborate well in sharing information to leverage resources; however, the presence alone of these resources is not as effective without assistance to navigate. Even though a very small number of housing case management systems exist, they are targeted for specifically defined sub populations, and not for the primary population identified in annual Point-In-Time count numbers. The childless adult individual without a disabling condition is the primary profile of homelessness in the City of Redding. Few resources exist for this profile, creating a vital need for housing case management.

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

To the extent that the City is able, program strategies and operational activities must be adapted according to the funding issues that affect all sectors of the institutional delivery system. This includes streamlining program delivery activities and adapting existing programs to meet tangible goals that are compatible with the available funding. Moreover, the City must continue to strengthen partnerships with public and private entities to leverage funding, while seeking other grants and financial resources, in order to meet the jurisdiction’s needs for affordable housing and vital community services.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2020	2024	Affordable Housing		Affordable Housing	CalHome Disaster: \$500,000 Revolving Loan Fund: \$250,000	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 325 Household Housing Unit
2	New Construction (Owner and Rental Units)	2020	2024	Affordable Housing		Affordable Housing	HOME: \$5,300,000 Section 108: \$2,500,000 AHLF: \$900,000 CalHome Disaster: \$650,000 LMIHAF: \$500,000	Rental units constructed: 150 Household Housing Unit Homeowner Housing Added: 15 Household Housing Unit
3	Homebuyer Assistance	2020	2024	Affordable Housing		Affordable Housing	CalHome Disaster: \$1,000,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted
4	Economic Development	2020	2024	Non-Housing Community Development		Employment and Economic Development Services	CDBG: \$250,000 Section 108: \$1,000,000	Businesses assisted: 60 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Prevention and Intervention	2020	2024	Homeless Non-Housing Community Development		Homeless Prevention and Emergency Services Special Needs Housing and Supportive Services	CDBG: \$250,000 LMIHAF: \$50,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 12 Beds Homelessness Prevention: 500 Persons Assisted
6	Community Development (Non-Housing)	2020	2024	Non-Housing Community Development		Homeless Prevention and Emergency Services Public Facility and Infrastructure Improvement	CDBG: \$625,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name Housing Rehabilitation	Goal Description It is the City's goal to preserve and improve the existing affordable housing stock by providing housing rehabilitation assistance for income-qualifying owner-occupied units and for rental units for low- and moderate-income households. Through various programs administered by the City, housing rehabilitation for owner-occupied units will be made available to approximately 325 income-qualifying households during the 2020-24 ConPlan period. Such projects may include loans for moderate/substantial rehabilitation as well as loans or grants for minor or emergency home repair projects. Rental rehabilitation projects will vary according to the types of rehabilitation projects that are identified during the planning period, along with the actual program revenues available for these projects. It is projected that approximately ten rental units will be rehabilitated during the 2020-24 ConPlan period.
2	Goal Name New Construction (Owner and Rental Units)	Goal Description It is the City's goal to increase the local affordable housing stock through the development of newly constructed ownership units and through the creation of new rental units. The goal is to develop an average of 30 rental units per year and create a total of 15 ownership units by the end of the 2020-24 ConPlan period. It should be noted that production is related to the development opportunities that become available along with the actual funding and program income revenues received during the five-year planning period.
3	Goal Name Homebuyer Assistance	Goal Description It is the City's goal to increase homeownership opportunities for low- and moderate-income households by providing homebuyer assistance to households earning below 80 percent of the Area Median Income (AMI). Given the availability of program income and other revenues to support this activity, the City anticipates serving at least five homebuyers per year during the 2020-24 ConPlan period.
4	Goal Name Economic Development	Goal Description It is the City's goal to facilitate economic growth and sustainability through the support of microenterprise development activities or other projects that benefit the low- and moderate-income population in its jurisdiction.

5	Goal Name	Homeless Prevention and Intervention
	Goal Description	It is the City's goal to address homelessness issues within its jurisdiction through planning activities including participation in, and ongoing support for, the local Continuum of Care. It is anticipated that public service activities that address homelessness through intervention and preventive services will also be considered during the 2020-24 ConPlan period.
6	Goal Name	Community Development (Non-Housing)
	Goal Description	It is the City's goal to serve high-risk and special-needs populations within its jurisdiction through its public service activities and through infrastructure/facility improvement activities.

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

While it is the City's goal to preserve and increase the affordable housing stock within its jurisdiction through the rehabilitation of existing units and through the creation of new units, it should be noted that actual production is directly related to the development opportunities that become available during the 2020-24 ConPlan period along with the actual funding and program revenues that are received during this period. Through the creation of ownership units and new rental units, it is anticipated that a minimum of 165 units of affordable housing will be developed, which includes a projected distribution of 30 extremely low-income units (<30% AMI); 45 low-income units (31% to 50% AMI) and 75 moderate-income units (51% to 80% AMI). It is also anticipated that eight extremely low-income households will be provided housing through the development of transitional housing during the ConPlan period.

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

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

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

Activities to Increase Resident Involvements

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

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

N/A

Plan to remove the ‘troubled’ designation

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

Draft

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

Barriers to Affordable Housing

Many public policy choices can have a negative effect on affordable housing. The most obvious policies that are detrimental to the supply of affordable housing units are local and federal regulatory constraints that drive up the cost of affordable housing production. Government imposed regulations such as stringent building codes, locally imposed development impact fees, and other items including direct project cost and time delays all increase-building costs. Other constraints that can drive costs up are local land use controls (e.g. zoning code requirements), reduction of available funding (both governmental and private capital), available sites for construction (less expensive parcels may have building constraints that make them more expensive to develop), and general real estate prices. Other constraints that are beyond the control of local government are the costs and availability of capital, labor and materials.

As detailed in the City's Housing Element of the General Plan, the City has instituted a number of mechanisms that provide considerable flexibility in its regulations that reduce the potential governmental constraints to the construction of affordable housing. These include, but are not limited to:

- Density Bonus regulations that allow for waivers of and modifications to the City's development standards in addition to allowing additional units to be constructed
- The use of Zoning Exceptions and variances from Zoning Code provisions
- Density increase provisions that reduce per unit development costs
- Use of Planned Development regulations that allow each development to establish its own unique development standards

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As indicated earlier and as detailed in the City's Housing Element of the General Plan, the City has instituted a number of mechanisms that provide considerable flexibility in its regulations that reduce the potential governmental constraints to the construction of affordable housing. These include, but are not limited to:

- Density Bonus regulations that allow for waivers of and modifications to the City's development standards
- The use of Zoning Exceptions and variances from Zoning Code provisions
- Density increase provisions that reduce per unit development costs
- Use of Planned Development regulations that allow each development to establish its own unique development standards

SP-60 Homelessness Strategy – 91.215(d)

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

Outreach to homeless persons in the ConPlan is consistent with the analysis and outreach to the homeless population as contained within the City's Housing Element and as defined by government code. The City's Housing Element analysis includes: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

Through the efforts of the Northern California Continuum of Care (NorCal CoC) estimates have been developed that address the requirements of state law to the extent feasible. The NorCal CoC coordinating body includes the City and the counties of Shasta, Lassen, Plumas, Sierra, Siskiyou, Del Norte, and Modoc.

NorCal CoC activity within the jurisdiction includes continuing outreach collaboration with the U.S. Department of Veterans Affairs, Shasta County Mental Health, the Redding Police Department, local shelter staff, and private nonprofits. Unsheltered individuals, including chronically homeless individuals and families, were surveyed for their needs. Homeless persons are surveyed through two separate methods. The first is through an annual HUD-required Point-in-Time (PIT) count of homeless persons who are sheltered in emergency shelters and transitional housing or unsheltered on a single night in January. The second survey is a year-round survey using the Homeless Management Information System (HMIS). Data collected these surveys offer study into the individual needs of the unsheltered population. Ongoing connectivity offers resource connection and housing case management to the unsheltered population. Additional alignment with the strategic plan's contribution to outreach includes the presence of mental health staff and veteran's service providers reaching out to the sheltered population.

Addressing the emergency and transitional housing needs of homeless persons

Emergency shelters within our jurisdiction have an active role with the NorCal CoC. Shelter directors participate regularly in community dialogue about emergency shelter and housing needs. In line with strategic plan goals, emergency housing was expanded and developed for homeless women with children. Shelter directors work closely with the City and the CoC to regularly revisit the evolution of needs for this population. HUD CoC funds, leveraged with City resources, annually support the local Transitional Housing project for homeless families with children. Additionally aligning with strategic plan goals, community partners support the stabilization and transition of these families with in-kind contributions and assistance with on-site life-skill classes.

The law also requires that each jurisdiction address community needs and available resources for special housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

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

Strategic plan goals support the transition of homeless sub-populations into permanent housing. Chronically homeless individuals with a severe and persistent mental illness have 30 dedicated scattered site units that are subsidized by CoC Supportive Housing Project (SHP) funds. Community collaboration facilitates entry into the permanent housing project through an outreach and screening process lead by our local Federally Qualified Health Center. Homeless families with children are offered transitional housing opportunity with permanent housing placement services. This HUD CoC funded project works together with the City to leverage resources needed to expand or individualize permanent housing placement support. The Good News Rescue Mission offers emergency shelter along with supportive services including housing transition plans for the chronically homeless. One SAFE Place, a local nonprofit organization, provides victims of domestic violence and sexual assault with shelter and the resources needed for safety, healing, and recovery.

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

Strategic plan goals contribute to the support of homeless prevention. Individuals being discharged from a publicly funded institution are recognized as having a high risk of homelessness. The CoC transitional housing project for homeless families with children practices strategic plan goals for housing placement and support prior to discharge. With recent implementation of Assembly Bill 109, offenders released from prison to finish their sentence in alternative custody programs were identified as extremely high risk of becoming or remaining homeless. City of Redding collaboration with the Shasta County Community Corrections Partnership (CCP) offered a plan for permanent housing and support. Funding allocation and resource leverage offered opportunity for the design and implementation of a housing program dedicated for this discharging population. Offenders released from prison or discharging from drug and alcohol facilities had no formal housing placement plan beyond friends, family or independent

success. CCP efforts were able to address employment, education, health, social services and housing. With a current housing retention rate over 90%, strategic plan goals contribute greatly to the success of this population post discharge.

Draft

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

Actions to address LBP hazards and increase access to housing without LBP 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 2020-24 ConPlan period. Furthermore, project funds are allocated specifically for the testing and remediation of lead-based paint hazards on applicable projects.

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

As shown in the following CPD Map regarding the percent of rental housing built before 1980, there is a potential for lead-based paint hazards throughout a number of the LMI census tracts and locations where rental assistance voucher use tends to be centralized. Given the age of the housing supply, the City endeavors to assess and remediate this risk through its rehabilitation and rental assistance program activities. Housing activities within the City's jurisdiction are assessed for lead-based paint risk and remediation to reduce the risk of lead poisoning by inhabitants.

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

The City's Housing Division provides lead-based paint assessment and abatement grants on rehabilitation loans. This project is funded with anticipated revolving loan funds. In addition, as indicated above, all units under contract with the RHA for rental assistance are inspected for lead-based paint hazards, which must be alleviated by the landlord prior to unit approval. According to the following CPD Map regarding Voucher concentration, the City's actions towards lead-based paint remediation through its inspection of units participating in the rental assistance program has a great deal of impact in reducing lead-based paint hazards in the community.

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

Jurisdiction Goals, Programs and Policies for reducing 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 2020-24 ConPlan period, the City intends to dedicate CDBG funding towards microenterprise support and retention activities for microenterprises, as well as secure a Section 108 loan to provide for economic opportunities in the Downtown Redding area.

The City has successfully pursued Federal economic development funding to finance the development of three area 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. The goal of these activities is to end the familial cycle of poverty, abuse, and crime before it reaches another generation.

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

Despite the wide variety of identified needs within the City, programs and services are limited by the resources available locally and by the funding allocations received directly from federal and state resources annually. A comprehensive approach towards addressing housing and basic needs of lower-income families, particularly families striving to overcome poverty, requires partnerships with

community partners and other organizations to address both the individual and the community-level factors that are associated with poverty. Given the resources available to the City's Housing Division in particular, it is anticipated that programs administered during the 2020-24 ConPlan period will be focused on housing needs and programs that serve special needs and high-risk populations in order to make the greatest impact on reducing poverty. In particular, housing activities such as the Family Self Sufficiency program; the development and support for transitional housing for veterans and for homeless families with children; focusing funding for public service activities on programs that provide mentorship, education, or emergency support to at-risk populations; and affordability covenants that protect the ongoing affordability of housing units are examples of how the City's housing program activities can directly and indirectly address poverty reduction within its jurisdiction.

The City will maintain its collaborations with local housing and supportive service providers. The City has over 45 years of experience providing housing and public services to the City's citizens. It is important that the City continue to work collaboratively with all of the community's service agencies and housing providers. 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.

Draft

SP-80 Monitoring – 91.230

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

The City currently uses various administrative mechanisms to track and monitor progress of its HUD-funded housing and community development projects and activities. The goal is to ensure that the ConPlan-related programs and activities are carried out in a timely manner in accordance with Federal regulations and other statutory or regulatory requirements. In addition to ensuring long-term program compliance, the primary monitoring goals of the City are to provide, reinforce, or augment the community's ConPlan performance. Equally important, the City monitors all funds received from HUD on a regular basis for progress toward meeting objectives set forth in this document.

As the primary agent for the City, the Housing Division is involved with the day-to-day administration and coordination of funded programs and related activities. All programs that the City operates itself are subject to internal monthly reporting requirements. The reports will continue to be reviewed by the Housing Division's administrative staff. The City will report as often as is statutorily required to all outside funding sources regarding the use of individual program funds.

The City is familiar with and follows the requirements for minority business outreach and recruitment for federally assisted projects. These guidelines will continue to be included in all contracts which the City administers utilizing Federal funding. In addition, Request for Proposals (RFPs) and contracts are scrutinized to ensure compliance with HUD and local procurement requirements, including equal opportunity and employment, nondiscrimination, etc. Subrecipient contracts require verification of eligibility and substantiation of all pertinent information and activities. Project agreements contain language requiring periodic and annual monitoring of activities for financial and programmatic compliance. The reviews incorporate an evaluation of the following: timeliness of delivery of performance goals, appropriate and prompt expenditures, Federal program eligibility of those benefiting from the project, Davis-Bacon requirements, and Housing Quality Standards, etc. Findings and results for federally funded projects are annually reported to HUD in the City's Consolidated Annual Performance and Evaluation Report (CAPER). In addition, other reports dealing with Federal requirements, such as Minority Business Enterprises (MBE) and Section 3 compliance, are submitted to HUD annually.

Projects carried out by subrecipient organizations are monitored regularly and are required to submit program data, no less than quarterly, as a condition of funding reimbursement for eligible project expenses. Other efforts include ongoing communication with subrecipients through the provision of on-site fiscal and technical assistance. Frequent telephone contacts, written communications, analysis of reports and annual audits, and administrative and environmental guidance by City staff provide a basis for review and monitoring. All subrecipients must comply with 2 CFR Part 200 and the Single Audit Act

requirements as applicable. Single audits must comply with Federal auditing requirements that dictate extensive reporting of financial resources and schedules, internal controls, etc. All deficiencies identified are reviewed and resolved by the agencies involved prior to project closeout. Given the staffing limitations and the funding available for program administration, site visits are conducted on an as-needed basis as determined or indicated by subrecipient performance, which is monitored throughout the program year.

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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 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.

In addition, the City of Redding receives funding resources from the reuse accounts established for the California Department of Housing and Community Development's CalHome Program (CalHome) from 2011 and 2012 funding agreements. Recently, the City of Redding was awarded \$2,150,000 in CalHome Disaster Assistance to assist disaster victims with mortgage assistance and owner-occupied rehabilitation projects. The City continues to pursue additional grant funds through the State of California, including CDBG-Disaster Recovery (DR) and CDBG-Mitigation

(MIT) opportunities to assist in disaster recovery and resiliency efforts within our community.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	760,624	275,000	1,035,624	2,800,000	Entitlement funds received through the Community Development Block Grant annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	463,955	250,000	0	713,955	2,600,000	Funds received as a Participating Jurisdiction (PJ) received through the annual allocation of HOME funds as well as a conservative projection of program income received.
HUD-VASH	public - federal	Housing	325,969	0	0	325,969	1,303,876	The Redding Housing Authority, a component unit of the City, is allocated 65 HUD-VASH to assist veterans seeking housing within the jurisdiction.
LIHTC	public - federal	Multifamily rental new construction	0	0	0	0	0	Developers within the City of Redding compete for tax credits as part of the Northern Region within the State of California. The amount of available credits for the region is based on 4.4% of the total credits available.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108	public - federal	Acquisition Admin and Planning Economic Development Housing Multifamily rental new construction Public Improvements	0	0	0	0	3,500,000	It is anticipated that funding through a Section 108 loan for local projects that will benefit the LMI population will be requested during the 2020-24 ConPlan period.
Section 8	public - federal	Housing	7,863,395	0	0	7,863,395	31,453,580	The Redding Housing Authority has a total of 1,568 Housing Choice Vouchers allocated for use in our jurisdiction.
Tax Credits	public - state	Multifamily rental new construction	0	0	0	0	0	Developers within the City of Redding compete for tax credits as part of the Northern Region within the State of California. The amount of available credits for the region are based on 4.4% of the total credits available.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Economic Development Public Improvements Public Services	447,450	0	0	447,450	671,175	The amount expected for the remainder of the Consolidated Plan is forecasted based on current allocation.
Other	public - state	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	266,000	0	0	266,000	1,064,000	The City will apply for the State Permanent Local Housing Allocation Program (PLHA). This is an annual entitlement funded through the State. The first grant application year is 2020.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Admin and Planning Housing Other	0	0	0	0	The City of Redding intends to apply for ESG funds for homeless prevention, rapid re-housing, and HMIS related activities during the 2015-19 ConPlan period.	
Other	public - local	Acquisition Admin and Planning Economic Development Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements	0	0	0	0	The Affordable Housing Loan Fund is a locally administered resource that can be used for affordable housing purposes.	

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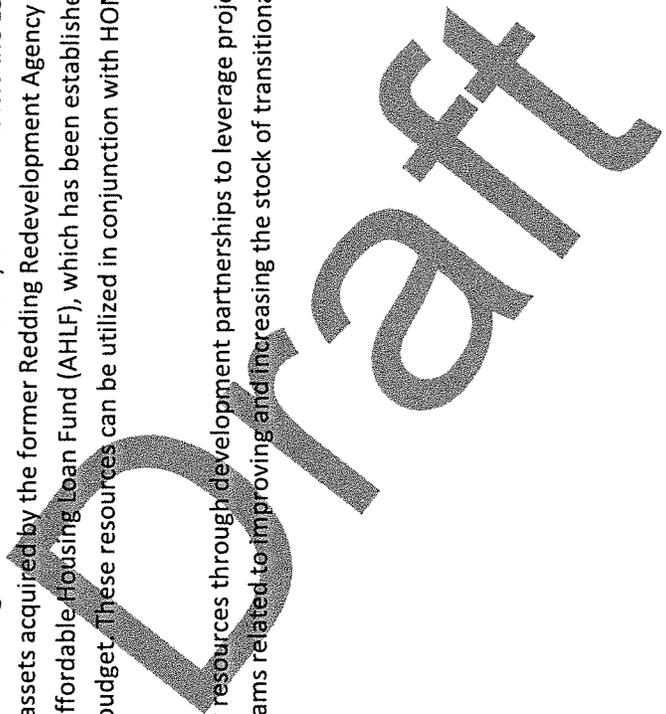
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	100,000	0	0	100,000	400,000	The Low- and Moderate-Income Housing Asset Fund includes real property assets acquired by the former Redding Redevelopment Agency for low- and moderate-income housing purposes. A conservative estimate of \$100,000 in program income is generated annually.
Other	public - local	Homeowner rehab Housing	140,000	0	0	140,000	200,000	The Housing Revolving Loan Fund (RLF) portfolio is generates program income from loans made in prior years. The \$2 million portfolio generates approximately \$50,000 per year.

Table 54 - Expected Resources – Priority Table

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

The City maintains approximately \$17.04 million in match credit according to the HOME match credit report submitted for Federal Fiscal Year 2018. Due to the Presidential Disaster Declaration on August 4, 2018, for the Carr Wildfire (FEMA-4382-DR), the City was granted a 100 percent match reduction for the periods of October 1, 2018 through September 30, 2019 and October 1, 2019 through September 30, 2020. Match credit resources anticipated for the 2020-24 ConPlan period include resources managed by the City 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 received through the State of California Housing Community Development is used for homebuyer assistance loans as well as owner-occupied housing rehabilitation loans. The City also administers the Low- and Moderate-Income Housing Asset Fund (LMIHAF), which includes property assets acquired by the former Redding Redevelopment Agency for low- and moderate-income housing purposes. The City also administers the Affordable Housing Loan Fund (AHLF), which has been established to further support the development and rehabilitation of affordable housing budget. These resources can be utilized in conjunction with HOME and CDBG funds to preserve and create affordable housing in the City.

The City also intends to acquire matching resources through development partnerships to leverage project-based private contributions and to provide eligibility for other funding programs related to improving and increasing the stock of transitional housing as well as affordable rental and owner-occupied housing.



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

In accordance with the 2020-28 Action Program outlined in the most recent publication of the City's Housing Element, the City intends to market the City-owned parcels. As the Successor Housing Agency of the former Redding Redevelopment Agency, it is anticipated that development partnerships will be solicited through an RFP or RFQ process to carry out the redevelopment envisioned by the plan. All development activity will be in accordance with maintaining applicable affordability covenants to ensure ongoing affordability for extremely low- and low-income households.

Discussion

Not Applicable.

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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	CDBG: \$310,000 Revolving Loan Fund: \$180,000	Rental units constructed: 2 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 158 Household Housing Unit
2	New Construction (Owner and Rental Units)	2015	2019	Affordable Housing		Affordable Housing	HOME: \$1,000,000 LIHTC: \$1,250,000	Rental units constructed: 12 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit
3	Homebuyer Assistance	2015	2019	Affordable Housing		Affordable Housing	HOME: \$50,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Economic Development	2015	2019	Non-Housing Community Development		Employment and Economic Development Services Public Facility and Infrastructure Improvement	CDBG: \$50,000	Businesses assisted: 12 Businesses Assisted
5	Homeless Prevention and Intervention	2015	2019	Homeless Non-Housing Community Development		Homeless Prevention and Emergency Services Special Needs Housing and Supportive Services	CDBG: \$20,000 LMIHAF: \$60,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 12 Beds Homelessness Prevention: 100 Persons Assisted
6	Community Development (Non-Housing)	2015	2019	Non-Housing Community Development		Homeless Prevention and Emergency Services Public Facility and Infrastructure Improvement Special Needs Housing and Supportive Services	CDBG: \$240,000	

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	It is the City's goal to preserve and improve the existing affordable housing stock by providing housing rehabilitation assistance for income-qualifying owner-occupied units and for rental units for low and moderate-income households. It is the City's goal to rehabilitate four units of rental housing per year. It is also anticipated that approximately three owner occupied units will be rehabilitated through its moderate/substantial housing rehabilitation program and 155 owner-occupied units will be rehabilitated through its minor rehabilitation programs.
2	Goal Name	New Construction (Owner and Rental Units)
	Goal Description	It is the City's goal to increase the local affordable housing stock through the development of 12 new rental units per year and three homeownership units per year. It should be noted that production is related to the development opportunities that become available along with the actual funding and program income revenues received during the program year.
3	Goal Name	Homebuyer Assistance
	Goal Description	It is the City's goal to increase homeownership opportunities for low- and moderate-income households by providing homebuyer assistance to households earning below 80 percent of the Area Median Income (AMI). Given the availability of program income and other revenues to support this activity, the City anticipates serving at least five homebuyers per year. It should be noted that the amount of homebuyer assistance provided by the City is directly related to the funding and program income received during the program year to support this activity.
4	Goal Name	Economic Development
	Goal Description	It is the City's goal to facilitate economic growth and sustainability through the support of microenterprise development activities or other projects that benefit the low- and moderate-income population in its jurisdiction.
5	Goal Name	Homeless Prevention and Intervention
	Goal Description	It is the City's goal to address homelessness issues within its jurisdiction through planning activities including participation in, and ongoing support for, the local Continuum of Care Council. It is anticipated that public service activities that address homelessness through intervention and preventive services will also be considered during the program year.
6	Goal Name	Community Development (Non-Housing)
	Goal Description	It is the City's goal to serve high-risk and special-needs populations within its jurisdiction through its public service activities and through infrastructure/facility improvement activities.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects are anticipated for the 2020-21 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.

Projects

#	Project Name
1	Housing Rehabilitation, New Construction, and/or Mortgage Assistance
2	Housing Management Services
3	HOME General Admin
4	CDBG General Admin
5	Senior Minor Repair Program
6	Emergency Repair Program
7	Lead-Based Paint Remediation Program
8	ADA Curb Ramps 2020-21
9	Annual Loan Payment - Section 108
10	Planning and Homeless Prevention
11	EDC of Shasta County Microenterprise Support and Retention Program
12	Faithworks Transitional Housing Program
13	NVCSS - Community Care Fund
14	One Safe Place Emergency Shelter
15	Youth Options of Shasta County - Youth Peer Court
16	Shasta CAPCC Parent Partner Program
17	Block 7

Table 56 – Project Information

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

The activities selected for program year 2020-21 include those that address underserved needs as identified through the Needs Assessment and through the citizen participation process. Projects are prioritized according to the priority needs as indicated in SP-25 of this ConPlan. Although the need for affordable housing in general along with a means for addressing the housing needs of special-needs and high-risk populations, common constraints towards addressing these priority areas includes 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 towards addressing the housing needs in the community through a variety of homeowner, rental, and new construction programs. In addition, the City recognizes that meeting the priority needs as identified in the ConPlan requires community-level involvement and a reliance on local resources as well. The City has dedicated the maximum allowable allocation of CDBG funds for public service activities and infrastructure improvement projects to provide a comprehensive approach towards addressing underserved needs. The projects 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. Despite the funding obstacles indicated earlier, staff will adjust the quantity and scope of projects accordingly in order to adequately address these needs given the means available.

