



# City of Chico 2019-2020 CAPER CDBG & HOME Funds

The Consolidated Annual Performance and Evaluation Report (CAPER), which has been prepared for submittal to the U.S. Department of Housing and Urban Development (HUD), reports on specific federal housing and community development assistance allocated by the City of Chico for the period of July 1, 2019 through June 30, 2020. The CAPER provides a summary of progress in carrying out the strategic plan and the action plan components of the Five-Year Consolidated Plan 2015-2019. This report covers the final year of the Consolidated Plan period.

## Community Development Department

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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This CAPER report is the fifth and final annual report on the City's 2015-2019 Consolidated Plan (ConPlan) and reports on the use of Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds for the Program Year July 1, 2019 to June 30, 2020 (FY 19). The CDBG Financial Summary Report - PR 26 is attached.

During FY 19, the City was continuing to recover from the impact of the Camp Fire which occurred in Nov. 2018. The beginning of 2020 also brought response to the Coronavirus pandemic and impacts related to the State of California's stay-at-home orders. The City was able to complete all planned CDBG Public Service activities, Code Enforcement and Program Administration/Program delivery activities. There was a 71% increase in small businesses assisted through the Small Business Development Center that were directly tied to providing additional training to businesses in response to COVID-19. The figures in this report reflect a dramatic reduction from the expected goal of persons provided overnight shelter because the only overnight emergency shelter in Chico (Torres Shelter) had to reduce the number of persons they would admit into the shelter due to COVID-19 concerns. By keeping the shelter at a lower capacity, their number of clients assisted dropped, which also affected Catalyst Domestic Violence Services which provides shelter for domestic violence victims. During FY 19-20, the City was unable to meet the planned goal for Homeowner Housing Rehabilitation, including sewer lateral connections, due to staff priorities shifting to respond to COVID-19.

Progress was made in the HOME program, including the completion of two additional homeownership units for low-income families at the 20th Street Habitat for Humanity site. The Tenant Based Rental Assistance Program (TBRA) continued to remain busy due to the long-term effects of the rental market in the area from the loss of homes in the neighboring Town of Paradise, due to the Camp Fire. Additional funding was allocated for TBRA and the City was very close to meeting their goal of 20 by supporting 17 households.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assist Small Businesses	Economic Development	CDBG: \$40,000	Businesses assisted	Businesses Assisted	400	550	137.50%	85	164	192.94%
Create Low Income Affordable Housing Opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Rental units constructed	Household Housing Unit	14	14	100.00%			
Create Low Income Affordable Housing Opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Rental units rehabilitated	Household Housing Unit	25	5	20.00%			
Create Low Income Affordable Housing Opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	HOME: \$94,102	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	124	82.67%	20	17	85.00%
Implement Solutions to Chronic Homelessness	Affordable Housing Homeless	CDBG: \$43,856	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		55	64	116.36%

Implement Solutions to Chronic Homelessness	Affordable Housing Homeless	CDBG: \$44,272	Homeless Person Overnight Shelter	Persons Assisted	4000	3939	95.63%	940	740	78.72%
Implement Solutions to Chronic Homelessness	Affordable Housing Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	50	0	0.00%			
Implement Solutions to Chronic Homelessness	Affordable Housing Homeless		Housing for Homeless added	Household Housing Unit	5	0	0.00%			
Improve and Revitalize Low-Income Neighborhoods	Affordable Housing Public Housing Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	80	121	151.25%			
Improve and Revitalize Low-Income Neighborhoods	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$37,005	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	9000	3524	39.16%	293	344	117.41%
Improve and Revitalize Low-Income Neighborhoods	Affordable Housing Public Housing Non-Housing Community Development	HOME: \$27,496	Homeowner Housing Added	Household Housing Unit	10	10	80.00%	5	2	40.00%

Improve and Revitalize Low-Income Neighborhoods	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$25,493	Homeowner Housing Rehabilitated	Household Housing Unit	125	66	52.80%	24	3	12.50%
Improve and Revitalize Low-Income Neighborhoods	Affordable Housing Public Housing Non-Housing Community Development	CDBG: \$68,482	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	3650	3693	101.18%	700	772	110.29%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Public Service funding during FY19 contributed to the prevention of homelessness and solutions to homelessness by the provision of: emergency shelter and assistance for 740 homeless adults and children; transitional shelter and support for 53 adults with children on the path to self-sufficiency; permanent housing for 11 formerly homeless disabled adults; in-home meals to 279 elderly and disabled homebound adults; and adult day health care and services to 65 adults, 61 of whom are disabled, allowing for respite of their caregivers and contributing to keeping them in their homes rather than institutionalized. The 5-year goal to provide 4,000 homeless persons an overnight shelter was closely met by assisting 3,939 persons through public service funding. Public service activities, other than housing benefit assisted 3,524 individuals which fell short of the intended 9,000 due to the following: the proposed activities were estimated higher due to previous funding assisting both childcare and legal services for low- and moderate-income persons. Neither of these activities were funded during the 5-year period as funding shifted toward assisting those who were homeless or for services focused on preventing homelessness. There were also years during the planning period where the City’s transitional shelters did not receive public service funding, which reduced the persons assisted.