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AP-38 Project Summary
Project Summary Information

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1	Project Name	Housing Rehabilitation, New Construction, and/or Mortgage Assistance
	Target Area	
	Goals Supported	Housing Rehabilitation New Construction (Owner and Rental Units) Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$260,000 HOME: \$50,000
	Description	Using a combination of HOME funds, HOME Program Income, and various funding resources, provide low-interest and deferred loans and grants 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.
	Target Date	7/1/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is difficult to determine the actual number of families to be assisted as the cost of each project on average may range from \$500-\$100,000.
	Location Description	City of Redding
	Planned Activities	The planned activities are small, medium and large rehabilitation projects and mortgage assistance for homebuyers.
2	Project Name	Housing Management Services
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$290,000
	Description	This administrative activity supports housing rehabilitation programs and reasonable administrative costs eligible under 24 CFR 570.205 and 570.206.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	This administrative activity supports housing rehabilitation, affordable housing development, preservation, and loan servicing.
	Location Description	City of Redding
	Planned Activities	Activities include loan servicing, compliance monitoring, data collection, rehabilitation project management and affordable housing development.
3	Project Name	HOME General Admin
	Target Area	
	Goals Supported	Housing Rehabilitation New Construction (Owner and Rental Units) Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$71,390
	Description	This administrative activity supports the administrative costs associated with the HOME Program. Amount includes projected grant allocation and program income 10% administrative cap.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This administrative activity supports the HOME program.
	Location Description	City of Redding
	Planned Activities	Eligible grant administration activities include annual compliance monitoring, grant management, and contract administration.
4	Project Name	CDBG General Admin
	Target Area	
	Goals Supported	Housing Rehabilitation Homebuyer Assistance Economic Development Homeless Prevention and Intervention Community Development (Non-Housing)

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$152,124
	Description	General administration of CDBG program including subrecipient monitoring, planning, data collection, program management and annual reporting.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable, administration project.
	Location Description	City of Redding
	Planned Activities	Administrative activities including grant management, subrecipient monitoring and oversight, and strategic planning.
5	Project Name	Senior Minor Repair Program
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	Revolving Loan Fund: \$60,000
	Description	Grants to LMI senior homeowners that require minor property rehabilitation related to health and safety hazards or code violations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	60 LMI senior households
	Location Description	City of Redding
	Planned Activities	Minor property repairs for LMI seniors that do not have financial resources to complete the repairs.
6	Project Name	Emergency Repair Program
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing

	Funding	Revolving Loan Fund: \$60,000
	Description	Provision of low-interest and deferred loans to LMI homeowners, including manufactured/mobile homeowners, and small grants to investor owners that benefit rental units of LMI tenants.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20 LMI households
	Location Description	City of Redding
	Planned Activities	Financing to fix basic health and safety issues for LMI homeowners. 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.
7	Project Name	Lead-Based Paint Remediation Program
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$20,000
	Description	Lead-Based paint assessment and abatement grants will be provided as a companion to housing rehabilitation loans on eligible projects.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	One
	Location Description	City of Redding
	Planned Activities	Lead-Based Paint remediation on eligible projects.
8	Project Name	ADA Curb Ramps 2020-21
	Target Area	
	Goals Supported	Community Development (Non-Housing)
	Needs Addressed	Public Facility and Infrastructure Improvement

	Funding	CDBG: \$29,406
	Description	Installation of ADA compliant curb ramps.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Individuals with disabilities in LMI neighborhoods will benefit from the ADA curb ramp installations.
	Location Description	City of Redding
	Planned Activities	Install ADA curb ramps within eligible areas of the City of Redding to provide safe and accessible travel for disabled residents.
9	Project Name	Annual Loan Payment - Section 108
	Target Area	
	Goals Supported	Economic Development Community Development (Non-Housing)
	Needs Addressed	Affordable Housing Employment and Economic Development Services Public Facility and Infrastructure Improvement
	Funding	CDBG: \$115,000
	Description	Annual loan payment for the Section 108 Loan received during 2020-21 action plan year.
	Target Date	6/1/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of Redding
	Planned Activities	Economic development activity that results in job creation.
10	Project Name	Planning and Homeless Prevention
	Target Area	
	Goals Supported	Homeless Prevention and Intervention
	Needs Addressed	Homeless Prevention and Emergency Services

	Funding	CDBG: \$10,000 LMIHAF: \$10,000
	Description	The City will actively participate in the administration of the NorCal Continuum of Care (Norcal CoC) by providing funding for the Coordinating Lead Agency.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Over 700 people on average are homeless each year during the NorCal CoC Point in Time Count.
	Location Description	City of Redding
	Planned Activities	NorCal CoC planning and implementation activities.
11	Project Name	EDC of Shasta County Microenterprise Support and Retention Program
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Employment and Economic Development Services
	Funding	CDBG: \$50,000
	Description	The Kick Start Microenterprise Support Program provides scholarships to LMI entrepreneurs for mentoring services and memberships to the Shasta Venture Hub. Services 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, sales, access to capital and networking.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	17 scholarships to LMI entrepreneur households.
	Location Description	777 Auditorium Drive, Redding, California 96001
	Planned Activities	Scholarships for mentoring, education, and facility membership will be offered to LMI entrepreneurs for microenterprise support and retention.

12	Project Name	Faithworks Transitional Housing Program
	Target Area	
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing Homeless Prevention and Emergency Services
	Funding	CDBG: \$25,000
	Description	Faithworks provides transitional housing with supportive services for homeless veterans and families. CDBG funds will pay for personnel and operating costs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of households that will benefit from these services is 120.
	Location Description	Francis Court I and II: 2825 West Street, 1920 Linden Avenue, and 889 July Way, Redding, California.
Planned Activities	The 18 to 24 month program will assist homeless households to achieve self-sufficiency and independence. Services include information and referral linkages, collaboration with local service providers, comprehensive case management, group and peer support groups, substance abuse recovery services, referral and support, on-site life skills and budgeting education and credit repair support.	
13	Project Name	NVCSS - Community Care Fund
	Target Area	
	Goals Supported	Homeless Prevention and Intervention
	Needs Addressed	Homeless Prevention and Emergency Services
	Funding	CDBG: \$20,000
	Description	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 and administration expenses for the program.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	90 LMI households
	Location Description	Scattered sites within the City of Redding.
	Planned Activities	Supportive services and no-interest loans to LMI households to assist with move-in expenses.
14	Project Name	One Safe Place Emergency Shelter
	Target Area	
	Goals Supported	Homeless Prevention and Intervention
	Needs Addressed	Special Needs Housing and Supportive Services
	Funding	CDBG: \$25,000
	Description	Shasta Women's Refuge, dba One Safe Place, provides emergency shelter, support, education and safety to victims of domestic violence and sexual abuse.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	305 adults and children in need of emergency shelter
	Location Description	The Sierra Center located on Benton Drive, Redding, California.
	Planned Activities	One Safe Place (OSP) provides emergency shelter and supportive services to victims of domestic violence and sexual abuse. The shelter is available 24 hours a day, 365 days per year. Services include meals, essential needs, transportation, access to medical services, case management, crisis intervention, support and educational groups for social and emotional development.
15	Project Name	Youth Options of Shasta County -Youth Peer Court
	Target Area	
	Goals Supported	Community Development (Non-Housing)
	Needs Addressed	Special Needs Housing and Supportive Services
	Funding	CDBG: \$25,000

	Description	Youth Peer Court 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 Youth/Peer Court personnel.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	140 youth will be offered peer court services.
	Location Description	1700 Pine Street, Redding, California
	Planned Activities	Mentoring and peer court services offered to youth respondents.
16	Project Name	Shasta CAPCC Parent Partner Program
	Target Area	
	Goals Supported	Community Development (Non-Housing)
	Needs Addressed	Homeless Prevention and Emergency Services
	Funding	CDBG: \$19,093
	Description	The Shasta Child Abuse Prevention Coordinating Council (CAPCC) Parent Partner Program assists at-risk families to achieve basic needs, decrease homelessness and/or substandard housing, and increase parenting capacity.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program will serve 25 at-risk households.
	Location Description	Services will be provided at 3609 Bechelli Lane, Redding, California
	Planned Activities	Supportive services will help to identify and connect high-risk households to resources such as affordable housing, utility assistance, food, clothing, transportation, and evidence-based parenting education.
17	Project Name	Block 7
	Target Area	

Goals Supported	Economic Development Community Development (Non-Housing)
Needs Addressed	Employment and Economic Development Services Public Facility and Infrastructure Improvement
Funding	HOME: \$1,500,000 LIHTC: \$34,000,000 Section 108: \$3,500,000
Description	
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	City of Redding - Downtown Core -1407 California Street
Planned Activities	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.

AP-50 Geographic Distribution – 91.220(f)

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

The City of Redding invests its CDBG and HOME resources on a Citywide bases. Funding allocation considerations will utilize this Consolidated Plan and the City’s Housing Element to prioritize the direction of assistance to ensure they benefit low- and moderate-income households. Specific investments will be determined on a case-by-case basis to address the needs specified in the Housing Element and this 2015-2019 Consolidated Plan.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Redding invests its CDBG and HOME resources on a citywide 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.

Although the city maintains an interest in focusing resources in the 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.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

It is the ongoing objective of the City to work toward 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 target 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 number 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 2020-21 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 quality-built and quality-managed housing projects can be a benefit not only to the targeted resident population, but also to the neighborhood in which it is situated.

One Year Goals for the Number of Households to be Supported	
Homeless	210
Non-Homeless	165
Special-Needs	305
Total	680

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	66
Rehab of Existing Units	66
Acquisition of Existing Units	0
Total	132

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

Discussion

During the 2020-21 program year, the City intends to support the NorCal Continuum of Care administratively, further its predevelopment partnership with FaithWORKS! for transitional housing services, finalize the PC Redding development of 19 units of special-needs housing and assist in the completion of a plethora of other new construction affordable housing in the community. In addition, at least 1500 households per month will be served through the City's HCV program; its housing rehabilitation and homebuyer assistance activities; and through its partnership with local developers.

Draft

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

Draft

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

Introduction

As described in Sections PR-10 and SP-60, annual goals are consistent with strategic plan goals and the ongoing efforts of the City of Redding Homeless Continuum of Care Council (CoC).

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

Consistent with the efforts described in SP-60, efforts to collaborate with community partners throughout the program year. Continuum of Care activity within the jurisdiction will include outreach collaboration with the U.S. Department of Veterans Affairs, Shasta County Mental Health, the Redding Police Department, local shelter staff and private non-profits. Unsheltered individuals, including chronically homeless individuals and families, have been surveyed for their needs. Data collected from the independent survey offers study into the individual needs of the unsheltered population. Ongoing connectivity offers resource connection and housing case management to the unsheltered population. Additional alignment with the strategic plan's contribution to outreach includes the presence of mental health staff and veteran's service providers reaching out to the sheltered population.

Addressing the emergency shelter and transitional housing needs of homeless persons

As indicated in the five-year strategic goals described in SP-60, emergency shelters within our jurisdiction have an active role with the City of Redding CoC. Shelter directors participate regularly in community dialogue about emergency shelter and housing needs. Shelter directors work closely with the City of Redding and the CoC to regularly revisit the evolution of needs for this population. HUD CoC funds, leveraged with City of Redding resources, annually support the local Transitional Housing project for homeless families with children. Annual goals will continue to align with strategic plan goals, as community partners support the stabilization and transition of these families with in-kind contributions and assistance with on-site life-skill classes. During the program year, Pathways to Housing, Inc. will rehabilitate a facility purchased from the Redding Housing Authority to house homeless, medically fragile individuals transitioning out of local hospitals.

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

As indicated in SP-60, chronically homeless individuals with a severe and persistent mental illness have 34 dedicated scattered site units that are subsidized by CoC Supportive Housing Project (SHP) funds. Community collaboration facilitates entry into the permanent housing project through an outreach and screening process lead by our local Federally Qualified Health Center. Homeless families with children are offered transitional housing opportunity with permanent housing placement services. This HUD CoC funded project works together with the City of Redding to leverage resources needed to expand or individualize permanent housing placement support. The Good News Rescue Mission offers emergency shelter along with supportive services including housing transition plans for the chronically homeless. As indicated above, Pathways to Housing during the Action Plan period, will rehabilitate their facility purchased from Redding Housing Authority and offer transitional, supportive housing services to homeless, medically fragile individuals transitioning out of local medical facilities.

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

Consistent with the strategic plan goals described in SP-60, annual plan goals contribute to the support of homeless prevention. Individuals being discharged from a publicly funded institution are recognized as having a high risk of homelessness. The CoC transitional housing project for homeless families with children practices strategic plan goals for housing placement and support prior to discharge. With recent implementation of Assembly Bill 109, offenders released from prison to finish their sentence in alternative custody programs were identified as extremely high risk of becoming or remaining homeless. City of Redding collaboration with the Shasta County Community Corrections Partnership (CCP) offered a plan for permanent housing and support. Funding allocation and resource leverage offered opportunity for the design and implementation of a housing program dedicated for this discharging population. Offenders released from prison or discharging from drug and alcohol facilities had no formal housing placement plan beyond friends, family or independent success. CCP efforts were able to address employment, education, health, social services and housing. With a current housing retention rate over 90%, strategic plan goals contribute greatly to the success of this population post discharge.

Discussion

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

Introduction:

As indicated earlier, 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. All housing development activities undertaken within the City are subject to review for consistency with the City's General Plan and its adopted development policies. In cases of conflict between the ConPlan and the General Plan, the policies of the General Plan will prevail.

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

Consistent with the information provided in Section SP-55, 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.

Discussion:

The City Housing Department will continue to work with the City's Planning Department as well as its community partners to identify and continue steps towards ameliorating barriers to affordable housing, as appropriate. The State of California is also taking active steps toward removing barriers to housing production, including the relaxing of regulations for Accessory Dwelling Units in communities.

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 2020-24 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 2020-21 program year. In particular, public service activities recommended for this program year include *emergency food and referral services; transitional housing and shelter services; youth and family mentoring and support services; substance abuse recovery services; and housing loan fund services*. Other projects selected that will address underserved needs at a broader level include microenterprise development activities as well as ADA compliant facility improvements that will provide greater access to community resources by the disabled population. Additionally, the City will complete a revision to its 2016 Analysis of Impediments to Fair Housing Document, in order to ensure that all individuals have fair access to affordable housing opportunities and services within the City of Redding.

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 2020-21 program year as follows:

- In accordance with rental and ownership housing rehabilitation goals established in the ConPlan, the City intends to rehabilitate units annually.
- The City also intends to collaborate with local for-profit and not-for-profit developers to meet its affordable housing new construction goals 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 Program.
- Also during the 2013-14 program year, the City committed \$1,500,000 of HOME funds to assist

in the development of a 55-unit multi-family project targeting extremely low, very low and low-income households. As part of the development, the housing facility will also provide, at no cost to its residents, a variety of supportive services and life-skills programs. This project may involve funding leveraged from multiple sources including Mental Health Services Act funds, Federal Home Loan Bank Affordable Housing Program funds, Low-Income Housing Tax Credit program funds, and private funds. The total development cost of the project is estimated to be \$16.5 million. Securing this level of financing is complicated given the multiple funding sources, and it is anticipated that construction of the project will be initiated during the 2015-16 program year.

- Additional projects that are anticipated for the 2020-21 program year include partnerships with the local CHDO and other local nonprofit organizations to expand the availability of rental units.
- Finally, it is also anticipated that at least 1,633 vouchers per month will be provided through the Section 8 Rental Assistance program.

Actions planned to reduce lead-based paint hazards

All units under contract with the RHA are inspected at lease-up and thereafter on an annual 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 2020-21 program year. Furthermore, CDBG Revolving Loan Funds will be allocated specifically for the testing and remediation of lead based paint hazards on applicable projects.

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 2020-21 program year, \$50,000 in CDBG funding will be allocated to microenterprise support and retention activities.

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 above, a portion of 2020-21 CDBG funding is proposed to assist *three* 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.

Actions planned to develop institutional structure

The success of the strategy outlined in the ConPlan will be the result of the continued dedicated efforts of the many different individuals and groups in the Redding community as identified in the 2020-21 ConPlan.

The City, as well as other communities across the nation, faces increasingly diverse needs in the community with limited resources to implement the goals and objectives identified in the ConPlan. However, the City remains dedicated to maximizing those 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 2020-21 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 Redding Housing Authority 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 over 40 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.

During 2020, the City, in collaboration with providers of services to persons suffering from chronic and persistent mental illness in the Redding community, will continue to facilitate the development of an affordable housing project that meets eligibility requirements to receive funding from the State Mental Health Services Act.

As stated earlier, during 2020-21 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, and the Shasta Humanity Project to name a few of the participants.

Discussion:

Program Specific Requirements

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

Introduction:

The CDBG program does not anticipate additional program income. 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 \$700,000 available for public service activities, economic development activities, eligible infrastructure and ADA activities, housing rehabilitation administration, and general administrative activities.

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
Total Program Income:	3,500,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**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:

The City shall invest all recaptured funds within three years of receipt pursuant to Health & Safety Code Section 33413. This shall assure an equal number of units, as removed from the program, are made available to persons of the same income levels. 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 citywide with priority given to neighborhoods designated for revitalization.

DISCUSSION:

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.

Draft

Appendix - Alternate/Local Data Sources

Certificates and SF-424D

Survey

Section 108 Loan Application

Citizen Participation Plan - Draft

ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE City Manager
APPLICANT ORGANIZATION City of Redding	DATE SUBMITTED April 24, 2020

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

Date

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature of Authorized Official

Date

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official

Date

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

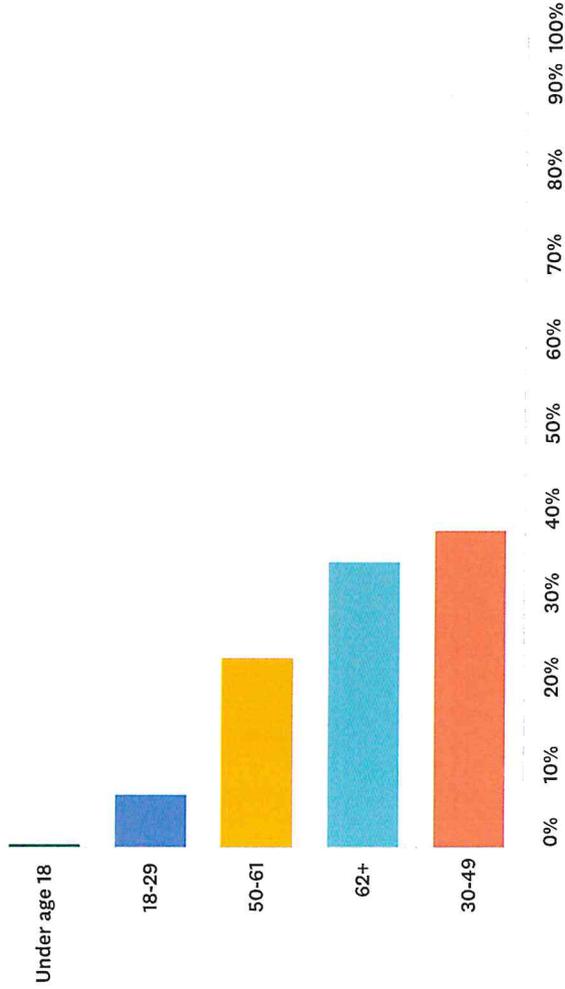
INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Q1 Please select your age range?

Answered: 241 Skipped: 1

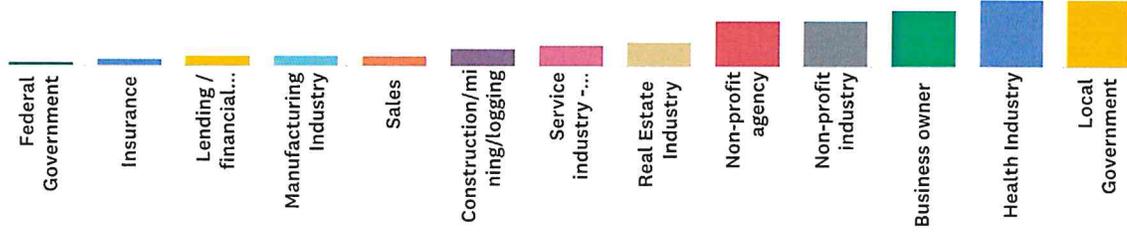


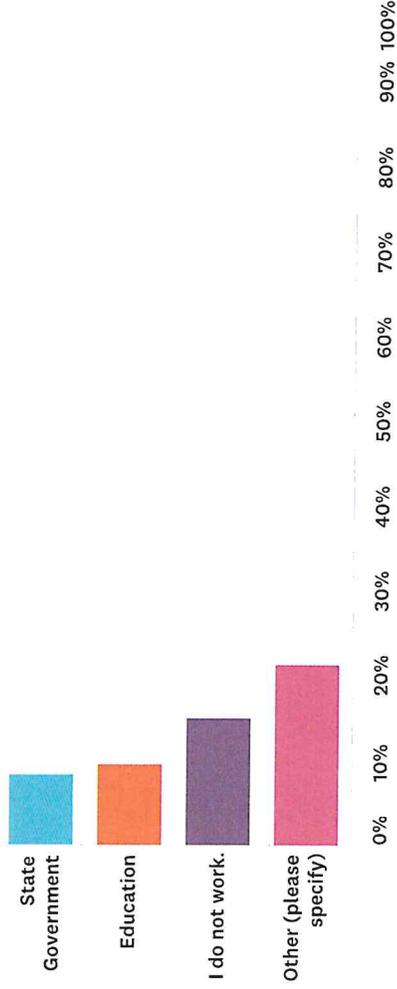
ANSWER CHOICES

ANSWER CHOICES	RESPONSES
Under age 18	1
18-29	15
50-61	54
62+	81
30-49	90
TOTAL	241

Q2 In what industry or type of organization do you work?