Homeless and Housing funding during the five-year planning period estimated in addition of 50 emergency shelter beds which was not realized

during the planning period. The City was also planning to support the rehabilitation of 5 transitional housing units with the Salvation Army, but the project fell through. During the five-year planning period, the City provided a land lease and a portion of the financing for the construction of 14 permanent supportive units at Valley View Apartments. The Butte County Department of Behavioral Health provides case management services to all residents who are formally homeless with mental health challenges.

Economic Development funding was provided for the micro-enterprise counseling effort through the Small Business Development Center (SBDC) at Butte Community College. The program far exceeded the goal and successfully provided counseling to 164 businesses, 75 of which were newly assisted during FY19. During the 5-year period, over 550 businesses were assisted with counseling and training through the SBDC.

Improvement of low- and moderate-income neighborhoods was achieved through CDBG-funded code enforcement in those areas of the city where at least 51% of the residents are low-moderate income, and such enforcement, along with the other city improvements and services, is expected to arrest the decline of the area. Code Enforcement activity surpassed the annual goal due to COVID-19 responses and over the 5-year period, assisted 3,893 households with code violations. The City completed the installation of storm drains and ADA sidewalk improvements for a section of housing located on E. 10<sup>th</sup> street which assisted 80 households (and a total of 121 individuals).

Neighborhood improvement and maintenance of housing owned by low-income households saw modest achievement during the program year, as energy was diverted due to the long-term effects of the Camp Fire, as well as responding to the COVID-19 pandemic. Housing rehabilitation program grants were provided to facilitate connection to city sewer for three low-income homeowners living within the State mandated Nitrate Compliance Area (NCA), and an additional one outside the official NCA during FY19. The program successfully completed close to half of the planned sewer connections over the consolidated planning period. The City also rehabilitated five households for special needs individuals but due to the loss of staff capacity of the subrecipient, the program was suspended and the goal of 25 units was not met.

HOME - Housing - The 5<sup>th</sup> and 6<sup>th</sup> (final) self-help houses of the Habitat for Humanity E. 20th Street project were completed in FY19. The program built 10 homes over the Consolidated Planning period including those at Habitat 19<sup>th</sup> Street, 11<sup>th</sup> Street and 20<sup>th</sup> Street projects. The partnership with the Housing Authority of the County of Butte and the participating social service providers allowed the successful assistance of 17 households with HOME funds through the Tenant Based Rental Assistance program. The City was able to support 124 households through the TBRA program over the 5-year planning period, which was very close to the goal of 150 households.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	1,060	55
Black or African American	85	1
Asian	21	0
American Indian or American Native	67	0
Native Hawaiian or Other Pacific Islander	15	0
<b>Total</b>	<b>1,248</b>	<b>56</b>
Hispanic	134	4
Not Hispanic	1,114	52

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

Of the CDBG recipients assisted in FY19, 415 were female head of household, 721 were disabled and 388 were seniors.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,031,326	441,842
HOME	public - federal	1,532,316	170,722
Other (CDBG-CV)	public - federal	512,416	4,618

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Chico	99	100	

Table 4 – Identify the geographic distribution and location of investments

### Narrative

CDBG and HOME funds were used throughout the city.

The City amended its FY19 Annual Action Plan for in June to include funding in response to COVID-19 and the newly released CARES Act funding, referred to as CDBG-CV funds. The only expense claimed in FY19 was for program administration costs. The City will continue to amend the FY19 Annual Action Plan until all CDBG-CV funds are expended.



## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The Habitat for Humanity E. 20th Street project leverated \$122,835 including private and non-federal funds to \$27,495.83 in HOME Funds. Additional leverage for this project including value of land provided, was reported in the FY 16, FY 17 and FY 18 CAPERs.

The City maintains approximately \$9.26 million in match credit. This credit is derived from previous Low- and Moderate-Income housing funds of the former Redevelopment Agency, the value of land donations/leases, private donations and grants made to housing projects.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	9,261,796
2. Match contributed during current Federal fiscal year	122,835
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	9,384,631
4. Match liability for current Federal fiscal year	0*
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	9,384,631

**Table 5 – Fiscal Year Summary - HOME Match Report**

*\*per the Waivers and Suspensions of HOME Program Requirements and HOME-Assisted Tenant-Based Rental Assistance (TBRA) for Emergency and Short-Term Assistance in Response to COVID-19 pandemic template the City submitted to HUD.*

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
848-Habitat 20th Street	06/30/2020	122,835	0	0	0	0	0	122,835

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
55,208	0	57,882	55,208	339,193

Table 7 – Program Income

HOME MBE/WBE report						
Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	1,682	1,682	0			
Number	1	1	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	17
Number of Non-Homeless households to be provided affordable housing units	5	2
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>25</b>	<b>19</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance (TBRA)	20	17
Number of households supported through The Production of New Units (Habitat)	5	2
Number of households supported through Rehab of Existing Units (sewer assistance)	24	3
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>49</b>	<b>22</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The Homeless and Rental assistance goals reflect the anticipated provision of Tenant Based Rental Assistance (TBRA) to homeless households. Availability of housing units and landlords willing to rent to TBRA recipients continues to be challenging which continues to be challenging due to the constrained housing market following the Camp Fire and due to the coronavirus pandemic.

Two single-family homeownership units were completed for two lower-income households. Three households in the nitrate compliance area were assisted with connecting to city sewer and progress was hindered due to the pandemic.

**Discuss how these outcomes will impact future annual action plans.**

It is anticipated the limited supply of housing will continue to be a significant challenge for the near future for TBRA clients. It is a valuable program for community members with goals of self-sufficiency. In FY19, the program was extended beyond the boundaries of the Chico city limits to facilitate more housing opportunities to residents after the influx of Camp Fire survivors into the Chico housing market.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	16
Low-income	1	1
Moderate-income	4	0
<b>Total</b>	<b>5</b>	<b>17</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The HOME-funded TBRA program housed 16 extremely low-income and 1 very low-income household. The Habitat for Humanity program assisted one low income and one moderate income family to achieve homeownership. The CDBG-funded Housing Rehabilitation sewer connection activity assisted three households in the moderate-income category.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The City works with local agencies to provide a continuum of services to shelter the homeless, transition the homeless to permanent housing, and to prevent homelessness. A member of the Chico City Council is appointed to the Greater Chico Homeless Taskforce and City staff provides administrative support to the taskforce. The City is also a voting member of the Butte County Continuum (CoC) of Care Council. CDBG funds were made available through the administrative cap, in addition to other local funds to support the administration of the CoC, which was previously housed under the Housing Authority of the County of Butte but is now administered through the Housing and Homeless Services branch of the Butte County's Department of Social Services.

In early 2020, City hired a Homeless Solutions Coordinator, funded through the General Fund, that is working on bringing a Homeless Solutions Plan forward to support projects that would assist the homeless population in a sustained and strategic way. Collaboration with various community entities is anticipated.

The City's Police Target Team continues its collaboration with a Butte County Behavioral Health case worker to diffuse issues and direct people on the street to appropriate resources on a regular basis. The City has provided a vehicle for use by a mobile crisis unit to respond and provide crisis intervention seven days a week.

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

Per the City's Consolidated Plan, the highest priority for CDBG Public Service funding is to assist community members experiencing homelessness. The following organizations received these funds in FY 19-20 to address this priority as follows:

- Shelter and services to 59 women and men through Catalyst Domestic Violence Services;
- Shelter and services to 617 individuals through the Torres Community Shelter;
- Permanent housing for 11 disabled homeless or formerly homeless individuals through the Chico Housing Action Team's (CHAT) Housing Now program and;
- Transitional housing for 53 adults with children was provided at the Esplanade House, operated by the Community Action Agency of Butte County

Due to COVID-19 and limitations of congregate sheltering of homeless individuals, the City supported Project Roomkey that on average, supported 150 individuals starting in March 2020. The program is

funded through FEMA and the State of California and run by a True North Housing Alliance.