Answered: 240 Skipped: 2





ANSWER CHOICES

ANSWER CHOICES	RESPONSES
Federal Government	1
Insurance	2
Lending / financial services	3
Manufacturing Industry	3
Sales	3
Construction/mining/logging	5
Service industry - hospitality, recreational or leisure	6
Real Estate Industry	7
Non-profit agency	13
Non-profit industry	13
Business owner	16
Health Industry	19
Local Government	19
State Government	20
Education	23
I do not work.	36

Other (please specify)

21.25%

51

TOTAL

240

#	OTHER (PLEASE SPECIFY)	DATE
1	Farming	5/19/2019 2:43 PM
2	Retired but involved in Redding community	5/19/2019 2:08 PM
3	retired from Public Health	1/20/2019 6:48 PM
4	Prefer not to say.	1/16/2019 8:15 PM
5	Disabled	1/16/2019 8:04 PM
6	self employed therapist	1/16/2019 5:31 PM
7	Student	1/16/2019 1:50 PM
8	retired engineer	1/16/2019 12:06 PM
9	Retired but heavily volunteered	1/15/2019 4:17 PM
10	Behavioral Health with a Rancheria	1/14/2019 10:52 AM
11	At&T	1/14/2019 9:55 AM
12	Disabled	1/13/2019 9:49 PM
13	retired	1/12/2019 8:35 PM
14	Retired	1/12/2019 5:18 PM
15	Retired from education	1/12/2019 4:53 PM
16	Transportation	1/12/2019 4:49 PM
17	Design	1/12/2019 2:23 PM
18	MARRIAGE AND FAMILY THERAPIST	1/12/2019 1:45 PM
19	Retired/part time Political Consultant	1/12/2019 12:49 PM
20	I a retired teacher	1/12/2019 12:29 PM
21	Religious	1/12/2019 9:57 AM
22	retired from non-profit social services	1/12/2019 9:51 AM
23	Attorney	1/12/2019 1:41 AM
24	High Tech	1/12/2019 1:00 AM
25	retired	1/11/2019 10:44 PM
26	Therapy/counseling	1/11/2019 9:39 PM

2020-2024 Consolidated Plan Survey

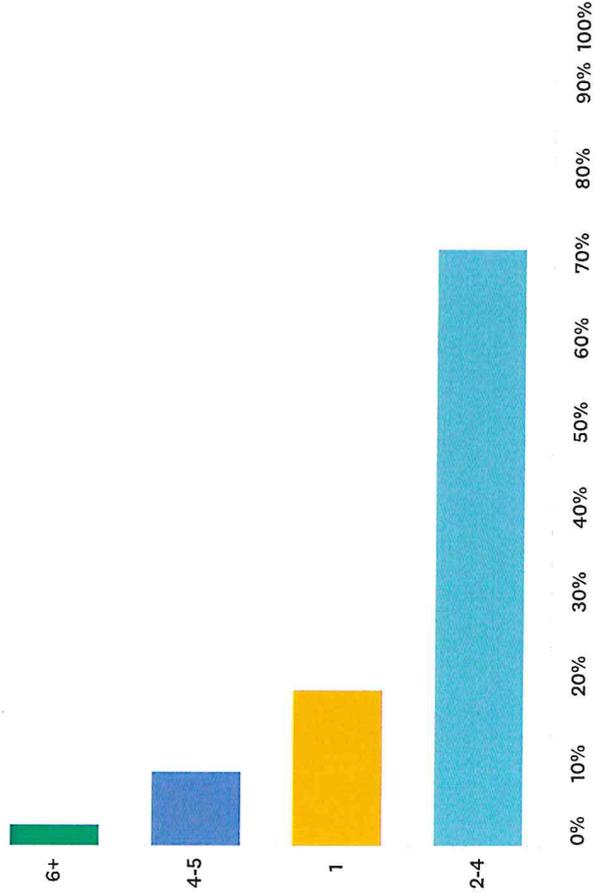
Housing and Community Development Needs Assessment

Survey Monkey

27	Retail IT	1/11/2019 8:55 PM
28	Retired	1/11/2019 7:37 PM
29	retired utility company wokerr	1/11/2019 7:31 PM
30	Engineering Consultant	1/11/2019 7:01 PM
31	Currently looking for web development job	1/11/2019 6:51 PM
32	Public Safety, retired	1/11/2019 6:42 PM
33	Retired Educator	1/11/2019 6:35 PM
34	Retired	1/11/2019 6:29 PM
35	Retired	1/11/2019 6:22 PM
36	use to be business owner	1/6/2019 9:34 AM
37	Engineering	9/26/2018 7:50 PM
38	Electrical Engineering	9/4/2018 7:03 PM
39	Retired	8/31/2018 3:08 PM
40	Retired	8/30/2018 5:14 AM
41	Retired	8/29/2018 11:07 PM
42	RETIRED	8/29/2018 8:21 PM
43	Retired	8/29/2018 7:57 PM
44	Territory Manager	8/29/2018 7:22 PM
45	Retired	8/29/2018 5:23 PM
46	Retired	8/29/2018 5:18 PM
47	Environmental Services	8/29/2018 5:00 PM
48	retired	8/29/2018 3:33 PM
49	Accounting/Clerical	8/29/2018 2:21 PM
50	Retired Teacher	8/29/2018 2:09 PM
51	Legal	8/29/2018 2:00 PM

Q3 What is the number of persons in your household

Answered: 240 Skipped: 2

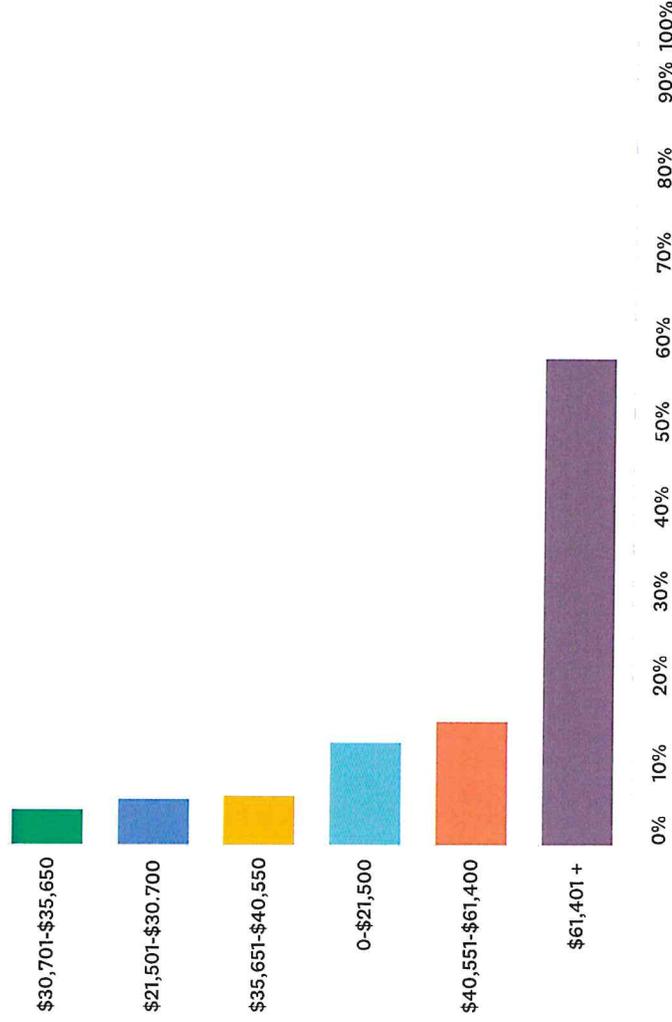


ANSWER CHOICES

6+	2.50%	6
4-5	8.75%	21
1	18.33%	44
2-4	70.42%	169
TOTAL		240

Q4 What is your household income?

Answered: 238 Skipped: 4



ANSWER CHOICES

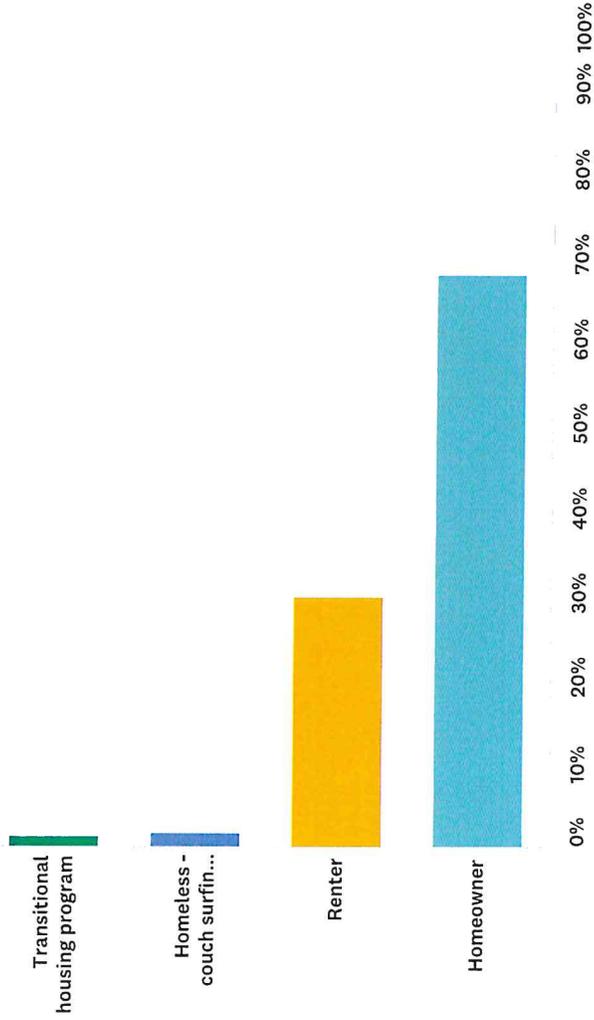
\$30,701-\$35,650	10
\$21,501-\$30,700	13
\$35,651-\$40,550	14
0-\$21,500	29
\$40,551-\$61,400	35
\$61,401 +	137
TOTAL	238

RESPONSES

4.20%	10
5.46%	13
5.88%	14
12.18%	29
14.71%	35
57.56%	137
	238

Q5 Which of the following best describes your housing status?

Answered: 241 Skipped: 1

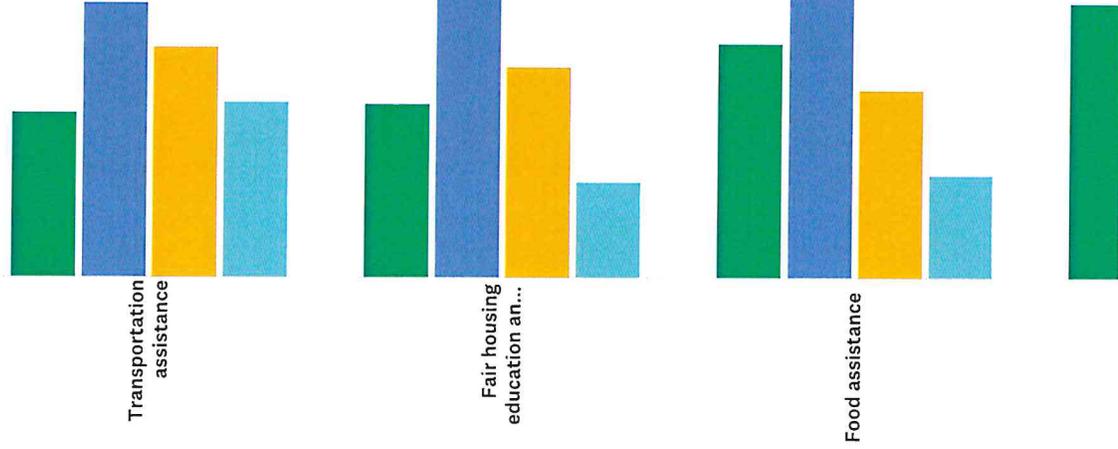


ANSWER CHOICES

ANSWER CHOICES	RESPONSES
Transitional housing program	3
Homeless - couch surfing, living-in-car, on the street or unsheltered	4
Renter	71
Homeowner	163
TOTAL	241

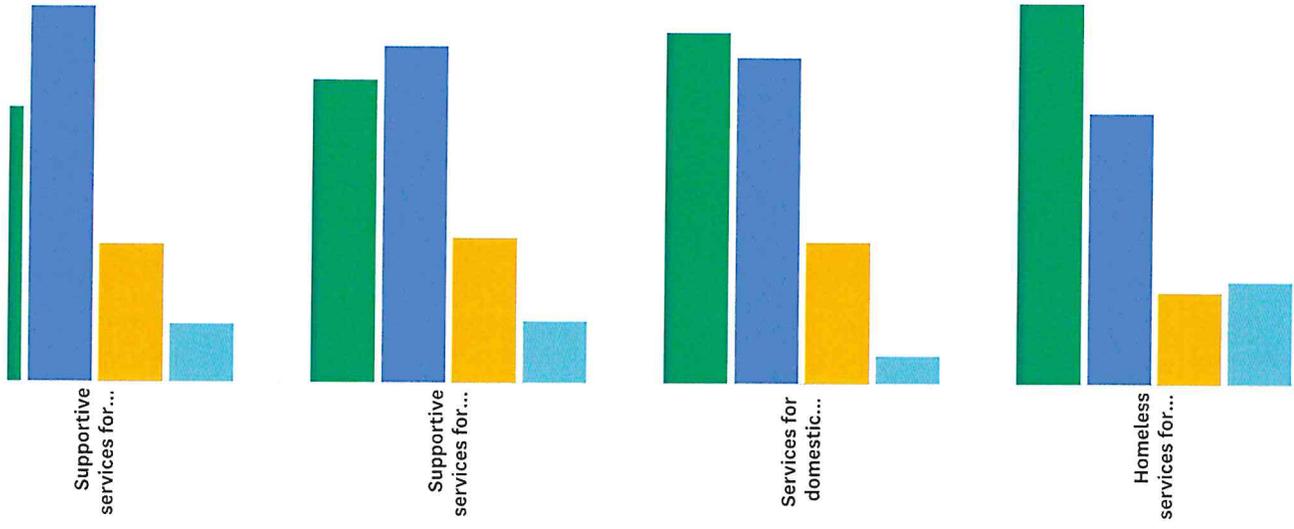
Q6 Please rank the following PUBLIC SERVICES needed in Redding over the next 3-5 years.

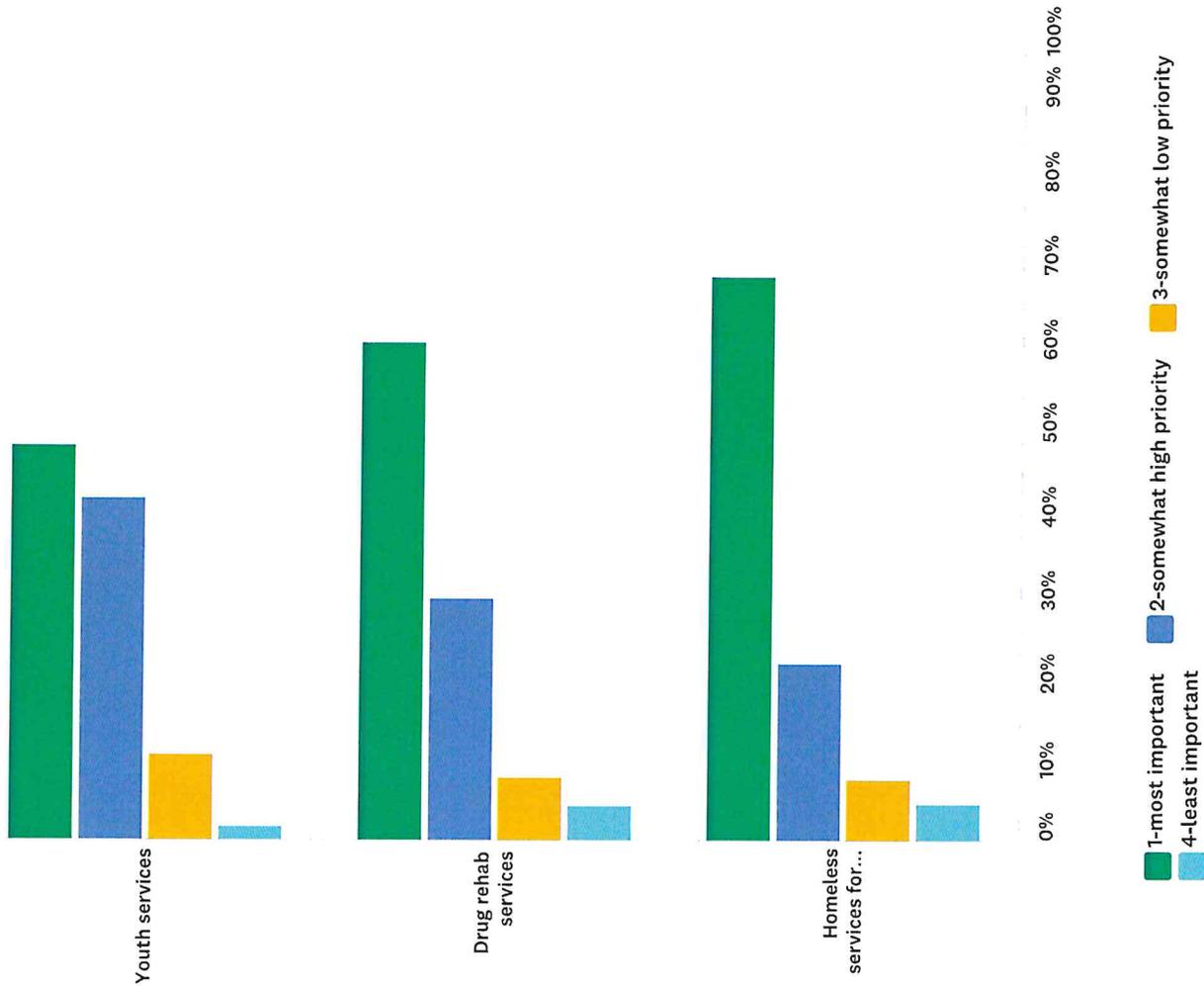
Answered: 239 Skipped: 3



2020-2024 Consolidated Plan Survey

Housing and Community Development Needs Assessment





Housing and Community Development Needs Assessment

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Survey Monkey

	1-MOST IMPORTANT	2-SOMEWHAT HIGH PRIORITY	3-SOMEWHAT LOW PRIORITY	4-LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Transportation assistance	19.48% 45	32.47% 75	27.27% 63	20.78% 48	231	2.49
Fair housing education and services	20.52% 47	43.23% 99	24.89% 57	11.35% 26	229	2.27
Food assistance	27.71% 64	38.10% 88	22.08% 51	12.12% 28	231	2.19
Supportive services for transitional housing	32.33% 75	44.40% 103	16.38% 38	6.90% 16	232	1.98
Supportive services for permanent supportive housing	35.78% 83	39.66% 92	17.24% 40	7.33% 17	232	1.96
Services for domestic violence survivors	41.45% 97	38.46% 90	16.67% 39	3.42% 8	234	1.82
Homeless services for individuals or couples	45.02% 104	32.03% 74	10.82% 25	12.12% 28	231	1.90
Youth services	47.11% 106	40.89% 92	10.22% 23	1.78% 4	225	1.67
Drug rehab services	59.32% 140	28.81% 68	7.63% 18	4.24% 10	236	1.57
Homeless services for families	67.38% 157	21.03% 49	7.30% 17	4.29% 10	233	1.48

OTHER (PLEASE SPECIFY)

	DATE
1 Senior housing for homeless women and pets	5/19/2019 2:08 PM
2 emergency shelter	3/28/2019 2:33 AM
3 mental health services	1/16/2019 5:31 PM
4 We need to STOP criminalizing the poor	1/16/2019 1:50 PM
5 Services for fire victims would be good	1/15/2019 7:42 AM
6 actual housing	1/14/2019 11:20 AM
7 Un-permitted camping on public or private property has to be limited to less than 24 hours. Enforcement of that is priority #2 - just behind youth support. Please do not allow our beautiful community to have homeless camps in plain sight.	1/13/2019 10:05 AM
8 There are already domestic violence assistance	1/12/2019 8:20 PM
9 Mental health services is first and foremost	1/12/2019 7:37 PM

Housing and Community Development Needs Assessment 2020-2024 Consolidated Plan Survey

Survey Monkey

10	Strengthen law enforcement and fire protection	1/12/2019 4:53 PM
11	Supporting Low Income Youth and Education for low income youth	1/12/2019 4:12 PM
12	Immediate rehab & use of downtown Redding vacant motels/buildings for homeless	1/12/2019 12:49 PM
13	More clothing resources and day programs for the mentally ill	1/12/2019 12:46 PM
14	We desperately need more Mental health services for our homeless.	1/12/2019 10:37 AM
15	Mental health services	1/12/2019 2:30 AM
16	better green public transportation, more focus on solar energy, stopping all clear cutting and letting trees grow old and fire resistant, using fema disaster money for no kill animal shelter.Reducing environmental footprint by building multiple family housing units and stopping sprawl.	1/12/2019 1:19 AM
17	mental health services	1/11/2019 10:40 PM
18	People who work minimum wage jobs are at the mercy of employers who constantly cut or change their hours, making planning for childcare and transportation impossible. Redding desperately needs good reliable public transportation, USABLE bike lanes (not the hodge podge of disconnected lanes we now have. We also need sidewalks that continue and will actually take you to and through areas people most want to go. Ever tried walking from Target to Walmart? A nightmare. Also, get real and put ports potties and trash cans out for homeless people, and have shelters that are NOT run by organizations with a religious agenda like the good new law rescue mission. I have clients who are or have been homeless and they HATE the pressure they are put under to attend Christian based services when they go there. That happens whether the people who run the place say it does or not. It's a violation of people's freedom of religion that the only shelter is aggressively Christian. Take a look at the tiny house communities going up in Oregon in Eugene and Medford. People can have their own spaces but also have access to community facilities for laundry, shower and cooking. Much more respectful of their human need for privacy. Get some imagination Redding!!	1/11/2019 9:39 PM
19	Support for low income Senior housing	1/11/2019 7:45 PM
20	that transitional housing has the most efficient effect	1/11/2019 7:37 PM
21	Homelessness is impacting my business	1/11/2019 7:31 PM
22	Mental Health Housing	1/11/2019 6:42 PM
23	Better bus service in Anderson and outlining areas.	1/11/2019 6:22 PM
24	Stopping Bethel Church in Redding, California from buying up all the apartments and houses and kicking families out on the street with no where to go and jacking the rent up so they can't afford it.They are contributing to the growing homeless problem in the City of Redding by doing so. Just so there students can have a place to live.	1/11/2019 6:08 PM
25	services to support vs punish mental health home less self medicating. More housing for them to stabilize.	1/6/2019 9:34 AM
26	Mental Health Services	8/29/2018 7:57 PM
27	Larger jail	8/29/2018 7:22 PM
28	Accessible low income housing for deaf or hard of hearing	8/29/2018 7:15 PM
29	incarceration, even temporary like a paddy wagon.	8/29/2018 3:54 PM
30	Stop transients from destroying our parks, library and neighborhoods.	8/29/2018 3:02 PM

31 A safe place for homeless to spend their day when mission is closed.

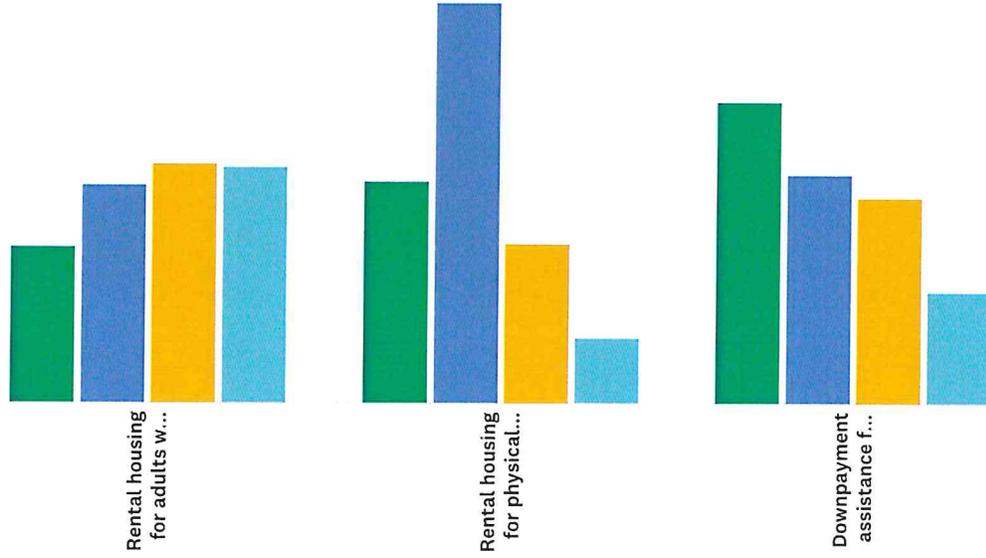
8/29/2018 2:07 PM

32 All is important...i want to prioritize but it's all imperative....

8/29/2018 2:05 PM

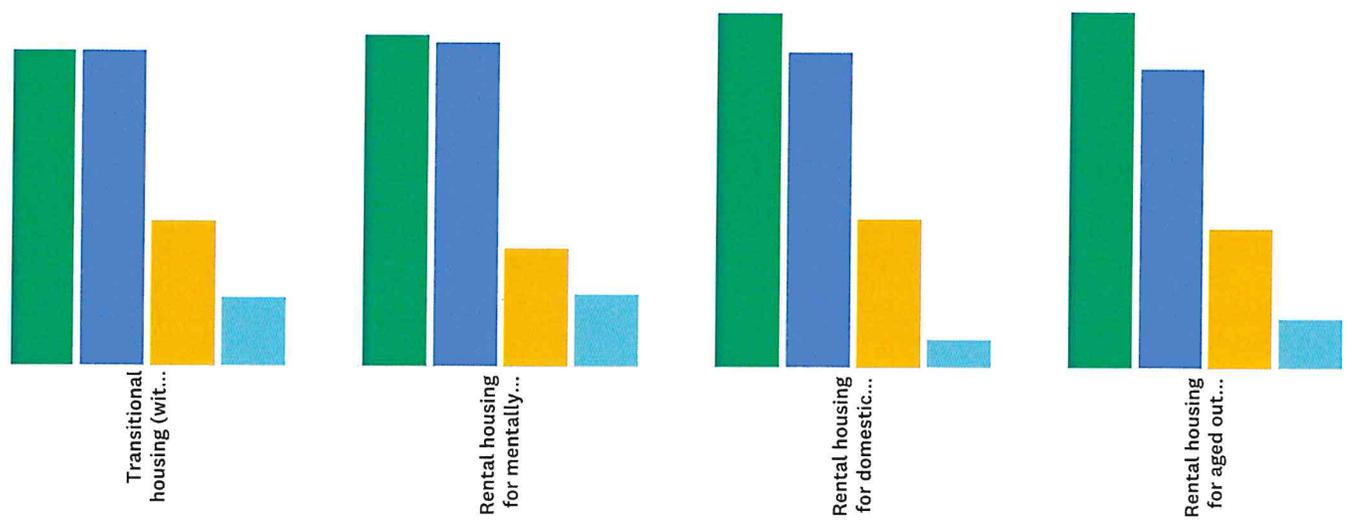
Q7 What types of AFFORDABLE HOUSING opportunities should be a priority (given the current housing stock available for each population type) in Redding in the next 3-5 years?

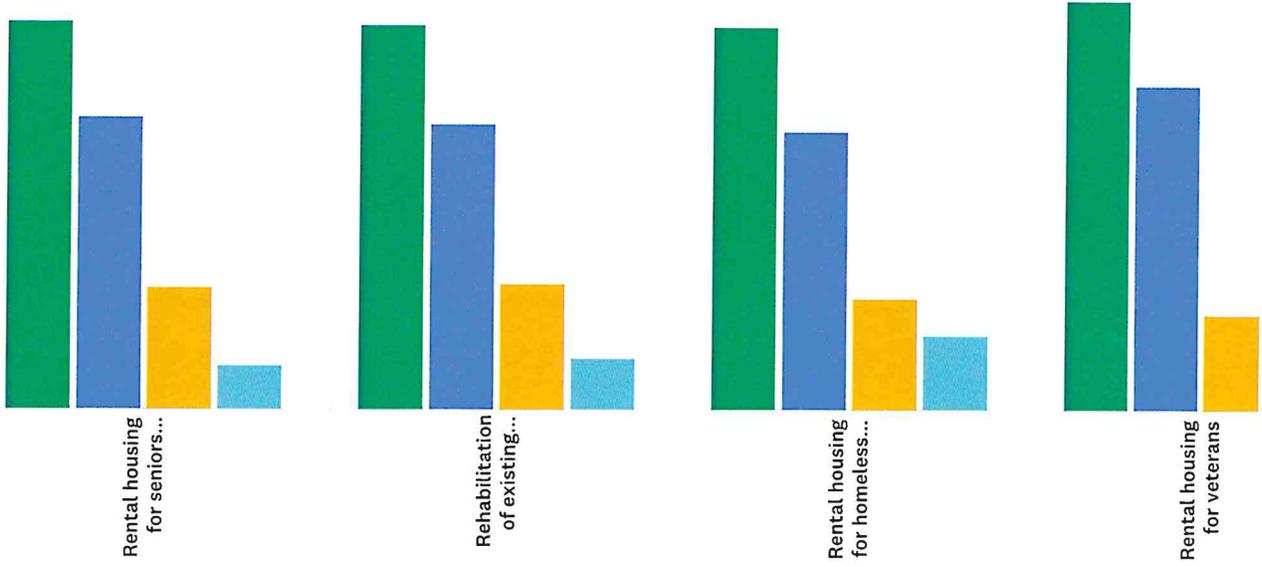
Answered: 238 Skipped: 4

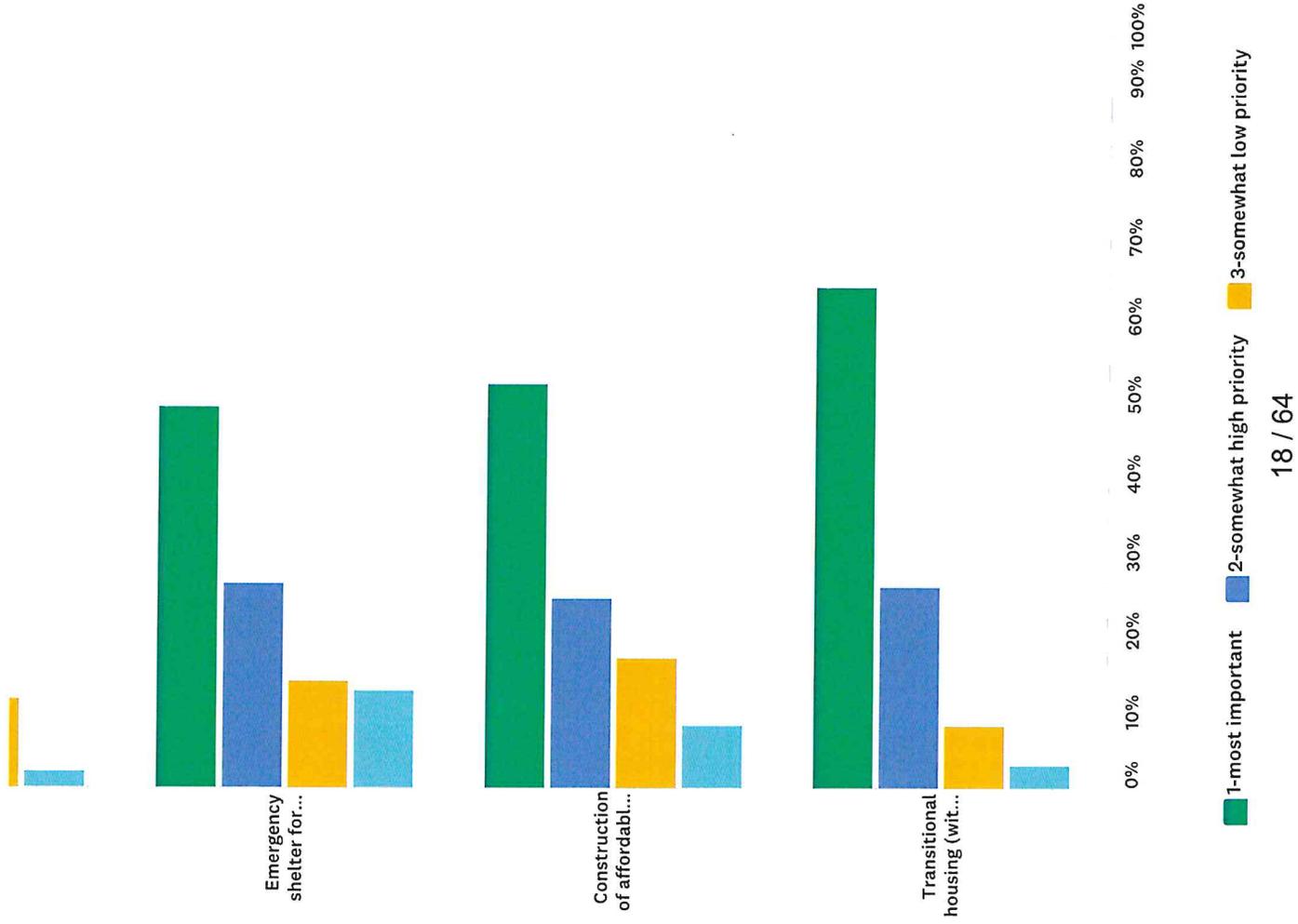


2020-2024 Consolidated Plan Survey

Housing and Community Development Needs Assessment





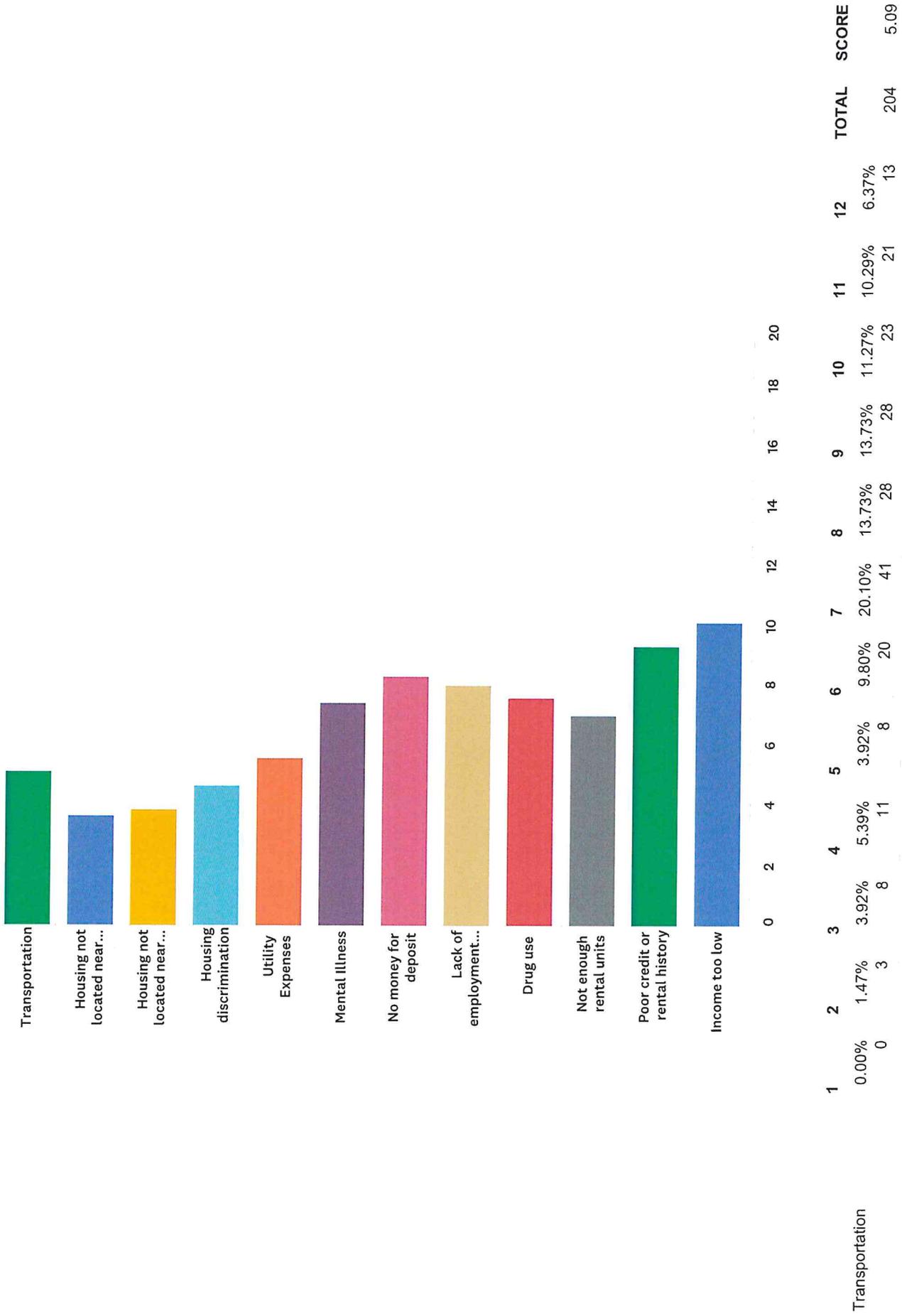


4-low priority

	1-MOST IMPORTANT	2-SOMEWHAT HIGH PRIORITY	3-SOMEWHAT LOW PRIORITY	4-LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Rental housing for adults with criminal histories	18.38% 43	25.64% 60	28.21% 66	27.78% 65	234	2.65
Rental housing for physically disabled households	26.18% 61	47.21% 110	18.88% 44	7.73% 18	233	2.08
Downpayment assistance for first time homebuyers	35.47% 83	26.92% 63	24.36% 57	13.25% 31	234	2.15
Transitional housing (with services) for homeless individuals or couples	37.34% 87	37.34% 87	17.17% 40	8.15% 19	233	1.96
Rental housing for mentally disabled households	39.15% 92	38.30% 90	14.04% 33	8.51% 20	235	1.92
Rental housing for domestic violence victims / victims of sexual assault	41.88% 98	37.18% 87	17.52% 41	3.42% 8	234	1.82
Rental housing for aged out foster-youth	42.13% 99	35.32% 83	16.60% 39	5.96% 14	235	1.86
Rental housing for seniors (62+)	45.85% 105	34.50% 79	14.41% 33	5.24% 12	229	1.79
Rehabilitation of existing single family housing stock	45.30% 106	33.76% 79	14.96% 35	5.98% 14	234	1.82
Rental housing for homeless persons/families	45.15% 107	32.91% 78	13.08% 31	8.86% 21	237	1.86
Rental housing for veterans	48.26% 111	38.26% 88	11.30% 26	2.17% 5	230	1.67
Emergency shelter for homeless	48.31% 114	25.85% 61	13.56% 32	12.29% 29	236	1.90
Construction of affordable single family homes	51.27% 121	24.15% 57	16.53% 39	8.05% 19	236	1.81
Transitional housing (with services) for homeless families with children	63.56% 150	25.42% 60	8.05% 19	2.97% 7	236	1.50

Q8 Please rank the primary barriers that low- and moderate-income households face with respect to obtaining and keeping safe, decent, affordable rental housing? (With 1 being the greatest barrier and 12 being the least encountered barrier.)

Answered: 235 Skipped: 7



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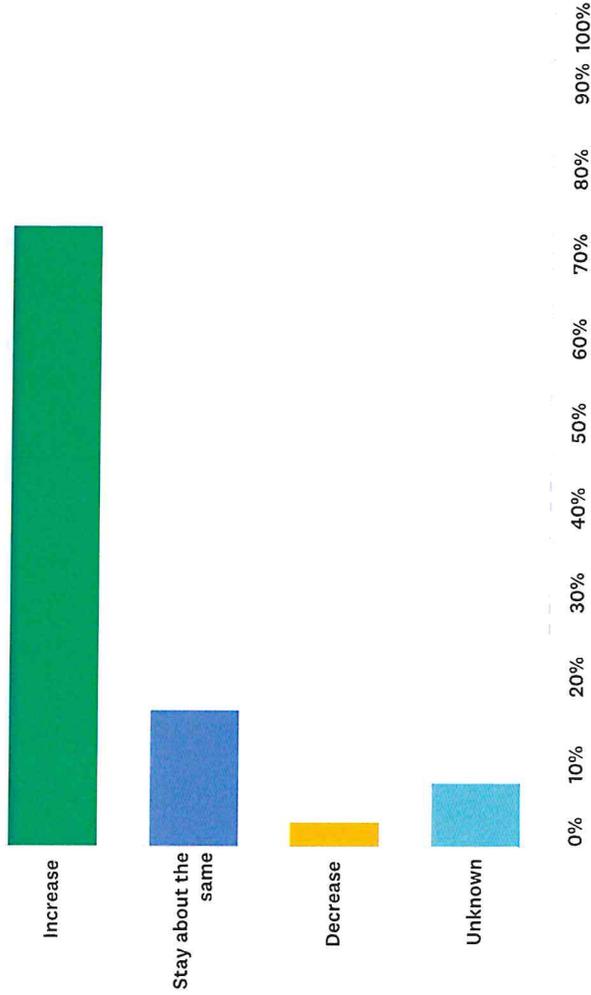
Housing and Community Development Needs Assessment

Survey Monkey

Housing not located near schools	0.00%	0.47%	3.32%	1.90%	4.74%	2.84%	9.48%	14.69%	27.49%	19.43%	13.74%	
	0	1	7	4	10	6	20	31	58	41	29	211
Housing not located near services	0.46%	2.30%	1.38%	4.61%	3.69%	8.29%	7.37%	10.60%	13.82%	31.34%	12.44%	3.62
	1	5	3	10	8	18	16	23	30	68	27	217
Housing discrimination	2.44%	1.95%	3.90%	4.88%	3.41%	10.24%	8.78%	10.73%	9.76%	8.78%	23.90%	4.66
	5	4	8	10	7	21	18	22	20	18	49	205
Utility Expenses	3.56%	4.00%	8.00%	6.67%	13.78%	7.11%	10.22%	7.11%	4.44%	4.44%	22.22%	5.57
	8	9	18	15	31	16	23	16	10	10	50	225
Mental illness	4.46%	12.38%	8.91%	13.37%	10.89%	11.39%	6.44%	5.45%	6.44%	4.95%	1.49%	7.39
	9	25	18	27	22	23	13	11	13	10	3	202
No money for deposit	9.71%	14.56%	16.02%	10.19%	5.83%	13.59%	11.17%	3.88%	2.43%	0.00%	0.49%	8.27
	20	30	33	21	12	28	23	8	5	0	1	206
Lack of employment opportunities that provide for self sufficiency	11.50%	9.00%	12.00%	12.00%	19.00%	6.00%	5.00%	3.50%	3.00%	4.00%	1.50%	8.00
	23	18	24	24	38	12	10	7	6	8	3	200
Drug use	14.50%	10.50%	11.00%	7.50%	10.50%	7.00%	8.00%	4.00%	5.50%	2.50%	8.00%	7.56
	29	21	22	15	21	14	16	8	11	5	16	200
Not enough rental units	15.81%	6.05%	6.05%	10.23%	7.44%	4.65%	9.77%	15.81%	8.84%	2.33%	5.12%	7.00
	34	13	13	22	16	10	21	34	19	5	11	215
Poor credit or rental history	21.18%	17.73%	17.73%	14.29%	4.93%	1.97%	3.45%	3.94%	0.49%	1.48%	1.97%	9.28
	43	36	36	29	10	4	7	8	1	3	4	203
Income too low	29.41%	26.96%	14.71%	11.27%	5.88%	1.96%	0.98%	0.49%	0.98%	0.98%	0.49%	10.10
	60	55	30	23	12	4	2	1	2	2	1	204

Q9 In the next 3-5 years, the homeless population in Redding is likely to....

Answered: 236 Skipped: 6

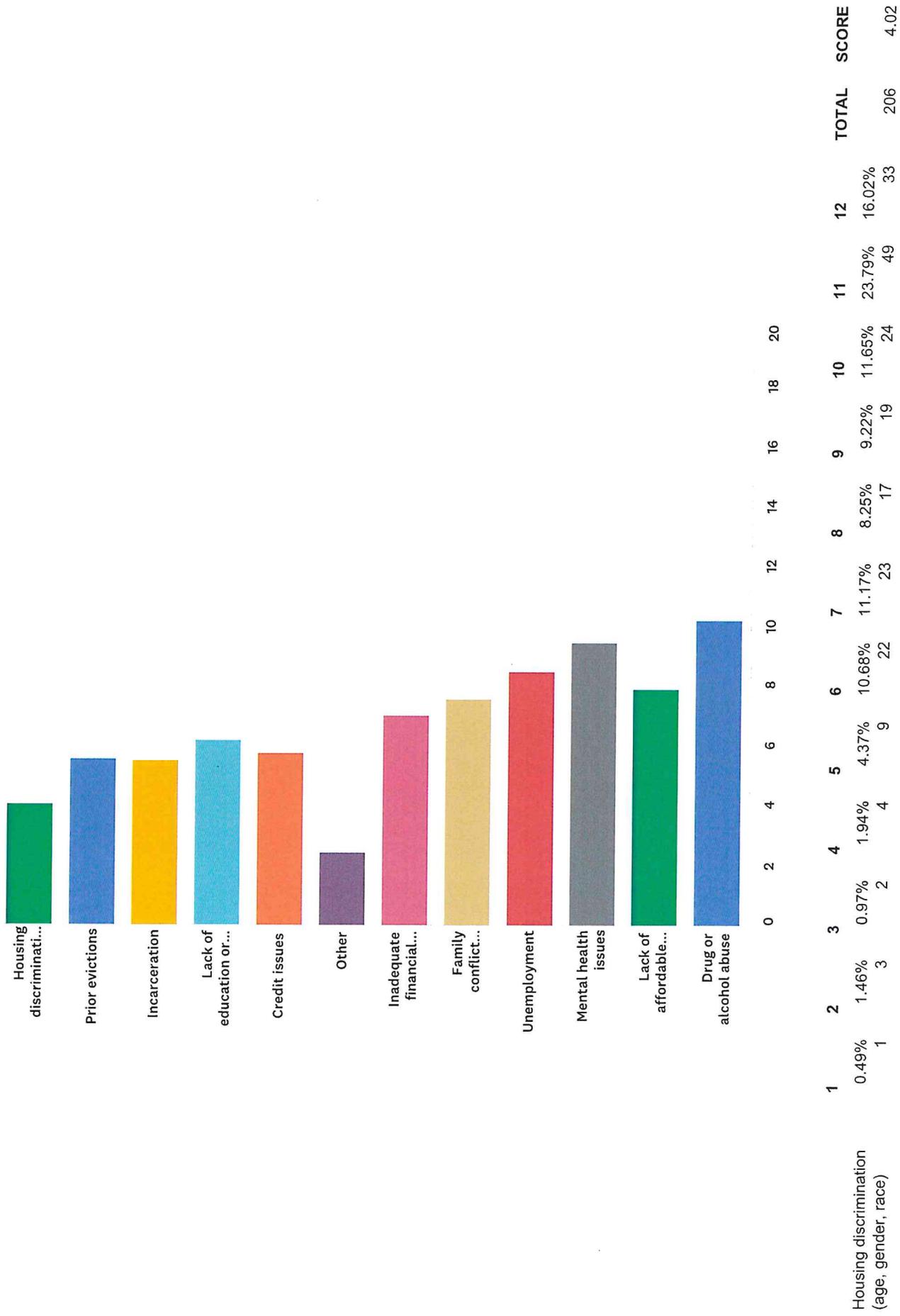


ANSWER CHOICES

ANSWER CHOICES	RESPONSES
Increase	173
Stay about the same	38
Decrease	7
Unknown	18
TOTAL	236

Q10 Please rank the following causes of homelessness in our community. (With 1 being the most common cause and 12 being the least common.)

Answered: 233 Skipped: 9



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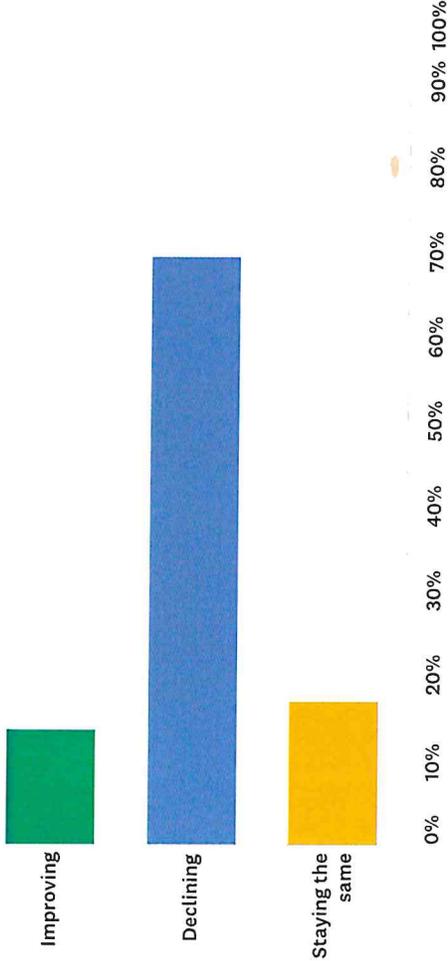
Housing and Community Development Needs Assessment

Survey Monkey

Prior evictions	1.44%	3	3.83%	8	4.31%	9	8.13%	17	9.09%	19	5.26%	11	9.57%	20	8.61%	18	27.27%	57	14.35%	30	6.22%	13	1.91%	4	209	5.52
Incarceration	1.83%	4	6.39%	14	11.87%	26	7.31%	16	5.02%	11	6.39%	14	5.02%	11	7.31%	16	7.76%	17	11.42%	25	26.03%	57	3.65%	8	219	5.49
Lack of education or vocational training to obtain employment	3.32%	7	2.37%	5	4.74%	10	10.90%	23	5.21%	11	13.74%	29	20.38%	43	12.80%	27	9.95%	21	9.48%	20	5.21%	11	1.90%	4	211	6.16
Credit issues	4.29%	9	5.24%	11	4.76%	10	4.76%	10	5.71%	12	12.86%	27	8.57%	18	13.33%	28	9.05%	19	21.90%	46	8.10%	17	1.43%	3	210	5.73
Other	5.11%	9	0.57%	1	2.27%	4	0.57%	1	1.14%	2	3.41%	6	0.00%	0	2.84%	5	1.14%	2	2.84%	5	5.11%	9	75.00%	132	176	2.41
Inadequate financial resources	5.19%	11	8.02%	17	9.43%	20	7.55%	16	12.74%	27	12.26%	26	9.91%	21	14.62%	31	9.43%	20	4.72%	10	5.66%	12	0.47%	1	212	6.97
Family conflict (family violence, physical or sexual abuse)	6.57%	13	7.58%	15	16.16%	32	14.65%	29	11.11%	22	7.07%	14	7.07%	14	12.12%	24	8.08%	16	5.05%	10	3.54%	7	1.01%	2	198	7.53
Unemployment	7.96%	16	11.94%	24	14.43%	29	20.90%	42	18.41%	37	6.97%	14	5.47%	11	6.47%	13	3.48%	7	1.99%	4	1.49%	3	0.50%	1	201	8.44
Mental health issues	13.27%	28	31.28%	66	14.22%	30	12.80%	27	9.00%	19	6.16%	13	6.16%	13	2.84%	6	1.90%	4	1.42%	3	0.47%	1	0.47%	1	211	9.40
Lack of affordable housing options	15.46%	32	7.73%	16	10.14%	21	8.21%	17	15.94%	33	11.59%	24	8.70%	18	4.35%	9	6.76%	14	7.73%	16	2.42%	5	0.97%	2	207	7.85
Drug or alcohol abuse	45.12%	97	16.74%	36	12.56%	27	6.51%	14	3.72%	8	2.33%	5	4.65%	10	4.19%	9	0.93%	2	1.86%	4	0.47%	1	0.93%	2	215	10.16

Q11 Compared with 5 years ago, the well-being of Redding citizens and their ability to meet basic needs are

Answered: 235 Skipped: 7

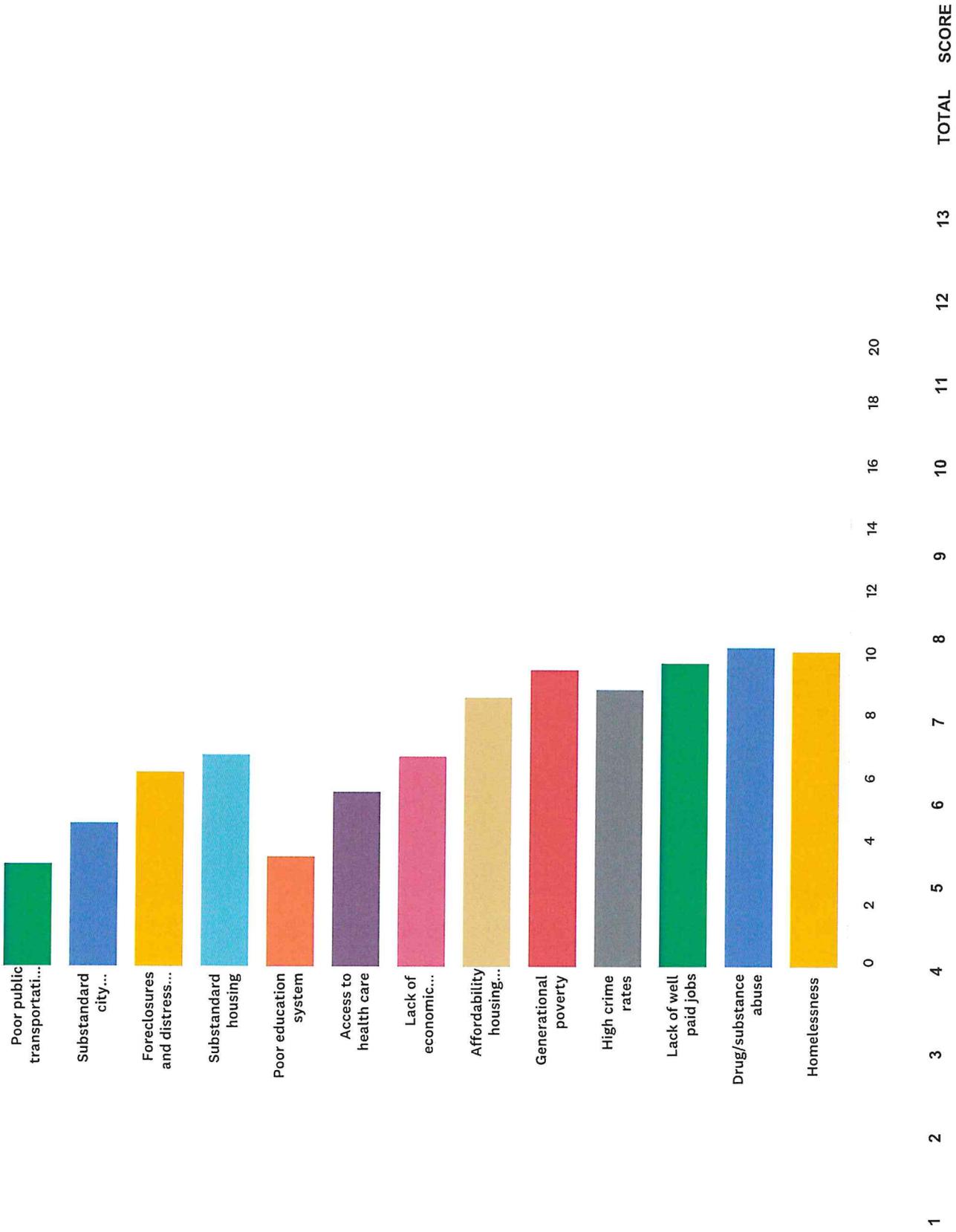


ANSWER CHOICES

Improving	13.62%	32
Declining	69.36%	163
Staying the same	17.02%	40
TOTAL		235

Q12 Please rank the following issues that most negatively affect Redding. (With 1 having the greatest affect and 13 having the least affect.)

Answered: 234 Skipped: 8



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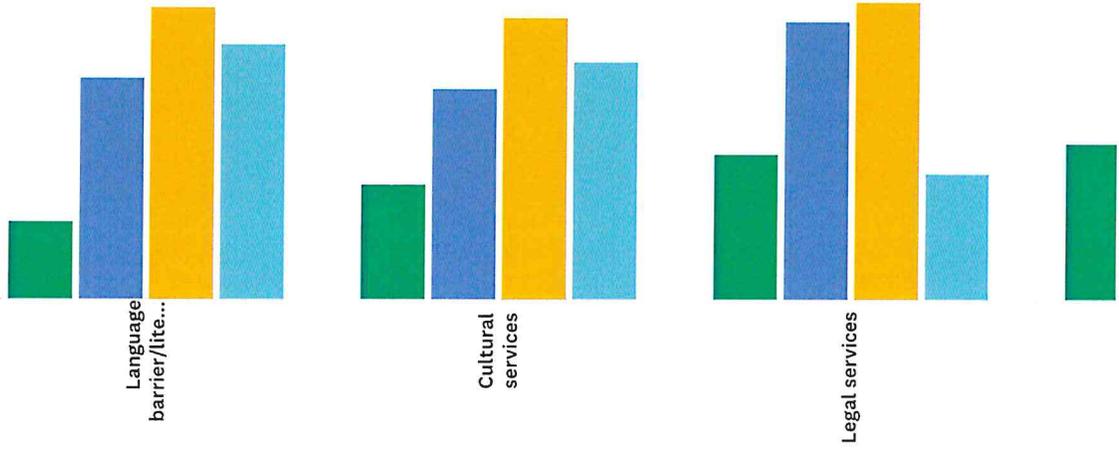
Housing and Community Development Needs Assessment

Survey Monkey

Poor public transportation system	0.00%	2.37%	0.47%	4.27%	1.90%	3.32%	4.27%	4.27%	9	9	5.21%	7.58%	6.64%	13.74%	45.97%	211	3.25
Substandard city infrastructure	0.51%	1.03%	1.54%	3.59%	5.64%	4.10%	3.59%	9.23%	7	18	8.21%	22.56%	20.00%	11.28%	8.72%	195	4.58
Foreclosures and distressed properties	1.53%	1.53%	6.12%	7.14%	8.67%	9.69%	11.73%	11.22%	14	23	10.71%	10.20%	7.65%	5.10%	8.67%	196	6.18
Substandard housing	1.55%	2.59%	5.18%	9.84%	8.81%	12.44%	13.47%	11.40%	19	26	10.36%	9.33%	7.77%	4.66%	2.59%	193	6.73
Poor education system	1.48%	0.49%	0.99%	2.46%	2.46%	3.94%	3.94%	2.96%	5	8	4.43%	11.82%	8.87%	39.41%	16.75%	203	3.51
Access to health care	2.48%	1.49%	2.97%	3.96%	6.93%	6.44%	8.42%	8.91%	6	17	20.30%	10.89%	13.86%	7.43%	5.94%	202	5.56
Lack of economic development	4.29%	6.67%	6.19%	6.67%	9.52%	7.62%	8.10%	5.71%	13	17	10.95%	10.00%	18.10%	4.29%	1.90%	210	6.68
Affordability housing availability	9.66%	11.11%	5.31%	11.11%	14.01%	14.49%	9.18%	9.66%	23	19	8.21%	2.90%	2.90%	0.48%	0.97%	207	8.56
Generational poverty	14.08%	11.65%	14.08%	18.45%	12.14%	10.68%	3.88%	4.37%	29	8	2.91%	1.94%	2.43%	0.97%	2.43%	206	9.44
High crime rates	13.68%	14.15%	15.57%	6.60%	8.02%	4.72%	12.26%	5.66%	33	14	7.08%	3.30%	3.30%	3.77%	1.89%	212	8.83
Lack of well paid jobs	15.02%	15.02%	14.08%	15.49%	13.15%	5.63%	7.51%	6.10%	30	16	2.35%	2.35%	0.47%	2.35%	0.47%	213	9.66
Drug/substance abuse	20.67%	23.08%	15.38%	5.29%	5.77%	11.06%	5.77%	7.69%	11	12	1.44%	2.40%	0.96%	0.48%	0.00%	208	10.15
Homelessness	23.74%	15.53%	16.89%	9.59%	7.31%	5.94%	5.94%	7.76%	34	37	4.11%	0.46%	0.91%	0.91%	0.91%	219	10.06

Q13 Please rank the need for the following COMMUNITY SERVICES.

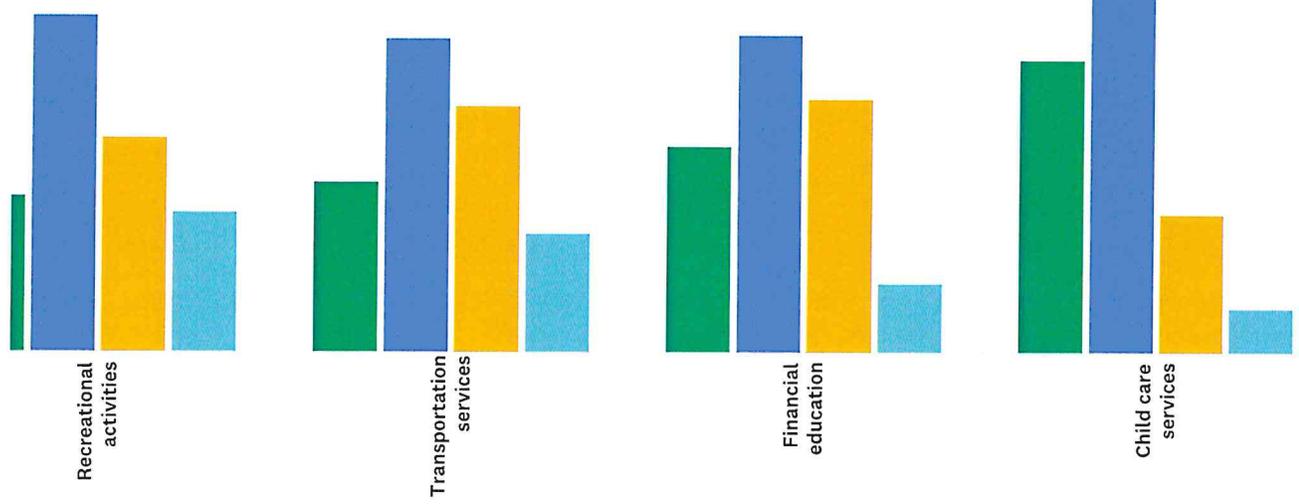
Answered: 237 Skipped: 5

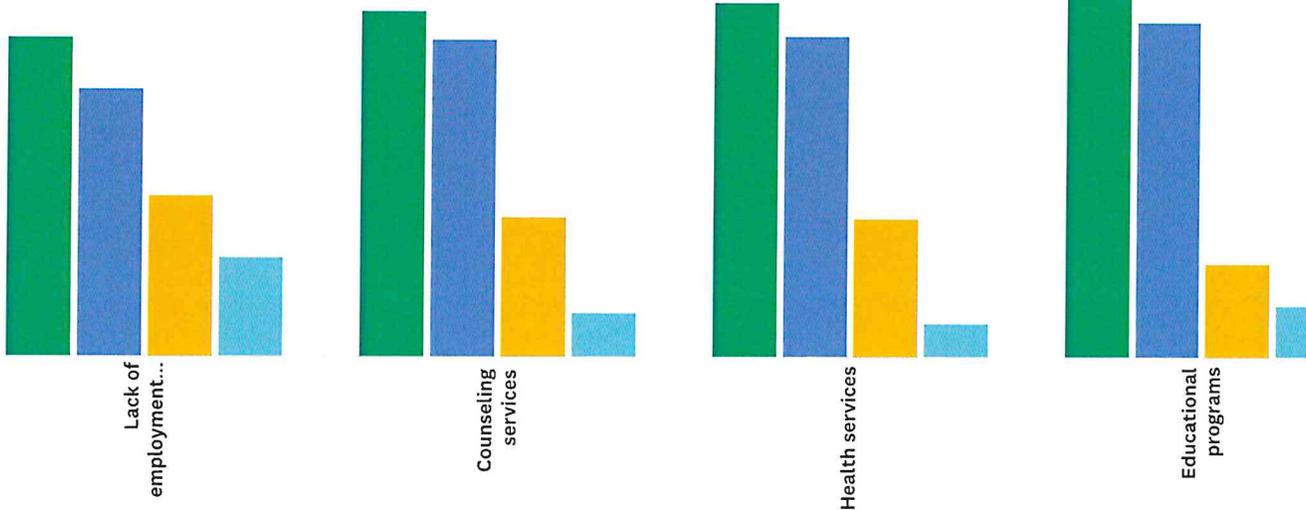


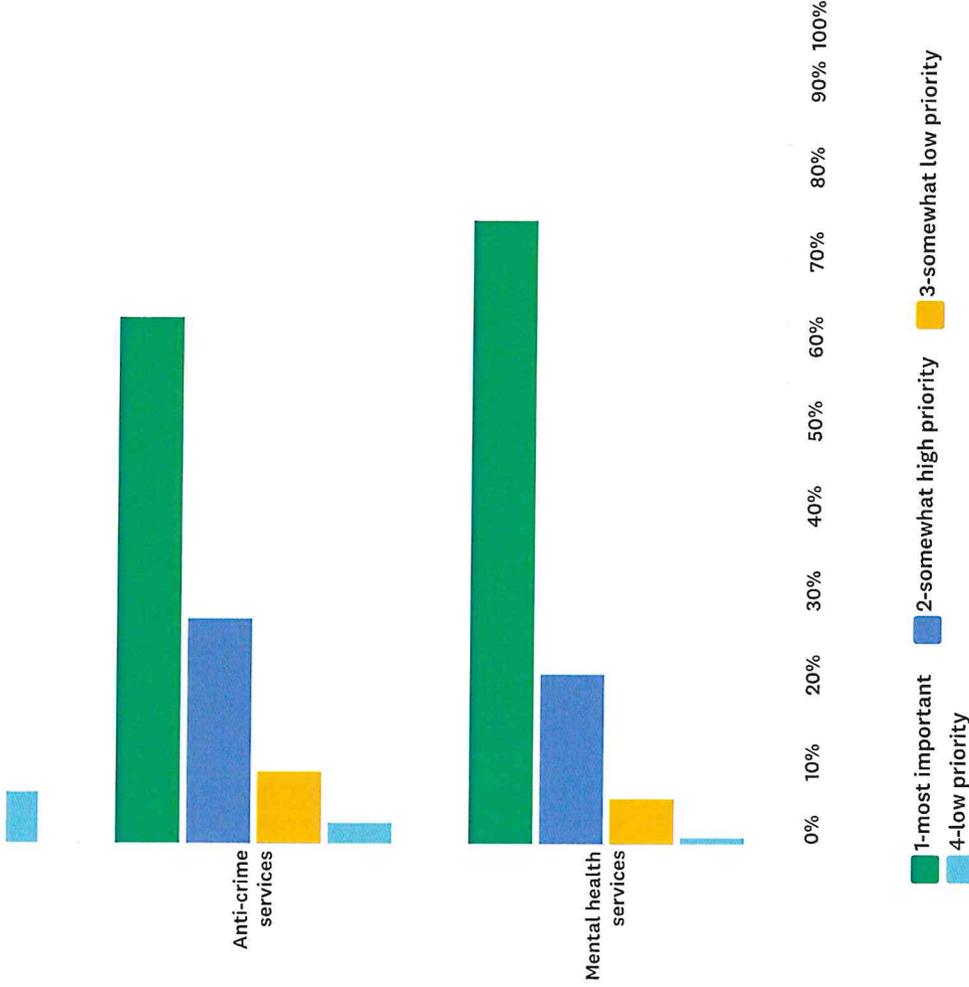
Housing and Community Development Needs Assessment

2020-2024 Consolidated Plan Survey

Survey Monkey







	1-MOST IMPORTANT	2-SOMEWHAT HIGH PRIORITY	3-SOMEWHAT LOW PRIORITY	4-LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Language barrier/literacy programs	9.17% 21	26.20% 60	34.50% 79	30.13% 69	229	7.86
Cultural services	13.60% 31	25.00% 57	33.33% 76	28.07% 64	228	7.76
Legal services	17.11% 39	32.89% 75	35.09% 80	14.91% 34	228	7.48

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Housing and Community Development Needs Assessment

Survey Monkey

Recreational activities	18.34%	42	39.74%	91	25.33%	58	16.59%	38	229	7.40
Transportation services	20.00%	46	36.96%	85	29.13%	67	13.91%	32	230	7.37
Financial education	24.35%	56	37.39%	86	30.00%	69	8.26%	19	230	7.22
Child care services	34.51%	78	43.81%	99	16.37%	37	5.31%	12	226	6.92
Lack of employment services	37.66%	87	31.60%	73	19.05%	44	11.69%	27	231	7.05
Counseling services	40.87%	94	37.39%	86	16.52%	38	5.22%	12	230	6.86
Health services	41.81%	97	37.93%	88	16.38%	38	3.88%	9	232	6.82
Educational programs	43.35%	101	39.48%	92	11.16%	26	6.01%	14	233	6.80
Anti-crime services	62.23%	145	26.61%	62	8.58%	20	2.58%	6	233	6.52
Mental health services	73.62%	173	20.00%	47	5.53%	13	0.85%	2	235	6.34

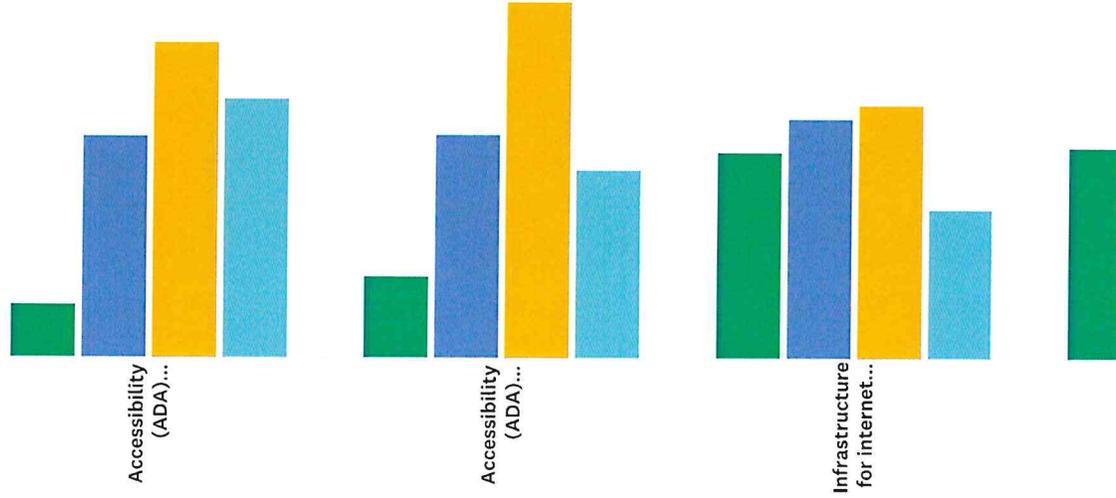
OTHER (PLEASE SPECIFY)

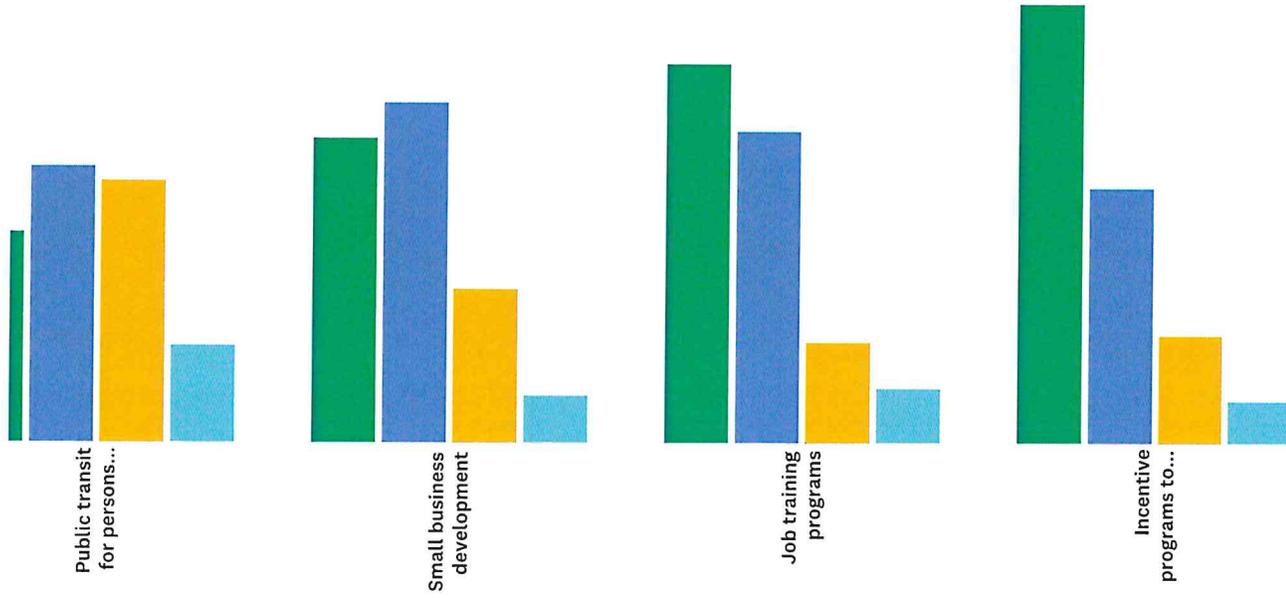
#	OTHER (PLEASE SPECIFY)	DATE
1	More trees to deflect the heat 10 months out of the year	5/19/2019 2:08 PM
2	advocates self sufficiency	3/28/2019 2:33 AM
3	Services for fire evacuees like myself might be good, and importantly one where you don't light a fire (incredibly insensitive) and ask us to write our fears and throw them at the fire. We are not ready for fire!	1/15/2019 7:42 AM
4	Transient populations are horrid	1/12/2019 6:22 PM
5	f neighborhoods and volunteer opportunities	1/12/2019 1:10 PM
6	non-seasonal jobs	1/12/2019 1:07 PM
7	Free information for housing that covers State & Federal compliance	1/12/2019 12:49 PM
8	We need a better tree ordinance to protect ancient trees and to let trees grow ancient again for our air quality, emotional health and environmental diversity. More community engagement in river or park clean up. More community centers were youth and others can meet.	1/12/2019 1:19 AM
9	Programs to care for homeless and rehab them	1/11/2019 7:31 PM
10	Small Business Startup Support Services	1/11/2019 7:02 PM

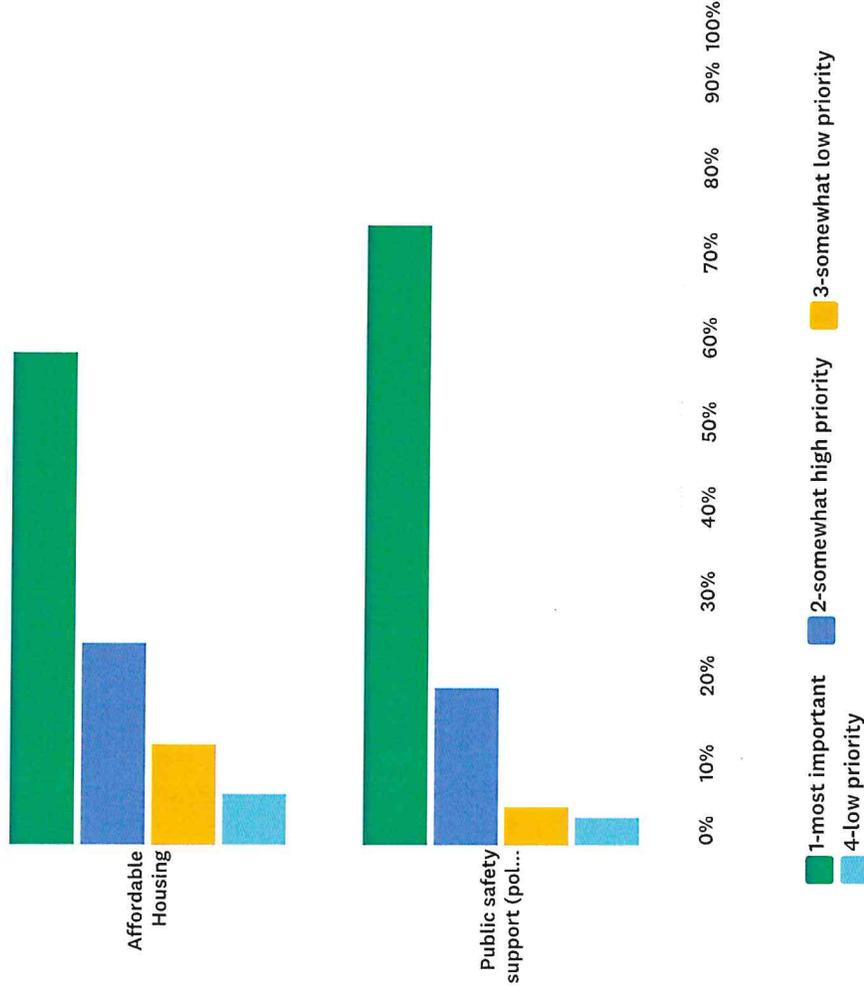
11	Mental Health Beds	1/11/2019 6:42 PM
12	Activities that have low or moderate fees to attend.	1/11/2019 6:22 PM
13	More housing and help for vets and mental health/self medicating ill.	1/6/2019 9:34 AM
14	Housing affordability and availability	9/24/2018 3:23 PM
15	Handling the Homeless Problem! Very Important	9/4/2018 7:03 PM
16	rehabilitation for criminals and live in drug rehab.	8/29/2018 6:45 PM
17	Brush and fire hazard removal	8/29/2018 3:54 PM
18	Stop transients from destroying our parks, library and neighborhoods.	8/29/2018 3:02 PM
19	Anything will help..	8/29/2018 2:05 PM

Q14 Please rank COMMUNITY DEVELOPMENT needs in Redding.

Answered: 237 Skipped: 5







	1-MOST IMPORTANT	2-SOMEWHAT HIGH PRIORITY	3-SOMEWHAT LOW PRIORITY	4-LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Accessibility (ADA) improvements to public buildings	6.19% 14	26.11% 59	37.17% 84	30.53% 69	226	2.92
Accessibility (ADA) improvements to community amenities (such as parks, trails or sidewalks)	9.52% 22	26.41% 61	41.99% 97	22.08% 51	231	2.77
Infrastructure for internet access	24.36% 57	28.21% 66	29.91% 70	17.52% 41	234	2.41
Public transit for persons with disabilities or seniors	24.89% 58	32.62% 76	30.90% 72	11.59% 27	233	2.29

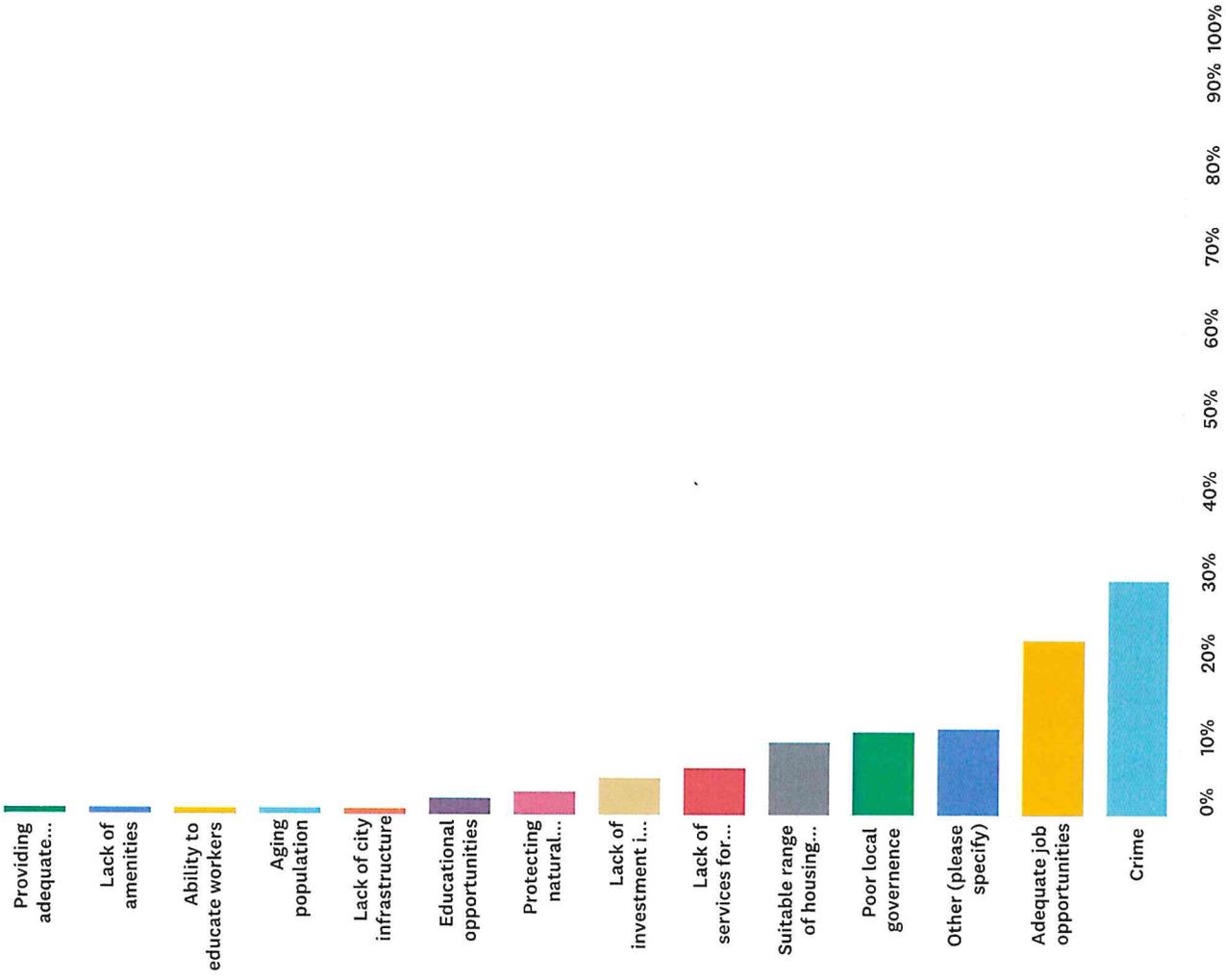
Small business development	35.93%	40.26%	18.18%	5.63%	1.94
	83	93	42	13	231
Job training programs	44.87%	36.75%	11.97%	6.41%	1.80
	105	86	28	15	234
Incentive programs to attract new businesses	51.91%	30.21%	12.77%	5.11%	1.71
	122	71	30	12	235
Affordable Housing	58.12%	23.93%	11.97%	5.98%	1.66
	136	56	28	14	234
Public safety support (police & fire)	73.19%	18.72%	4.68%	3.40%	1.38
	172	44	11	8	235

OTHER (PLEASE SPECIFY)

#	OTHER (PLEASE SPECIFY)	DATE
1	Redding needs to stop duplicating the approval of similar businesses	5/19/2019 2:08 PM
2	Need more mixed-use neighborhoods. Cars are a huge portion of household budget, and many negative externalities. Public transit should be a viable option for all, too; not a last resort.	1/16/2019 8:15 PM
3	Note; community public safety support is great, however the RPD seems to know absolutely nothing about the community at all, they should be replaced by actual community members and by that I don't mean Dale Ball's zombie hunter pals who feel the need to freeze their urine and throw it at homeless people.	1/15/2019 7:42 AM
4	mental health accessibility throughout the community within walking distance	1/12/2019 7:37 PM
5	Get rid of the drugs in this town	1/12/2019 6:22 PM
6	Need overnight housing for those homeless who don't fit the GoodNewsRescueMission requirements, & with dogs.	1/12/2019 12:49 PM
7	Truly affordable housing rather than "market rate"	1/12/2019 12:29 PM
8	New businesses should be green or somewhat environmentally friendly. We do not need more pollution in our city that already struggles with bad air quality. We do not need more pavement of wetlands or destruction oak woodlands.	1/12/2019 1:19 AM
9	Decent sidewalks, walking trails, bike lanes and other SAFE ways to travel besides cars	1/11/2019 9:39 PM
10	Getting the city government to approve new businesses!!!	1/11/2019 7:45 PM
11	Program to house homeless and rehab	1/11/2019 7:31 PM
12	More access for compassionate care for mental health & vets and securing housing for them. Much easier to bring them back to good health when you can house them. empathy!	1/6/2019 9:34 AM
13	Expand the jail with sharing the responsibility with county	8/29/2018 7:22 PM
14	Drug dealer arrests	8/29/2018 3:54 PM
15	Stop transients from destroying our parks, library and neighborhoods.	8/29/2018 3:02 PM

Q15 When it come to GROWTH AND DEVELOPMENT, what is the City's greatest challenge?

Answered: 236 Skipped: 6



ANSWER CHOICES

	RESPONSES	
Providing adequate amenities	0.85%	2
Lack of amenities	0.85%	2
Ability to educate workers	0.85%	2
Aging population	0.85%	2
Lack of city infrastructure	0.85%	2
Educational opportunities	2.12%	5
Protecting natural resources	2.97%	7
Lack of investment in the community	4.66%	11
Lack of services for the poor	5.93%	14
Suitable range of housing options	8.90%	21
Poor local governance	10.17%	24
Other (please specify)	10.59%	25
Adequate job opportunities	21.61%	51
Crime	28.81%	68
TOTAL		236

#	OTHER (PLEASE SPECIFY)	DATE
1	Lack of inviting God into every aspect of our city.	5/8/2019 10:20 AM
2	Being so invested in Bethel and not looking at the whole picture of how, when and why their students are flooding the housing rental market	5/6/2019 10:12 AM
3	Viabile economic development - long term	1/17/2019 12:08 AM
4	Inability to make meaningful, drastic, impactful changes.	1/16/2019 8:15 PM
5	crime.	1/16/2019 5:31 PM
6	Incentive program to solve homeless and drug problem. Rehabilitation programs.	1/13/2019 4:54 PM
7	over coming the barrier of the rich to the poor. the rich just want the poor or low income to disappear and the ywould be better.	1/12/2019 8:20 PM
8	A combination of: Suitable range of housing options, lack of services for poor, crime & protecting natural resources. The City can handle all 4 challenges at same time.	1/12/2019 12:49 PM

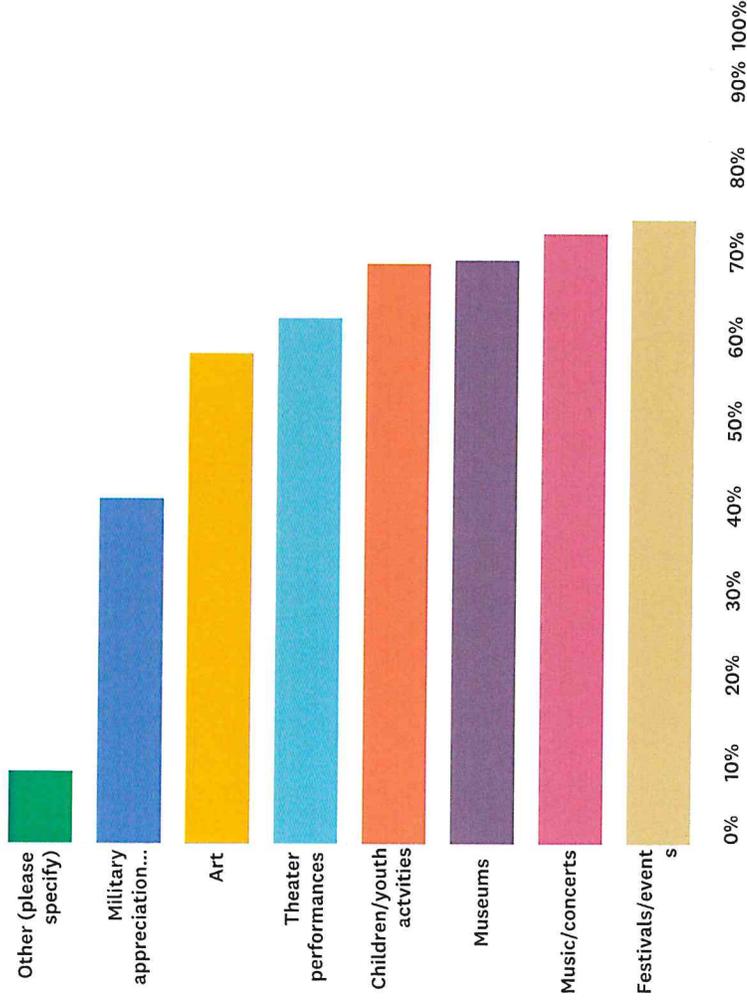
Housing and Community Development Needs Assessment 2020-2024 Consolidated Plan Survey

Survey Monkey

9	Lack of Diversity		1/12/2019 12:46 PM
10	Lack of a cohesive outlook regarding the synthesis of an educated population and economic opportunity with the arts and community vitality.		1/12/2019 9:51 AM
11	Zoning, taxes, fees and other barriers to small business development and growth		1/12/2019 9:05 AM
12	Excessive regulations on housing and high fees and permits		1/11/2019 9:17 PM
13	Crimes committed by known criminals who are caught and released over and over. Homeless camps and the messenger that goes with them		1/11/2019 8:45 PM
14	All of the above.		1/11/2019 8:22 PM
15	Bethel buying up rentals		1/11/2019 7:37 PM
16	The City be unwilling to address the affordable housing issues caused by the influx of Bethel members and landlords and who do not follow the law and discriminate in their rental practices.		1/11/2019 7:11 PM
17	Lack of support for small businesses/local startups in existing city policies/tax infrastructure. If you can improve the ability for people to start their own businesses, you will create more jobs in the local economy which will lead to a lot of growth and improvements in other areas.		1/11/2019 7:02 PM
18	INCREASE IN HOMELESS		1/11/2019 6:35 PM
19	Health Care Services		1/11/2019 6:09 PM
20	Homeless		9/4/2018 7:03 PM
21	The nations greatest issue is dealing with the homeless		8/30/2018 8:28 AM
22	Homeless people raiding neighborhoods for valuables		8/29/2018 5:00 PM
23	Stop transients from destroying our parks, library and neighborhoods.		8/29/2018 3:02 PM
24	Homeless		8/29/2018 2:09 PM
25	We need a mobile crisis unit.....		8/29/2018 2:05 PM

Q16 What cultural activities do you support?

Answered: 233 Skipped: 9



ANSWER CHOICES

ANSWER CHOICES	RESPONSES
Other (please specify)	20
Military appreciation activities	95
Art	135
Theater performances	145
Children/youth activities	160

Museums	69.10%	161
Music/concerts	72.10%	168
Festivals/events	73.82%	172
Total Respondents: 233		

#	OTHER (PLEASE SPECIFY)	DATE
1	church, schools	5/20/2019 8:13 AM
2	Health/wellness	5/19/2019 6:35 PM
3	Just a note, I support the ones I checked, but take them out of the hands of the bethel church would u plz?	1/15/2019 7:42 AM
4	Walking and biking trails	1/12/2019 7:37 PM
5	Education and environment	1/12/2019 4:12 PM
6	Public art	1/12/2019 1:38 PM
7	local discussion & planning groups	1/12/2019 1:07 PM
8	Legal Cannabis culture, not just the business side, the culture which cannot be denied in this area. No longer taboo.	1/12/2019 8:09 AM
9	Food/Restaurants	1/12/2019 2:30 AM
10	Indigenous cultural activities	1/12/2019 1:19 AM
11	Educational presentations	1/11/2019 9:39 PM
12	Sports,	1/11/2019 6:51 PM
13	Not the governments role	1/11/2019 6:38 PM
14	Need more public announcements for cultural activities	1/11/2019 6:09 PM
15	Anything as long as Bethel does not have a hand in it	1/11/2019 6:08 PM
16	rodeo	8/30/2018 8:28 AM
17	All the above	8/30/2018 5:14 AM
18	Anything that is accessible for deaf ir hard if hearing residents	8/29/2018 7:15 PM
19	Outdoor recreation	8/29/2018 5:23 PM
20	All of them	8/29/2018 2:05 PM

Q17 What is Redding's number one asset?

Answered: 228 Skipped: 14

#	RESPONSES	DATE
1	access to trails, open space	5/20/2019 8:13 AM
2	Location	5/19/2019 6:35 PM
3	The open spaces and hiking/biking trails and the people	5/19/2019 2:43 PM
4	Tourism and governmental capitol of rural north	5/19/2019 2:08 PM
5	natural space	5/19/2019 11:43 AM
6	RURAL ACTIVITIES	5/14/2019 1:31 PM
7	Location	5/9/2019 8:24 AM
8	The generosity of her people	5/8/2019 6:53 PM
9	1. The Church. 2. It's gorgeous natural setting.	5/8/2019 10:20 AM
10	It's City manager	5/6/2019 10:12 AM
11	It's location and the beauty surrounding	5/6/2019 9:38 AM
12	The Sacramento River and the surrounding views.	5/3/2019 5:28 PM
13	Air Port	5/1/2019 11:27 AM
14	our lakes	4/26/2019 1:35 PM
15	recreation availability	3/28/2019 2:33 AM
16	the river and Shasta Lake	1/21/2019 2:31 PM
17	It's community spirit	1/20/2019 6:48 PM
18	Outdoor environment	1/19/2019 3:56 PM
19	Higher education facilities	1/17/2019 1:13 AM
20	Its natural resources	1/17/2019 12:08 AM
21	Turtle Bay Bridge-Museum-Cultural Events	1/16/2019 10:55 PM
22	Young people.	1/16/2019 8:15 PM
23	Location	1/16/2019 8:04 PM
24	Location	1/16/2019 5:44 PM

25	access to beautiful natural locations	1/16/2019 5:31 PM
26	Natural beauty	1/16/2019 2:32 PM
27	People	1/16/2019 1:50 PM
28	Local trails, Green spaces, SAC River.	1/16/2019 12:06 PM
29	Outdoor recreational opportunities	1/16/2019 10:07 AM
30	Outdoor opportunitirs	1/15/2019 6:54 PM
31	Outdoor activities	1/15/2019 4:49 PM
32	Location	1/15/2019 4:17 PM
33	size	1/15/2019 3:04 PM
34	Well it burnt in the Carr fire cause it's #1 was it's beauty	1/15/2019 2:11 PM
35	Honestly, medical marijuana	1/15/2019 7:42 AM
36	proximity to nature and other cities for cultural experiences	1/14/2019 12:50 PM
37	natural beauty	1/14/2019 11:20 AM
38	Sacramento River, lakes, trails, and views	1/14/2019 10:52 AM
39	Nature	1/14/2019 10:36 AM
40	Outdoor activities	1/14/2019 10:15 AM
41	Morals	1/14/2019 9:55 AM
42	Recreation-river, lakes, mountains	1/14/2019 8:53 AM
43	Affordable housing	1/14/2019 7:53 AM
44	Access to our beautiful environment - mountains, lakes, rivers, trails, etc.	1/14/2019 12:58 AM
45	outdoors, trails, river access in town, nice people	1/13/2019 11:14 PM
46	?	1/13/2019 9:49 PM
47	People	1/13/2019 4:54 PM
48	Beautiful outdoors	1/13/2019 3:08 PM
49	Our natural resources-beautiful community	1/13/2019 10:05 AM
50	Bethel	1/13/2019 12:54 AM
51	Recreation opportunities	1/13/2019 12:17 AM
52	The beauty of nature	1/12/2019 8:42 PM
53	location	1/12/2019 8:35 PM

54	the only asset at this time would be the lakes and trails in our area. i would not recomend a person to move to this area. The town in being ran and controlled by the bethel church that has moved into the area. Religion should not be the basis of our community government or city counsel .	1/12/2019 8:20 PM
55	The Sacramento River	1/12/2019 7:37 PM
56	Natural beauty	1/12/2019 6:29 PM
57	The Sacramento River and the opportunities for business and recreational activities it provides, especially if the homeless/transients are cleared out.	1/12/2019 6:22 PM
58	Businesses.	1/12/2019 6:05 PM
59	Access to I5	1/12/2019 5:48 PM
60	Sacramento River	1/12/2019 5:18 PM
61	Nature/ The outdoors	1/12/2019 5:02 PM
62	Natural beauty of area.	1/12/2019 4:53 PM
63	Natural beauty	1/12/2019 4:49 PM
64	Beautiful area	1/12/2019 4:17 PM
65	Natural Beauty	1/12/2019 4:12 PM
66	Recreation country living	1/12/2019 3:01 PM
67	Our natural surroundings	1/12/2019 2:53 PM
68	It's beauty	1/12/2019 2:47 PM
69	One of the highest percentage of volunteers	1/12/2019 2:23 PM
70	Access to beautiful wilderness, lakes, river	1/12/2019 2:05 PM
71	good weather	1/12/2019 1:45 PM
72	Its people	1/12/2019 1:38 PM
73	The geographical setting	1/12/2019 1:10 PM
74	lower cost of living	1/12/2019 1:07 PM
75	It's geographical location, along with being Capitol of No. Cal. it's governmental & medical services.	1/12/2019 12:49 PM
76	Sacramento River	1/12/2019 12:46 PM
77	Sacramento River	1/12/2019 12:29 PM
78	outdoor amenities	1/12/2019 12:27 PM
79	Outdoor Recreation Opportunities (Tourism)	1/12/2019 12:22 PM
80	Resilience	1/12/2019 11:43 AM
81	Our door activities	1/12/2019 10:50 AM

82	Sundial bridge/turtle Bay area	1/12/2019 10:37 AM
83	Surroundings	1/12/2019 10:23 AM
84	People who care, donate, and volunteer	1/12/2019 9:57 AM
85	natural beauty	1/12/2019 9:54 AM
86	The people who want to make the city great again.	1/12/2019 9:52 AM
87	Beautiful central location. Great climate...so far.	1/12/2019 9:51 AM
88	Turtle Bay and the Sundial Bridge	1/12/2019 9:49 AM
89	The beauty of our environment	1/12/2019 9:30 AM
90	Turtle bay museum	1/12/2019 9:05 AM
91	Lake	1/12/2019 8:56 AM
92	The River	1/12/2019 8:39 AM
93	Location	1/12/2019 8:15 AM
94	beautiful surroundings	1/12/2019 8:13 AM
95	The outdoor activities and it's generous, caring people, community!	1/12/2019 8:09 AM
96	Natural burnt beauty	1/12/2019 8:05 AM
97	Its surrounding beauty	1/12/2019 6:53 AM
98	Location. Close to mountains, the ocean, and outdoor activities.	1/12/2019 6:34 AM
99	Weather	1/12/2019 6:05 AM
100	the people	1/12/2019 5:04 AM
101	Sacramento River	1/12/2019 2:30 AM
102	The Sacramento River	1/12/2019 2:01 AM
103	Sacramento River	1/12/2019 1:41 AM
104	Natural environment, ancient trees and unaltered rivers and forest woodlands	1/12/2019 1:19 AM
105	Beauty of water	1/12/2019 1:00 AM
106	Proximity to lakes and nature	1/12/2019 12:59 AM
107	The beautiful nature in and around it..lakes rivers streams and mountains nearby	1/11/2019 11:32 PM
108	Nature	1/11/2019 11:14 PM
109	Parks and trails	1/11/2019 11:10 PM

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110	Geography (a healthy and vibrant riverfront with lots of public access would transform this city)	1/11/2019 10:46 PM
111	location, location, location	1/11/2019 10:44 PM
112	natural beauty and access to outdoor rec activities	1/11/2019 10:40 PM
113	The parks trails and outdoors areas	1/11/2019 9:59 PM
114	River	1/11/2019 9:51 PM
115	Beautiful natural surroundings	1/11/2019 9:39 PM
116	Clean water, air, the river&mountains	1/11/2019 9:22 PM
117	Lakes - we must develop beaches, home building and access to the lakes	1/11/2019 9:17 PM
118	Everything God has made	1/11/2019 8:55 PM
119	Its location.	1/11/2019 8:51 PM
120	Redding is (was) a beautiful community. We need to get back to our roots and keep taking care of each other. Friendly and welcoming. That's Redding	1/11/2019 8:45 PM
121	Shasta College	1/11/2019 8:22 PM
122	It's people/sense of community	1/11/2019 8:19 PM
123	Natural beauty	1/11/2019 8:18 PM
124	It's natural beauty, trail system and water recreation	1/11/2019 8:07 PM
125	Affordable living in CA.	1/11/2019 7:52 PM
126	Seasonal tourism	1/11/2019 7:45 PM
127	Not in SoCal or the Bay Area.	1/11/2019 7:37 PM
128	The people	1/11/2019 7:37 PM
129	Access to outdoors, Sundial Bridge, Sacramento River, Turtle Bay Exploration Park, McConnell Fdn	1/11/2019 7:31 PM
130	the lakes	1/11/2019 7:31 PM
131	I-5 access and natural resources	1/11/2019 7:23 PM
132	Nature	1/11/2019 7:22 PM
133	Location- we live in a beautiful area.	1/11/2019 7:11 PM
134	Good people	1/11/2019 7:10 PM
135	Sundial Bridge	1/11/2019 7:08 PM
136	It's people	1/11/2019 7:03 PM
137	Currently: It's beautiful scenery and location to National Parks.	1/11/2019 7:02 PM
138	River	1/11/2019 7:01 PM

139	Natural Scenery	1/11/2019 6:59 PM
140	It's people	1/11/2019 6:59 PM
141	Access to recreation	1/11/2019 6:54 PM
142	Our generosity	1/11/2019 6:54 PM
143	Bethel	1/11/2019 6:51 PM
144	outdoors activities	1/11/2019 6:45 PM
145	Recreation	1/11/2019 6:42 PM
146	our city	1/11/2019 6:41 PM
147	Natural beauty	1/11/2019 6:38 PM
148	Tourists.	1/11/2019 6:36 PM
149	HIKING & BIKING TRAILS	1/11/2019 6:35 PM
150	Outdoors	1/11/2019 6:29 PM
151	Remembering what it used to be.	1/11/2019 6:29 PM
152	The beauty of nature surrounding us.	1/11/2019 6:22 PM
153	Its highly engaged community.	1/11/2019 6:20 PM
154	The Sacramento River	1/11/2019 6:12 PM
155	The beauty of the natural surroundings.	1/11/2019 6:11 PM
156	unknown	1/11/2019 6:09 PM
157	Sundial Bridge, Turtle Bay	1/11/2019 6:08 PM
158	Sundial bridge and close access to nature and lakes/ make beach areas at shasta lake!!!	1/6/2019 9:34 AM
159	Government honesty	10/1/2018 12:52 PM
160	The community/citizens	9/26/2018 7:50 PM
161	Crime rate is low.	9/24/2018 3:23 PM
162	keeping all of us safe	9/21/2018 2:57 PM
163	Location	9/4/2018 11:31 PM
164	Weather and Outdoor Activities	9/4/2018 7:03 PM
165	Outdoors	9/2/2018 7:17 AM
166	Sundial	8/31/2018 10:55 PM
167	It's people who are engaged at working hard for the city.	8/31/2018 6:45 PM

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168	Proximity to recreational amenities/rural lifestyle	8/31/2018 3:08 PM
169	Sacramento River	8/30/2018 5:04 PM
170	location	8/30/2018 12:43 PM
171	Local activities and entertainment	8/30/2018 10:02 AM
172	proximity to outdoor recreation	8/30/2018 9:17 AM
173	Used to be the lack of hipsters and millennial's	8/30/2018 8:28 AM
174	Accessibility to lakes, mountains and outdoor activities	8/30/2018 5:14 AM
175	The lakes	8/30/2018 1:23 AM
176	We have 2 universities.	8/30/2018 12:45 AM
177	Patriotic politically conservative citizens	8/29/2018 11:07 PM
178	Our community and our natural beauty	8/29/2018 10:13 PM
179	Reasonable cost of living for CA.	8/29/2018 9:25 PM
180	People who want to improve their community	8/29/2018 9:08 PM
181	Natural beauty	8/29/2018 8:36 PM
182	Its people	8/29/2018 8:30 PM
183	Sacramento River	8/29/2018 7:57 PM
184	The Sacramento River	8/29/2018 7:56 PM
185	Location	8/29/2018 7:42 PM
186	Close proximity to all things outdoor, but unfortunately many people will no longer overnight here due to crime	8/29/2018 7:22 PM
187	Outdoors activities that are safe	8/29/2018 7:15 PM
188	Our lakes and waterways	8/29/2018 6:45 PM
189	Perks	8/29/2018 6:41 PM
190	People	8/29/2018 6:32 PM
191	Mountains	8/29/2018 6:13 PM
192	Natural landscape and isolation from overpopulated areas	8/29/2018 5:47 PM
193	Gateway to the outdoors	8/29/2018 5:23 PM
194	The Citizens. (It's why I have stayed.)	8/29/2018 5:00 PM
195	The police and fire department.AI	8/29/2018 4:44 PM
196	environment	8/29/2018 4:39 PM

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197	The activities for families in around redding	8/29/2018 4:06 PM
198	Recreation close by	8/29/2018 4:05 PM
199	The river and lakes	8/29/2018 4:04 PM
200	Location. The River, surrounding parks, I-5	8/29/2018 3:54 PM
201	region	8/29/2018 3:33 PM
202	Surrounding nature	8/29/2018 3:27 PM
203	It's people	8/29/2018 3:22 PM
204	Outdoor activities	8/29/2018 3:07 PM
205	Beauty in the surroundings	8/29/2018 3:03 PM
206	The natural beauty of the area.	8/29/2018 3:02 PM
207	Close to outdoor activities	8/29/2018 2:53 PM
208	Small town feel in a beautiful location	8/29/2018 2:45 PM
209	It's location and natural beauty	8/29/2018 2:40 PM
210	River and trails	8/29/2018 2:25 PM
211	Being near national parks/recreation areas, and other outdoor recreation	8/29/2018 2:21 PM
212	Location	8/29/2018 2:21 PM
213	Natural Resources	8/29/2018 2:21 PM
214	Trails - hiking & biking (before fire) & closeness to lakes	8/29/2018 2:09 PM
215	Natural Beauty, outdoor access. Unfortunately unsafe.	8/29/2018 2:07 PM
216	Mr. Tippin.....please 90 thousand people need you....	8/29/2018 2:05 PM
217	Small town size, and recreational opportunities	8/29/2018 2:00 PM
218	River Trail	8/29/2018 1:58 PM
219	Beautiful area	8/29/2018 1:56 PM
220	It's beautiful. Lots of trails and opportunities to get outside.	8/29/2018 12:42 PM
221	Sportmans Wearhouse	8/29/2018 12:40 PM
222	river	8/29/2018 10:35 AM
223	the great outdoors	8/28/2018 2:32 PM
224	People	8/28/2018 1:07 PM
225	Regional recreation.	8/22/2018 11:32 AM

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226

Outdoors

227

It's geography

228

Our community

8/22/2018 11:22 AM

7/19/2018 4:02 PM

7/19/2018 9:37 AM

Q18 What is Redding's number one liability or negative attribute?

Answered: 230 Skipped: 12

#	RESPONSES	DATE
1	homelessness/mental health/drug/crime cycle	5/20/2019 8:13 AM
2	Lack of vision	5/19/2019 6:35 PM
3	Bethel church. It has too much power in this city and spreads hatred and bigotry.	5/19/2019 2:43 PM
4	Too much influence by the Bethel Church !	5/19/2019 2:08 PM
5	population's resistance to investment in our community	5/19/2019 11:43 AM
6	IT IS BECOMING A DUMPING GROUND FOR PEOPLE NOT WILLING TO CONTRIBUTE TO COMMUNITY AND LIVING ON THE STREETS.	5/14/2019 1:31 PM
7	Homeless criminals using or distributing drugs, unfettered welfare	5/9/2019 8:24 AM
8	The negativity of a few, but spreads like a cancer.	5/8/2019 6:53 PM
9	A cultural mindset of passivity, poverty and inferiority.	5/8/2019 10:20 AM
10	Being so invested in Bethel. Not being transparent when the city makes deals with other entities.	5/6/2019 10:12 AM
11	The crime and homelessness	5/6/2019 9:38 AM
12	Drug Abuse and Crime	5/3/2019 5:28 PM
13	Crime	5/1/2019 11:27 AM
14	Not enough health care to care for the poor	4/29/2019 2:19 PM
15	Bethel	4/26/2019 1:35 PM
16	lack of love for each other poor gov local	3/28/2019 2:33 AM
17	homelessness, drug culture	1/21/2019 2:31 PM
18	Bethel Church's plan to take over the town and make it "Christian". Nothing will make me leave this town faster.	1/20/2019 6:48 PM
19	Homelessness	1/19/2019 3:56 PM
20	Homelessness	1/17/2019 1:13 AM
21	Lack of economic development leadership with its eyes towards the future generations.	1/17/2019 12:08 AM
22	A lack of visionary leadership and existing power structures (read: "good old boy" network) who hamper meaningful change at every turn.	1/16/2019 8:15 PM

23	Conservatives	1/16/2019 8:04 PM
24	Criminal conduct as a direct result of Liberal Democrat leadership in both the city council State government	1/16/2019 5:44 PM
25	poverty and drugs	1/16/2019 5:31 PM
26	Crime/addiction	1/16/2019 2:32 PM
27	City council and police inhumane treatment of citizens and the fencing off of a city park to placate Rick Bosettis' ego and sense of entitlement.	1/16/2019 1:50 PM
28	Poor City planning and street maintenance.	1/16/2019 12:06 PM
29	The influence of Bethel Church over the city government.	1/16/2019 10:07 AM
30	Housing	1/15/2019 6:54 PM
31	Crime	1/15/2019 4:49 PM
32	citizens inability to work together	1/15/2019 3:04 PM
33	Bethel	1/15/2019 2:11 PM
34	the bethel church- it is really the cause of all others; homelessness, the REU rate hikes, rent increases in downtown Redding, businesses increasing their prices (they're all owned by bethel), bethel owns our local LE and politicians	1/15/2019 7:42 AM
35	Tie between uneducated, conservative culture and unwillingness to resist Bethel's dominion-ism tactics.	1/14/2019 12:50 PM
36	ignorance, discrimination	1/14/2019 11:20 AM
37	Lack of resources for marginalized individuals	1/14/2019 10:52 AM
38	Drug abuse	1/14/2019 10:36 AM
39	Well paying jobs	1/14/2019 10:15 AM
40	Homeless and Crime	1/14/2019 9:55 AM
41	Lack of mental health care.	1/14/2019 8:53 AM
42	CRIME	1/14/2019 7:53 AM
43	The negative attitude of a majority of it's citizens to people of 'otherness' - people of color, gender differences, religions, etc., and negative attitudes towards the homeless. I know many people in these categories who are AFRAID to be living here, because they feel unwelcome or harassed. Homogeneity is never an asset to a city's culture. Cities thrive best with a wide variety of citizens, and a welcoming attitude to everyone. We have WAY TOO MANY close-minded people here, and it makes Redding an UNfriendly place for many to live here.	1/14/2019 12:58 AM
44	Homelessness, drugs, crime / perception of crime	1/13/2019 11:14 PM
45	Crime & homelessness	1/13/2019 9:49 PM
46	Homeless/drug problem	1/13/2019 4:54 PM
47	Homelessness	1/13/2019 3:08 PM
48	Semi or permanent homeless camps	1/13/2019 10:05 AM

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49	Homelessness/drug abuse	1/13/2019 12:54 AM
50	Crime and homeless people everywhere	1/13/2019 12:17 AM
51	The lack of consciousness around being a good person.	1/12/2019 8:42 PM
52	homelessness and resulting trash	1/12/2019 8:35 PM
53	the police who don't truly take care of the people and have a negative attitude and presence in my neighborhood. They are un willing to report crimes due to not wanting the paperwork that is required. Nor do they respect all living humans and only are decent to those they like and respect.	1/12/2019 8:20 PM
54	Absence on mental health services	1/12/2019 7:37 PM
55	Transient homeless	1/12/2019 6:29 PM
56	Transients/drug addicts/homeless	1/12/2019 6:22 PM
57	Crime and homelessness.	1/12/2019 6:05 PM
58	Crime	1/12/2019 5:48 PM
59	Climate	1/12/2019 5:18 PM
60	High Homeless population	1/12/2019 5:02 PM
61	Crime and homelessness.	1/12/2019 4:53 PM
62	Homelessness and crime.	1/12/2019 4:49 PM
63	Staying stuck in old times	1/12/2019 4:17 PM
64	Attitude	1/12/2019 4:12 PM
65	Lack of jobs	1/12/2019 3:01 PM
66	The (untrue) PERCEPTION that this is a crime-infested, drug-addled hub for nefarious activities for which there is no attempt at addressing by local officials and / or law enforcement.	1/12/2019 2:53 PM
67	Lack of mental health services	1/12/2019 2:47 PM
68	Economic development and the discrepancy in income vs cost of living	1/12/2019 2:23 PM
69	Crime	1/12/2019 2:05 PM
70	traffic	1/12/2019 1:45 PM
71	Lack of planning	1/12/2019 1:38 PM
72	We have to drive so far and people aren't that friendly	1/12/2019 1:10 PM
73	Poor governance	1/12/2019 1:07 PM
74	It's council leaders not being able to team-up with county leaders and come close to solving the homeless dilemma. Lots of land for small homes that can be serviced by social, medical & crime protection.	1/12/2019 12:49 PM
75	Lack of Diversity	1/12/2019 12:46 PM

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76	Treatment of homeless citizens	1/12/2019 12:29 PM
77	Lack of intelligent leadership and follow through.	1/12/2019 12:22 PM
78	Greed	1/12/2019 11:43 AM
79	Homeless	1/12/2019 10:50 AM
80	Crime rate	1/12/2019 10:37 AM
81	People allowed to live on public streets.	1/12/2019 10:23 AM
82	Escalating crime and recidivism that is out of control	1/12/2019 9:57 AM
83	treatment of the homeless	1/12/2019 9:54 AM
84	Crime	1/12/2019 9:52 AM
85	Lack of appreciation for education which seems to lead to fewer job opportunities, fewer top employers coming to town, lower wages, DV, difficulty in attracting healthcare professionals and more difficulties down the line.	1/12/2019 9:51 AM
86	Crime and the transient homeless	
87	Poverty	1/12/2019 9:49 AM
88	Homelessness	1/12/2019 9:30 AM
89	Drug addict homeless population	1/12/2019 9:05 AM
90	Bethel	1/12/2019 8:56 AM
91	Homeless with mental health and substance abuse issues	1/12/2019 8:39 AM
92	lack of economic opportunities	1/12/2019 8:15 AM
93	Homeless gatherings and crime	1/12/2019 8:13 AM
94	Lack of housing and services for the poor.	1/12/2019 8:09 AM
95	Crime	1/12/2019 8:05 AM
96	Crime	1/12/2019 6:53 AM
97	Bethel church	1/12/2019 6:34 AM
98	the people	1/12/2019 6:05 AM
99	Pervasive homelessness and drugs abuse.	1/12/2019 5:04 AM
100	Community outlook about itself	1/12/2019 2:30 AM
101	Low income housing	1/12/2019 2:01 AM
102	sprawl, mountain top removal and lack of tree protecting tree ordinance and lack of affordable housing.	1/12/2019 1:41 AM
103	Drug addicts	1/12/2019 1:19 AM
104	Homelessness	1/12/2019 1:00 AM
		1/12/2019 12:59 AM

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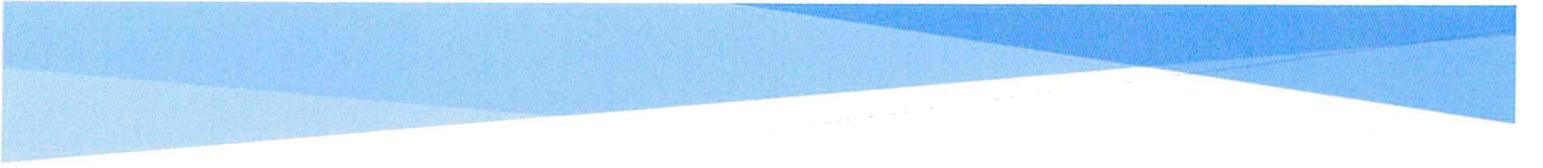
105	High crime rates	1/11/2019 11:32 PM
106	Not enough jobs that provide a living wage	1/11/2019 11:14 PM
107	homelessness not solved	1/11/2019 11:10 PM
108	homelessness and lack of law enforcement	1/11/2019 10:46 PM
109	homeless drug users falling out on the public streets	1/11/2019 10:44 PM
110	homelessness and crime/drug economy	1/11/2019 10:40 PM
111	Transients	1/11/2019 9:59 PM
112	Unsheltered people	1/11/2019 9:51 PM
113	Focus on business as usual, good old boy network that won't think outside the box and see how other communities become the "most desirable" places to live. Think San Luis Obispo....	1/11/2019 9:39 PM
114	The transients, the tents on park marina and cypress	1/11/2019 9:22 PM
115	Excessive regulation and small thinking	1/11/2019 9:17 PM
116	Professional homeless folks	1/11/2019 8:55 PM
117	The prevalent insular attitude that fosters some pretty small and negative thinking, especially about anything they people perceive might cost them money.	1/11/2019 8:51 PM
118	At this time it is the homeless camps and the crime. I don't go out at night anymore.	1/11/2019 8:45 PM
119	Lack of control on crime. Had a car stolen, recovered and they said they weren't even planning to per sue the criminals. We have a lack of faith in our law enforcement because of all of the crimes being committed.	1/11/2019 8:22 PM
120	First impression visitors receive with transients everywhere and overall unsafe feel.	1/11/2019 8:19 PM
121	Lack of mental health services	1/11/2019 8:18 PM
122	The Zombies (drug addicts) and homeless proliferating our Community.	1/11/2019 8:07 PM
123	The homeless ruining our town and running out the middle and upper class.	1/11/2019 7:52 PM
124	Homeless population	1/11/2019 7:45 PM
125	Drug using homeless and Bethel church trying to take over Redding	1/11/2019 7:37 PM
126	The people	1/11/2019 7:37 PM
127	Homelessness	1/11/2019 7:31 PM
128	homeless people	1/11/2019 7:31 PM
129	Crime/ homelessness	1/11/2019 7:23 PM
130	Homelessness, no housing	1/11/2019 7:22 PM
131	The lack of separation of church and state. Specifically the issue with Bethel Church being entwined with the city.	1/11/2019 7:11 PM
132	Crime	1/11/2019 7:10 PM

133	Homelessness	1/11/2019 7:08 PM
134	It's self image	1/11/2019 7:03 PM
135	High crime rate/amount of homeless without services to help them to transition to a healthier life (such as counseling, training, job placement, vocational education etc.) . They need long term help to recover and become productive members of society and break negative cycles, not short term handouts. Also we need to create jobs through small businesses. If the city can increase the ease for someone to start a unique business (not a chain or a franchise) and get on their feet with it, jobs can be created (maybe even employing or training people who might have a hard time getting employed elsewhere such as homeless or people with criminal records, or wounded veterans), economy will improve, people will come in from outside the area to spend money here, and the city will be able to generate extra income through the business's profitability, leaving more funds to improve city services.	1/11/2019 7:02 PM
136	Poverty	1/11/2019 7:01 PM
137	Homelessness	1/11/2019 6:59 PM
138	Being the largest city north of Sacramento and the County seat.	1/11/2019 6:59 PM
139	Take-over by Bethel Cult (ie. Church)	1/11/2019 6:54 PM
140	Those who don't understand our generosity.	1/11/2019 6:54 PM
141	Drug use, old buildings down town	1/11/2019 6:51 PM
142	Not addressing the needs with long term solutions. ie; no affordable and available housing, a designated area for the homeless and extremely limited mental health services.	1/11/2019 6:45 PM
143	Homelessness and Crime	1/11/2019 6:42 PM
144	Lack of economic diversification and development	1/11/2019 6:41 PM
145	Homelessness	1/11/2019 6:38 PM
146	Homelessness and drugs	1/11/2019 6:36 PM
147	HOMELESS	1/11/2019 6:35 PM
148	Homelessness and crime	1/11/2019 6:29 PM
149	Lawlessness and the vast numbers of homeless. Add to that the incredible lack of jobs/ career opportunities leaves little hope for those that are trying to pull themselves up.	1/11/2019 6:29 PM
150	Crime and homelessness.	1/11/2019 6:22 PM
151	Vagrancy and drug abuse.	1/11/2019 6:20 PM
152	Transiency	1/11/2019 6:12 PM
153	Not enough support for tourism services, open all day restaurants, activities other than outdoor activities.	1/11/2019 6:11 PM
154	Quality Health Care Services	1/11/2019 6:09 PM
155	Bethel Church	1/11/2019 6:08 PM

156	homeless, self medicating vets and mentally ill on our streets. Driving them else where is cruel and wrong. Take care to help and we will be known as a forward thinking kind city. Land granted and tiny homes, city gardens etc.	1/6/2019 9:34 AM
157	Mean spirited people that don't understand poverty and homelessness. People who think law enforcement is the solution to everything	12/28/2018 9:36 AM
158	Homelessness and fires	10/1/2018 12:52 PM
159	Liability: CalPers/Poor Governance Negative attribute: Crime/Homelessness	9/26/2018 7:50 PM
160	Racial discrimination.	9/24/2018 3:23 PM
161	they have the best team to have that control	9/21/2018 2:57 PM
162	Homeless problem, and the City Council's willingness to put up with it instead of supporting its law enforcement and citizens	9/4/2018 11:31 PM
163	Homeless!	9/4/2018 7:03 PM
164	City of Redding all fired rebuild Redding everyone is leaving due to the politics! Sad.	8/31/2018 10:55 PM
165	Homelessness, safety and drug usage	8/31/2018 6:45 PM
166	Lack of public safety driven by refusal of majority of its citizens to pay the costs necessary to provide adequate deterrence and consequences.	8/31/2018 3:08 PM
167	The huge number of homeless	8/30/2018 8:50 PM
168	Parks overrun with homeless. Citizens don't feel safe in our parks or on the River Trail.	8/30/2018 5:04 PM
169	public employees swinging electrons for their own benefit and not the public. the attitude by City government that public serves them not they serving public. Redding City charges for permits and fees like big cities but they don't have the services like large cities.	8/30/2018 12:43 PM
170	High crime and homeless	8/30/2018 10:02 AM
171	no public university	8/30/2018 9:17 AM
172	The homeless and the increased number of people moving here from the states urban centers.	8/30/2018 8:28 AM
173	Crime, drugs,	8/30/2018 5:14 AM
174	The crime and drug use along with the homeless littering any grassy area they can find.	8/30/2018 1:23 AM
175	The omnipresence of Bethel Church - please separate church and state again! They are taking over this town, intrude upon the public, negatively affect the rental market, and have infiltrated our city council - without paying one penny in taxes.	8/30/2018 12:45 AM
176	Anti-American leftist liberals	8/29/2018 11:07 PM
177	Crime and drug abuse	8/29/2018 10:13 PM
178	The HOMELESS POPULATION AND THE FILTH THEY BRING WITH THEM.	8/29/2018 9:25 PM
179	Homelessness, safety concerns	8/29/2018 9:08 PM
180	Drug use and mental illness	8/29/2018 8:36 PM
181	Shortage of affordable housing and living wage jobs.	8/29/2018 8:30 PM

182	CRIME AND CRIMINAL TRANSIENTS	8/29/2018 8:21 PM
183	I kept losing the survey on my phone. I think someone is reading these. This is part 3. And part 2 to this question. I hope the city leaders can continue to keep good news front and center and address people's felt needs.	8/29/2018 8:08 PM
184	Criminal Homeless, Drugs, Blight	8/29/2018 7:57 PM
185	It's lack of a sense of place. There's no area that feels lively at any given point in time. No sense of a true downtown to gather. It feels disjointed and unfriendly.	8/29/2018 7:56 PM
186	Homeless and drugs	8/29/2018 7:42 PM
187	Crime	8/29/2018 7:22 PM
188	Transient and homeless as well as open drug use or camping within city limits	8/29/2018 7:15 PM
189	CRIME	8/29/2018 6:45 PM
190	Crime	8/29/2018 6:41 PM
191	Drug abuse and homelessness	8/29/2018 6:32 PM
192	Lack of livable wage jobs	8/29/2018 6:13 PM
193	Drug addiction Crimes and lack of employment	8/29/2018 5:47 PM
194	A very weak and unfocused downtown core.	8/29/2018 5:23 PM
195	Poor management, crime, drugs, allowing marijuana in the 273 corridor while protecting the down town where city council members have a vested interest in the millions of dollars being poured in there.	8/29/2018 5:18 PM
196	The urban campers.	8/29/2018 5:00 PM
197	All the felons druggy no jobs, housing, food. They create more crime because of this. This town needs help.	8/29/2018 4:44 PM
198	drugs	8/29/2018 4:39 PM
199	Crime and lack of help for people that want to change, especially men w felonies theres no housing and no support.	8/29/2018 4:06 PM
200	Homeless and Crime	8/29/2018 4:05 PM
201	Crime in Redding	8/29/2018 4:04 PM
202	Crime. Free illegal camping	8/29/2018 3:54 PM
203	homeless and drugs	8/29/2018 3:33 PM
204	Drug addicts/crime	8/29/2018 3:27 PM
205	Also, people (homeless, drug users, criminals)	8/29/2018 3:22 PM
206	Downtown, but there are good plans to improve	8/29/2018 3:07 PM
207	Lienency towards quality of life crimes, not on the law enforcement's end but ok our council member and city managers unwillingness to make it a priority and zero tolerance out of "fear" of being sued. Putting criminals before law abiding citizens.	8/29/2018 3:03 PM

208	The transients and criminal element which are destroying our city. Families, children and law abiding residents can no longer use many of the parks or the library. Neighborhoods and businesses are suffering. We need to stop supporting this negative behavior and stop making excuses for them. Most of them will not avail themselves to the help which is available. The working poor suffer the most. They don't have the means to replace stolen vehicles or other valuables. We have lived in Redding for over 30 years. We are very seriously considering moving as a result of this problem.	8/29/2018 3:02 PM
209	Homeless people/drug addicts	8/29/2018 2:53 PM
210	Currently homelessness	8/29/2018 2:45 PM
211	Crime, drugs and transients	8/29/2018 2:40 PM
212	Lack of integrity at City Hall	8/29/2018 2:25 PM
213	Increasing crime, drug use and homelessness, very few places in our city feel safe.	8/29/2018 2:21 PM
214	Homeless	8/29/2018 2:21 PM
215	The increase in homeless criminal activities.	8/29/2018 2:21 PM
216	Homeless	8/29/2018 2:09 PM
217	Drugs	8/29/2018 2:07 PM
218	Our lack of compassion with people less fortunate.....all I want to do is help....	8/29/2018 2:05 PM
219	Unemployment and crime	8/29/2018 2:00 PM
220	Drugs and transients.	8/29/2018 1:58 PM
221	crime	8/29/2018 1:56 PM
222	The residents are old-school and unwilling to be forward thinking. They want to go backwards rather than forward.	8/29/2018 12:42 PM
223	Homeless drugged out zombies crossing midblock right in front of your car so that you have to slam on the breaks every day on the way to work	8/29/2018 12:40 PM
224	homeless people	8/29/2018 10:35 AM
225	to many government handouts. if we make it harder to be homeless less people would be homeless.	8/28/2018 2:32 PM
226	Apathy and negative atmosphere	8/28/2018 1:07 PM
227	Crime/homeless.	8/22/2018 11:32 AM
228	Homeless	8/22/2018 11:22 AM
229	A certain population's sense of entitlement.	7/19/2018 4:02 PM
230	Homeless population and no accountability for themselves	7/19/2018 9:37 AM



SECTION 108 LOAN APPLICATION

CITY OF REDDING, CALIFORNIA

Economic Development and Public Facilities Improvements in
Downtown Redding

GENERAL INFORMATION

City of Redding
777 Cypress Avenue
Redding, CA 96001
<https://www.cityofredding.org/home>

CHIEF ELECTED OFFICIAL

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The City of Redding (City) receives Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding on an annual entitlement basis from the United States Department of Housing and Urban Development (HUD). The City, incorporated on October 4, 1887, is a general law city formed under state legislative statutes and governed by a body of laws in the State Constitution. The Redding City Council consists of five council members elected “at large” for staggered four-year terms. The City operates under a Council-Manager form of government. The City Council members and the City Manager collectively review and approve the City’s Consolidated Plan, Action Plan and subsequent HUD-funded projects and activities. The City’s Development Services Department, Housing and Community Development (HCD) section reviews and approves proposed projects/activities prior to the City Council and/or City Manager’s review. HCD is the designated division administering HUD funds on behalf of the City.

SECTION I:

Discussion of the proposed activities in the context of the Applicant's community development objectives as included in the City of Redding's HUD Consolidated Plan

As identified in the City's 2015-19 HUD Consolidated Plan and subsequently in the 2020-24 HUD Consolidated Plan, within the Community Development category, it is the City's goal to serve high-risk and special-needs populations within our jurisdiction through our public service activities and through infrastructure/facility improvement activities. Community development objectives primarily address increasing the accessibility of public facilities, improving infrastructure, providing economic development opportunities and providing social service and education. Specifically, improving infrastructure in the Downtown Redding target area is a goal identified in the Annual Action Plan for FY 2019-20 and FY 2020-21. Infrastructure improvements considered include, but are not limited to, 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.

Requested Amount of Section 108 Assistance (in increments of \$1,000)

The City is requesting \$3,500,000 in funding under the Section 108 Loan Guarantee Program of HUD's Community Development Block Grant (CDBG) Program. The Section 108 Loan will be repaid over a twenty (20) year loan term using CDBG funds from current and future annual entitlements and secured with City Housing property assets.

The Block 7 Affordable Housing Project's (summarized below) financing is in the form of a residual receipts loan, under which repayment will be contingent upon the availability of net income remaining after deducting the amount necessary to satisfy City-approved operating expenses associated with the operation and maintenance of each project. While it is anticipated that future CDBG annual entitlements will be the primary repayment source for the Section 108 Loan, an applicable portion of loan repayment revenue received from the Block 7 Affordable Housing project will be applied as program income toward the outstanding balance of the Section 108 Loan.

The City will use CDBG funds in the amount of \$90,300 to pay the issuance, underwriting, servicing, administration and other costs associated with the Section 108 financing fees.

SECTION II: PROJECT SPECIFIC APPLICATION

Downtown Redding Development Summary/Project Information

The Downtown Redding area is experiencing an influx of revitalization efforts that include: renovation of existing properties; the creation of new commercial and retail storefronts; and the development of approximately 200 new residential units. Along with these developments,

the City's infrastructure is changing. Underground utilities are being upsized and improved, streets are being reintroduced and parking facilities are being redeveloped thereby shifting parking locations available to the public from a centralized parking facility to a variety of distributed outlying, public and private parking facilities.

Currently underway in the core of Downtown Redding is the Redding Downtown Loop and Affordable Housing (RDLAH) Project, a partnership between Downtown Redding Investors, LP, a partnership between K2 Land and Investment, LLC (K2) and Community Revitalization and Development Corporation (CRDC), the City of Redding (City) and the Shasta Regional Transportation Agency (SRTA). The total development cost of the RDLAH Project is estimated to be \$44 million. In October 2016, the state of California Department of Housing and Community Development (HCD) Affordable Housing and Sustainable Communities (AHSC) Program announced that the City and Developer, as a co-applicant, were awarded \$20 million for the RDLAH Project. The award includes infrastructure grant funds in the amount of \$14.1 million and affordable housing development loan funds in the amount of \$5.8 million. In addition to the AHSC Program funding, federal and state tax credits, private financing, developer equity and affordable housing financing have been combined to fund the project.

The RDLAH Project consists of the following:

- Demolition of a 60,000-square-foot vacant, dilapidated, commercial building located above a subterranean public parking facility. Portions of the commercial structure blocked abandoned street right-of-ways located in the hub of Downtown. In June 2018, the Developer demolished the commercial building and the public parking facility which facilitated the City's purchase of the abandoned right-of-ways for the reintroduction of the Downtown street grid;
- The City's acquisition of and the subsequent reestablishment of the abandoned right-of-ways for Market, Yuba and Butte Streets;
- The City's reconstruction of the Yuba (two-way) and Butte (one-way) Street connections to California Street and southbound Market Street connection from Tehama to Yuba Street collectively known as the Downtown Street Circulation Project. The Project includes: extensive reconstruction of aging underground utilities including wastewater, water and electric; new sidewalks and street surfaces with a blend of concrete, asphalt concrete and concrete pavers; new street lights; and landscaping that compliments the new and existing aesthetics of the variety of projects being completed within Downtown. In December 2019, the Downtown Streets Circulation Project was awarded; construction began in February 2020; and the project will be completed by December 2020;
- Market Center, is a four-story mixed-use project that will provide approximately 22,000 square feet of first floor retail and commercial space with street-side gathering/dining plazas. Eighty-two residential affordable housing units consisting of one-, two-, and three-bedrooms will occupy floors 2 through 4. The Market Center Project is approximately 50 percent complete and occupancy is projected for November 2020;

- Reconstruction of the former City-owned parking facility that was located under the vacant commercial space. The parking facility will provide approximately 95 public parking spaces with an additional 18 private spaces on the ground floor with access from the alley. In addition, reconstruction of the streets will create approximately 50 new on-street parking spaces within the vicinity of the project, resulting in no net loss of parking in the downtown core.

- In addition, the street reconstruction project includes pedestrian and bike friendly improvements that are integrated into the reconstructed low-speed streets.

In September 2019, the Block 7 Net Zero Housing and Downtown Activation (Block 7) Project, the second phase of the RDLAH Project began construction. The Block 7 Project includes AHSC Program elements that include: an Affordable Housing Development (AHD), Housing-Related Infrastructure, Sustainable Transportation infrastructure, and Transportation-Related Amenities. Together, these elements (a mixed-use AHD site, complete streets, a multi-level parking structure, a pedestrian activated alley, 15,000 SF of public open space, and other features) complete the foundation begun in Phase One to help the community realize its vision, which is in alignment with the goals of the AHSC program. Like the first phase of the project, the Block 7 Project is a collaboration between Downtown Redding Investors, LLC, the City of Redding (City), and SRTA. For Phase II, The McConnell Foundation (Foundation) joins the Development Team.

As background, in October 2017, the Foundation and K2 submitted a request to partner with the City to apply for HCD AHSC and IIG Program funds and to negotiate a fair market value purchase agreement for City-owned property that contains a dilapidated 645 space parking structure. The subject parcels are commonly known as 1407 and 1641 California Street that include APNs 101-790-034 and 101-790-033 and a portion of 101-790-032 (the Property). A location map of the Property divided into development Areas I, II and III further described below.



In June 2018, HCD awarded the City, the Foundation, and K2 AHSC Program funds in the amount of \$19,959,536 for the development of the Block 7 Affordable Housing Project and IIG Program funds in the amount of \$4,000,000 for a capital improvements project that includes the development of a multi-level parking facility that will be available to the public and support the Block 7 Affordable Housing Project and transit in the Downtown core. The project was the highest scoring in its category across the whole state - the Development Team represented far northern California well, as only 2 grants were awarded north of the Bay Area.

The complete redevelopment of the Property is commonly known as the Block 7 Project. The first phase of the redevelopment project is to demolish the existing parking structure. In November 2019, the demolition of the north end of the parking structure from Tehama Street to the mid-point of Area I was completed. In March 2020, the south end of the parking structure from the mid-point of Area I to Placer Street was completed and currently Areas I, II and III are being backfilled to create a subgrade for the building pads to be created for each subject Area.

Area I, the Block 7 Affordable Housing Project, will consist of 78 affordable housing units and one manager's unit for a total of 79 residential units, 7,785 square feet of commercial

rental space, over 20,000 square feet of open space dedicated to urban greening, and parking infrastructure to support the overall development. The total development costs for the Affordable Housing Project portion is currently estimated at \$70.1 million and 100% of this total is secured through enforceable funding commitments and soft debts. Currently, the project is in the process of securing their construction financing with an expected closing of finance June/July 2020 and a 24-month construction timeline.

Area II, the North Block Parking Project, consists of a mid-rise tower, a multi-level parking structure with approximately 300+ parking spaces to support the development areas, first-floor retail, and approximately six to eight units of market-rate housing to be built by the Development Team under a limited partnership. Area II shall receive commercial rents from Shasta College, retail tenants, and market rate residential housing. The total development costs of Area II is currently estimated at \$52 million.

Area III, the south block, will be developed into a surface parking lot that will be available to the public for a period of up to five years to support the small businesses and residents in the area.

In addition to the developments of Area I, II and III, other improvements within the Block 7 Project include: Butte and Yuba Streets being reintroduced from California Street to the east of the California Street alley ultimately connecting to the street improvements in progress through the Downtown Streets Circulation Project which furthers the community's efforts to restore the Downtown street grid; construction of an urban infill park east of the California Street alley between the south side of the Shasta College Downtown Campus Facility and east of Butte Street; and more than 2.5 miles of offsite context-sensitive bike and pedestrian infrastructure.

The RDLAH Project and the Block 7 Project accomplish a number of goals contained in the Downtown Redding Community-Based Transportation Plan and the Downtown Redding Specific Plan. The Parking Action Plan component of the Transportation Plan states that "as new mixed-use developments occur in Downtown Redding, the City desires to seek public/private partnerships and funding opportunities for capital improvement projects that will replace or create new parking facilities that complement new developments." The Specific Plan's vision "is to create a revitalized Downtown Redding that is attractive, safe, economically vibrant and respectful of historical and natural resources. It should have a lively mix of pedestrian- and bicycle-oriented shops, housing, workplaces, parks and civic facilities, inviting residents and visitors alike." The projects identified further the restoration of the downtown street grid, create a new parking structure, provide market-rate and affordable housing units, create lively common and public spaces and stimulate additional investment in Downtown Redding.

Utilize CDBG Section 108 Loan to assist the financing of public infrastructure that includes: sidewalks, streets and underground utilities in the Downtown Redding Target Area to enable the commercial space to be developed or redeveloped 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.

TIMELINE: Site preparation for the Block 7 Project Areas I, II and III is currently in progress with subgrade work scheduled to be completed by mid-May. The North Block multi-level parking facility is working through their third round of plan check comments – it is anticipated that the permits to construct the parking facility will be pulled in early June 2020 with a completion date of December 2021.

The North Block commercial tower design is 70 percent complete with a mid-June 2020 design completion date.

The Block 7 Affordable Housing Project was awarded 4% tax credits on April 14, 2020 which starts the six-month clock for construction to begin by October 14, 2020. The architectural design is underway with a mid-August projected completion date for plan check submittal.

Along with the structure design of the North Block parking facility and the Block 7 Affordable Housing Project, the following are in the design phase:

1. The civil engineering infrastructure design to support these projects, such as, underground utilities (water, waste water, storm drain and electric) is approximately 80% complete with construction starting in stages in June/July 2020.
2. The reintroduction of Butte and Yuba Streets and the streetscape fit and finish design from the California Street alley to California Street are approximately 50% complete with construction starting in spring 2021.
3. The fit and finish architectural design for the widening of the California Street alley, increasing the width from its current 20-feet to 33-feet from Tehama Street to Placer Street, is approximately 50% complete with construction starting in spring 2021.
4. Offsite bike and pedestrian trail connections to Downtown will begin design in summer 2020.

Overall, considering all of the funding sources, all of the Block 7 Projects will be completed by July 2023.

The picture below demonstrates the North Block (Commercial Tower, Parking and Market-Rate Housing Projects) and the Block 7 Affordable Housing Project:



FORMS OF ASSISTANCE

The Block 7 Projects are subject to Development Agreements, specifically, the Development Agreement for the Block 7 Affordable Housing Project includes a City Loan in the form of a residual receipts loan in the amount of \$7,862,000, of which, \$2,800,000 of the loan is projected to be funded by the Section 108 Loan. As previously noted, the City Loan is in the form of a residual receipts loan, under which repayment will be contingent upon the availability of net income remaining after deducting the amount necessary to satisfy City-approved operating expenses associated with the operation and maintenance of each project. While it is anticipated that future CDBG annual entitlements will be the primary repayment source for the Section 108 Loan, an applicable portion of loan repayment revenue received from the Block 7 Affordable Housing project will be applied as program income toward the outstanding balance of the Section 108 Loan.

The remaining portion of the Section 108 Loan, \$700,000 will be utilized to leverage private equity and local bank financing to assist property owners, with façade improvements to their existing commercial buildings to improve their property by revitalizing their storefronts and in some cases creating new storefronts. Eligible property owners will apply through the City's Façade Preservation/Creation Program and be located within or adjacent to the Market Street Promenade area which is the area bordered between California Street to the west to Pine Street to the east; Tehama Street to the north and Placer Street to the south.

The Façade Preservation/Creation Program requires each eligible property owner to convey a Facade Preservation Covenant to the City which will place certain terms and conditions on the development and maintenance of the property/building facade for a three-year term. A Facade Preservation Covenant at a value of up to 50% of eligible improvement costs, up to a maximum value of \$100,000 and a minimum value of \$10,000, may be purchased by the City. The City will analyze each application and negotiate loan terms that may include a forgivable, deferred or partially amortized loan for a term of 10 to 30 years, depending on the financial analysis findings. As loans are repaid, the City will apply the payments to the outstanding Section 108 Loan balance.

INFORMATION ON ORGANIZATIONAL ARRANGEMENTS

The City’s Housing and Community Development (HCD) Division is the designated administrator of CDBG funding and will be the administrator of the CDBG Section 108 Loan proceeds for the Block 7 Project and for each Façade Preservation/Creation Program applicant. The City’s HCD Division has been administering CDBG funds since 1974 and has performed well every year.

For the Block 7 Project and the North Block Parking Project, the City is in partnership with the Developer as further defined in the Development Agreements and the AHSC and IIG Standard Agreements. As part of the Block 7 Affordable Housing Project and the North Block Parking Project, a purchase agreement was negotiated and City-owned parcels (Areas I, II and III) were purchased at fair market value and transferred to the Block 7 Land Acquisition Company. As contemplated, the City and Developer are in partnership to install the infrastructure to City-owned property to facilitate the development of affordable housing and to create and/or retain jobs.

INFORMATION FOR FINANCIAL UNDERWRITING

Block 7 Affordable Housing Project Budget:

Sources	
Citi Community Capital (private commercial loan)	\$ 7,046,250.71
Block 7 Retail Investors, LLC	\$ 1,065,661.04
HCD AHSC Loan	\$ 7,508,416.00
City of Redding AHSC Loan	\$ 10,941,102.00
City of Redding Loan (HOME, SHA, CDBG Section 108 & AHLF)	\$ 7,862,000.00
Developer Fee Contribution	\$ 4,388,144.30
Deferred Developer Fee	\$ 898,431.41
Other	\$ -
TOTAL PERMANENT FINANCING	\$ 39,710,005.46
Total Tax Credit Equity	\$ 30,452,866.62
TOTAL SOURCES	\$ 70,162,872.08

Uses	
Land Cost and Site Development	\$ 2,000,000.00
Hard Costs	\$ 48,351,990.27
Soft Costs	\$ 14,101,679.81
Impact Fees and Other Costs	\$ 5,709,202.00
TOTAL USES	\$ 70,162,872.08

The chart above notes the Block 7 Affordable Housing Project budget that includes a private commercial loan; private equity; AHSC Loans; City Loan that includes HOME, Successor Housing Agency, CDBG Section 108 and Affordable Housing Loan Funds; Developer Fee and tax credit equity. As previously noted, of the \$7.862 million City Loan, \$2.8 million is the portion of the City Loan attributable to the CDBG Section 108 Loan.

Façade Preservation/Creation Program:

The remaining CDBG Section 108 Loan funds of \$700,000 will be used to leverage other private equity and local bank financing in an equal amount to create a total Façade Preservation/Creation Program fund of \$1.4 million. Each application will be financially analyzed – reviewing financial statements and pro forma cash flow – to determine the type and (forgiven, deferred or amortized) and term of each Façade Program Loan. Façade Covenants will be secured to each property and monitored annually by HCD staff to ensure compliance and performance.

Repayment Schedule:

The total amount of the proposed loan is \$3,500,000. The City is requesting a twenty-year repayment term beginning the month following the first disbursement of the loan. Estimated

yearly repayment is \$191,424.10. The payment is calculated using the three month LIBOR rate on April 22, 2020 of 1.04% plus 0.2%.

The primary source of repayment will be a portion of the City's annual CDBG entitlement (\$760,624 in fiscal year 2020-21). As an entitlement jurisdiction, the City of Redding reasonably expects to continue to receive sufficient CDBG allocations in the future to allow comfortable repayment of this loan based on the requested loan terms. As indicated earlier, the project financing for each of the projects will be in the form of residual receipts, and any loan repayment revenue received from the projects will be applied as program income toward the outstanding balance of the Section 108 Loan.

Loan Portfolio and Real Estate Collateral:

Security for the loan may be sourced from a number of City held assets including its portfolio of real property, which is described in greater detail below, as well as its Housing Rehabilitation Loan portfolio, which has an approximate value of two million dollars.

INFORMATION FOR PROGRAM REQUIREMENTS

The Block 7 Project reintroduces Yuba and Butte Streets that ultimately creates access to new commercial space on the first floor of the Block 7 Affordable Housing Project and facilitates the development of residential units available to low- and moderate-income households on the second, third and fourth floors; and creates access to the commercial space being created within the North Block Project. In addition, the combination of the RDLAH Project and Block 7 Project will fully reintroduce the streets within Market Street Promenade area and activates the California Street alley, thereby creating better access for pedestrians, automobiles and bikes that will create a need to reprogram and revitalize commercial spaces that have been vacant or underutilized for the last 40+ years. The CDBG Section 108 Loan funds will be used to meet the CDBG National Objective of Low/Moderate Income Jobs (LMJ). The associated activities proposed include:

- i. assisting with the financing of the sidewalks, streets, parking improvements and underground utilities to enable the commercial space to be developed thereby creating jobs and/or job retention; and to assist with the development of City-owned property to facilitate the development of affordable housing (24 CFR 570.703(f)(2) and 24 CFR 570.201(c));
- ii. assist property owners with façade improvements to existing commercial buildings that include predevelopment and construction improvements that revitalize existing storefronts or create new storefronts (24 CFR 570.703(i));
- iii. CDBG Section 108 Loan repayment, interest and costs of financing (24 CFR 570.705(c) and 24 CFR 570.703(c))

SUMMARY

The City respectfully submits its preliminary request for conceptual approval of its intended use of a Section 108 loan guarantee in the amount of \$3,500,000. As noted earlier, these projects support the strategic plan goals in the City of Redding's 2020-24 Consolidated Plan and are eligible under the LMJ National Objective. As an entitlement jurisdiction, the City is confident of its ability to repay the funds using future annual entitlement funds in conjunction with any program income generated from the residual receipts notes, and intends to secure the Section 108 Loan funds using a portfolio of City-owned property assets.

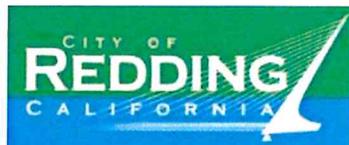
DRAFT

Citizen Participation Plan



**Prepared by
City of Redding
Housing Division
777 Cypress Avenue
Redding, CA 96001**

March 2020



City of Redding Citizen Participation Plan

Introduction

The City of Redding is required to have a Citizen Participation Plan (CPP) that describes how residents can participate in the development and revisions of the Assessment of Fair Housing (AFH); the planning, implementation, and evaluation of the Consolidated Plan (ConPlan); any substantial amendments to the ConPlan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

The CPP for the City of Redding is made up of nine elements that coincide with the required components of the United States Department of Housing and Urban Development (HUD) pursuant to 24 CFR 91.105:

1. Encouragement of Citizen Participation
2. Citizen Comment on the CPP and Amendments
3. Development of the AFH and ConPlan
4. Criteria for Amendment to the ConPlan and AFH Revisions
5. Performance Reports
6. Public Hearings
7. Availability to the Public and Access to Records
8. Technical Assistance
9. Complaints

1. Encouragement of Citizen Participation

The CPP encourages citizen participation among all residents of the City of Redding. Outreach efforts are targeted to individuals of low- and moderate-income, those residing in predominantly low and moderate income neighborhoods, individuals with special needs and/or persons representing minority groups, non-English speaking persons, persons with disabilities and/or persons who are homeless. The City of Redding also enlists the assistance of the Community Development Advisory Committee (CDAC) to encourage citizen participation in the community.

Community Development Advisory Committee

CDAC provides increased accountability to the public and encourages the active participation of low- and moderate-income people. CDAC serves in an advisory capacity to City Council with respect to the review and allocation of Community Development Block Grant (CDBG) grant funds that support public service activities within the community on an annual basis.

All CDAC meetings are open to the public and public hearings shall be noticed according to the provisions of the Ralph M. Brown Act (Section 54950 et seq. of the California Government Code).

City of Redding

Citizen Participation Plan

CDAC meetings are held at the City of Redding Civic Center – 777 Cypress Avenue, Redding, California. This facility is accessible to the public and provides access to persons with disabilities.

CDAC meetings will be held at times convenient for members of the community, so that as many people can participate as possible.

2. Citizen Comment on the CPP and Amendments

The City will provide citizens with an opportunity to comment on the CPP and any substantial amendments to the CPP prior to the document approval by City Council. The CPP will be made public and in a format accessible to persons with disabilities and non-English speaking residents of the community, upon request

3. Development of AFH and ConPlan

The AFH is an analysis of fair housing issues and contributing factors in a community that results in goals to achieve over each planning cycle. This includes an analysis of fair housing data, an assessment of fair housing issues, an identification of fair housing priorities and other data submitted to HUD using the Assessment Tool. The Assessment Tool consists of a series of directions and questions designed to focus the analyses on key fair housing issues and contributing factors.

The ConPlan describes the City's housing and community development needs, and sets priorities and strategies for the expenditure of federal funds through an annual Action Plan over a five-year planning period. The annual Action Plan allocates funds from the CDBG and Home Investment Partnerships (HOME) Programs. The CAPER report details the activities conducted, the populations served and an analysis of expected outcomes and results.

Prior to adopting an AFH or ConPlan, the City will:

- As soon as feasible, the City will make the HUD-provided data and other supplemental information incorporated into the AFH available to residents, public agencies, and other interested parties.
- Make available to citizens, public agencies, and other interested parties, information that includes the amount of assistance the City expects to receive and the range of activities that may be undertaken; including the amount that will benefit persons of low- and moderate-income, the plans to minimize displacement of persons, and the plans to assist any persons displaced.
- The City will provide for at least one public hearing during the development of the AFH or ConPlan.

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- Publish for comment a summary of the proposed ConPlan in one or more newspapers of general circulation. The summary will include a list of the locations where the ConPlan is available including the Housing Division of the City of Redding, local housing authorities, and other public places. A reasonable number of free copies of the ConPlan will be available to citizens and groups whom request it.
- Notify citizens and provide a period of no less than 30 days to receive comments from the citizens on the ConPlan, amendments, or performance reports that are submitted to HUD before the submission of the ConPlan, unless otherwise authorized by HUD.
- In preparation of the final AFH or ConPlan, the City will consider any comments or views of residents received in writing, or orally at the public hearings. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, shall be attached to the final AFH or final ConPlan (as applicable).
- The City does not anticipate displacement of individuals under the ConPlan. In the event temporary displacement should occur, such persons may be provided with relocation assistance in accordance with HUD regulations, 24CFR Part 42.

4. Criteria for Amendment of the AFH or the ConPlan;

Prior to submission of any substantial change in the proposed use of funds in the ConPlan, or revision to the AFH, the City shall provide reasonable notice and allow a minimum of 30 days for the comment period, unless otherwise authorized by HUD, for citizens to comment on the proposed substantial amendment or revision.

The City considers a substantial amendment to the ConPlan to be:

- A change from one type of eligible activity to another activity not previously identified in the current ConPlan or Action Plan; or
- Any change in funding distribution that exceeds the lesser of:
 - 15% of the total current year grant allocation plus prior year's program income; or,
 - 50% of yearly planned program activity.
- The Director of Development Services may implement amendments that do not result in a substantial or functional change to the original intent of the ConPlan.

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The minimum requirement for revising the AFH happens when a material change that affects the goals of the AFH occurs. Examples include the occurrence of a presidentially declared disaster, significant demographic changes, new significant contributing factors in the City; civil rights findings, determinations, settlements, court orders or written notification received from HUD that requires a revision to the AFH.

5. Performance Reports

The CAPER is required to be submitted to HUD 90 days after the end of the fiscal year (June 30th is the end of the fiscal year, making the CAPER due by September 30th).

Prior to submission to HUD, the City will publish the CAPER for a minimum 15-day comment period. The City will consider any comments or views of residents of the community received in writing, or orally, in the final CAPER. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, shall be attached to the document.

6. Public Hearings

The City will hold a minimum of two separate public hearings per year to obtain citizens' views on housing and community development needs, development of proposed activities, and review of program performance.

One public hearing will consider the merits of the AFH, ConPlan or Action Plan amendment or update in the formative stage. The second public hearing will be held by the City Council prior to adoption of the resolution authorizing submission of the AFH, ConPlan or Action Plan substantial amendment to HUD.

Public notices of these hearings will be published in the Record Searchlight at least 14 days prior to the hearings, unless otherwise waived by HUD. The notice shall indicate the date, time, and place of the hearings, as well as the purpose. In addition, the hearings will be held at times and locations which permit broad participation.

Accommodations for persons with disabilities and the needs of non-English speaking residents may be met by contacting the Redding City Clerk by telephone, in person, or by mail at least three (3) working days in advance.

7. Availability to the Public and Access to Records

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The methods utilized to distribute general information regarding CDBG Program activities are direct mailings to identified community organizations, use of social media for announcements to the public and the City of Redding website for public documents, meetings and agendas. As public information, it shall be made available to all news media. Copies of all relevant documents will be available at the City's Housing Division during normal business hours for review by the public.

The City will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the City's AFH, the ConPlan and the use of CDBG funds for at least the preceding five years. Materials in a form accessible to persons with disabilities are available upon request by contacting the City's Housing Division.

8. Technical Assistance

Technical assistance may be provided to persons of low- and moderate-income upon request to the City. Such support will include assistance with commenting on the AFH and in developing proposals for funding assistance under any of the applicable programs covered by the ConPlan and clarification of policy options.

Staff is also available to discuss alternative financing and planning for specific community development projects with an emphasis on neighborhood improvement and promotion of economic development activities.

9. Complaints

The City will consider all citizen comments related to the ConPlan or substantial amendments thereof, AFH, revisions to the AFH, and performance reports. Comments may be included within the commented upon document and made public through the City's website or open public forum. If requested, the City will provide a timely, substantive written response to written citizen complaint(s) within 15 working days of the date wherein the document is received by the Housing Division.