Due to COVID-19, the City was unable to offer the traditional warming/cooling centers but during the warmer days of the summer, the City funded the provision of water and installed water misters in a shaded park to provide relief for homeless individuals. The City also funded the Jesus Center to open their doors twice during FY19 to shelter homeless individuals during the coldest days of the year.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City's Tenant Based Rental Assistance (TBRA) program provides short-term rental assistance for typically 12 to 24 months but can go beyond 24 months due to the region's constrained housing market after the Camp Fire. This program provides assistance to very-low, extremely-low-income and special needs families at -risk of homelessness, who are working towards self- sufficiency with an established social services provider. The City contracts with the Housing Authority of Butte County to administer this program. In program year 2019, the City expended \$94,102 in HOME funds to assist 17 extremely low-income households. This equates to \$5,535 per household for the year (including rental deposits).

Public Service funding also goes to the Chico Area Agency on Aging/Meals on Wheels and to Innovative Health Care/Peg Taylor Center assists in the prevention of homelessness by providing affordable meals to people in their homes and affordable adult day health care, respectively, to support their health and stability to maintain their housing. This work has become even more important and in-demand since mid-March when the state went under a shelter-in-place order due to COVID-19 and these vulnerable populations were asked to stay at home.

**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**

This effort becomes increasingly difficult due to the lack of an adequate supply of housing, especially affordable housing to extremely low- and low-income people in our community.

The CDBG Public Service funding provided to CHAT, Esplanade House, Catalyst and Torres Shelter assist those entities in successfully moving individuals and families from homelessness to permanent



housing. Many of these are shared housing arrangements.

Several (primarily private-funded) organizations have increased capacity to transition homeless men, women and children from the streets and shelters to transitional and permanent housing. The Jesus Center, Salvation Army and CHAT are among those organizations.

Several local non-profits have Rapid Rehousing Programs to quickly re-house people who become homeless.

The State's Project Roomkey program, in response to the coronavirus pandemic, houses vulnerable homeless people in motels. As reported at the August CoC meeting, 336 FEMA qualified individuals and 61 caretakers have been served in the program, in Butte County. Of those served, 55 individuals left hotels and moved into permanent housing since leaving Project Roomkey.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Housing Authority of the County of Butte (HACB) operates 145 units of HUD-subsidized Low Income Public Housing within the City of Chico. This section summarizes HACB actions planned to address Public Housing needs and encourage Public Housing residents to become more involved in management.

- Energy Conservation Measure – Electric upgrades, replacement of electrical fixtures, all Public Housing units (145).
- Hazardous Material Abatement – replace asbestos-containing floor tile with vinyl composition tile, as units turn over.
- Sewer Lateral Repair/Replacements – Repair and replace failing sections of Sewage Service Lines, add clean-outs.
- Landscape improvements - made across multiple sites to reduce water consumption and maintenance costs.

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

- Section 3 hiring opportunities made available to residents and area low-income as part of contractor engagement, contracting awards prioritized to contractors retaining Section 3 new hires;
- Public Housing residents are invited and encouraged to participate on Resident Advisory Board (RAB), addressing the agency’s proposed one- and five-year Agency Plans, and Public Housing administrative policy, via comment to proposed annual revisions to Public Housing “Admissions and Continued Occupancy Policy” (ACOP), operational feedback to management and the Board of Commissioners, and annual review of proposed Public Housing Capital Fund Program expenditures.
- Public Housing residents are provided opportunity to comment each year on any proposed changes to the agency one- and five-year plans, proposed changes to the Public Housing ACOP, and proposed changes to the Utility Allowance Schedule and Schedule of Maintenance Charges.
- Per State law, two (2) Commissioners of the seven (7) member Board of Commissioners must be residents of Housing Authority-owned housing. The positions are currently filled with tenant representatives, per law.
- Public Housing residents are provided opportunity to comment on changes proposed and/or made to the Public Housing Lease, such opportunity provided by means of Written Notice and 60-day comment period.

The HACB offers no homeownership program opportunity, but refers interested tenants to the area’s low-income homeownership program offered by non-profit CHIP.

**Actions taken to provide assistance to troubled PHAs**

N/A – The Housing Authority of the County of Butte is a HUD-designated “High Performer” in administration of its Section 8 Housing Choice Voucher and Low-Income Public Housing programs.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The City continues to implement the goals of the 2014 Housing Element of its General Plan. Additionally, the City has adopted the following land use policies:

- Code changes to allow housing uses by Right without discretionary approvals
- Housing density bonus or incentives for development of housing for very low, low or moderate-income households - if the prescribed percentage of units are made affordable, developers are eligible for a density bonus of up to 35% and may request up to three incentives or concessions.
- Transitional and permanent supportive housing is allowed by right in all residential zones.
- Modifications for accessibility may deviate from standard development standards with the approval of the public works director
- Small lot subdivisions - to allow small lot single-family housing development in new and existing neighborhoods to provide compact development and efficient infill
- An Accessory Dwelling Unit (ADU) ordinance in compliance with State laws to encourage development of these units, and updated comprehensive submittal package with reduced submittal fee
- City secured grant funds to design 13 free pre-approved ADU plans that allow for permit-streamlining and offer significant savings for the interested ADU owner.
- ADU impact fees have been reduced; owner occupancy requirement for primary unit has been removed for the majority of the city
- Implementation of a Streamlined Approval process for housing projects per State Senate Bill 35

## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

A list of accessible units within the community has been provided to the Disability Action Center so that they may make appropriate referrals.

The City continues to allocate funds to the Small Business Development Center to assist local small business owners with business plans, training in marketing strategies, bookkeeping, budgeting, etc. There was an increase in the number of businesses assisted, compared to the Annual Plan goal due to the demand of services in response to the pandemic.

The Affordable Housing Resource Guide is available on the City's website and at City Hall. The City continues its non-HUD funded Lease Guarantee program, administered by the Housing Authority of the County of Butte, which has successfully assisted 9 households with poor credit obtain stable rental housing during the Consolidated Plan period.

The City is an active participant in the Greater Chico Homeless Task Force to advocate for the needs of homeless families and individuals, and those at risk of homelessness. The Task Force provides a venue for collaboration of various community groups to provide outreach to those experiencing homelessness in the community. It also acts as an incubator for new ideas to address homelessness and is in the process of modifying its format for greater impact.

The City has budgeted non-federal funds for a homeless prevention program and funded one organization last year. Due to COVID-19, the program was slow to begin but continues to work on matching clients for their home share program. Additionally, City-owned property has been rezoned to facilitate the development of a 100-unit affordable rental complex for seniors and persons with disabilities. This rental development, in addition to six other affordable multi-family housing developments were in pre-development during the FY19 year. City staff assisted each of the developments in their submission of applications for low-income housing tax credits made available due to the Camp Fire disaster. Awards of the tax credits were announced, and all seven projects were awarded and anticipate construction beginning in 2021.

Due to COVID-19, the City was unable to offer the traditional warming/cooling centers but during the warmer days of the summer, the City funded the provision of water and installed water misters in a shaded park to provide relief for homeless individuals. The City also funded the Jesus Center to open their doors twice during FY 19 to shelter homeless individuals during the coldest days of the year.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Participants in HOME and CDBG funded housing programs are provided with information on lead hazards, as applicable. All housing units built before 1978 to be rehabilitated with CDBG or HOME funds are tested for lead hazards, unless no paint will be disturbed. The City has implemented a lead-based paint hazard reduction program pursuant to 24 CFR Part 35. The City contracts with a consulting firm to conduct risk assessments, supervise construction activity and perform clearance testing, as necessary. The City requires contractors performing lead-hazard reduction work or disturbing lead-based paint to have the appropriate certifications.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City continues to provide funding for micro-enterprise counseling and assistance, tenant-based rental assistance, and funding for transitional housing programs which provide a safety net for very-low income families.

- The micro-enterprise counseling program assisted 164 individuals in 2019-20 by training them in basic business skills such as book-keeping and accounting, marketing and sales, record keeping, research and development and business planning.
- The City provides temporary housing assistance to participants in the HOME Tenant Based Rental Assistance Program. Seventeen households received assistance in 2019-20.

- The City provided public services funding for transitional housing service provides a safety net for very-low income families who are in crisis and have recently experienced homelessness. This service allows them to stabilize their lives and their income by providing them with a low-cost subsidized housing and supportive services so that they may regain their independence. The Esplanade House served 53 households during the program year.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City continues to work with non-profit groups to the extent possible, to improve the organizational capacity of housing and service organizations. There continues to be increased collaboration among the non-profits and City Departments. An additional Housing Division staff person was hired during FY19, increasing capacity for the City. City staff continues to be trained to assist in the administration of the CDBG program and takes advantage of HOME and CDBG trainings.

#### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City encouraged private sector participation in all 2019-20 HOME and CDBG and non-HUD funded activities. All construction contracts for the housing rehabilitation-- sewer-connect program are made available to private sector contractors. The Habitat for Humanity Homeownership Program utilizes private grants, in-kind donations, Youth Build (when available) and owner participation in the production of single-family homes.

The Tenant-Based Rental Assistance Program provides assistance and security deposit grants for "at-risk" tenants. The success of the program depends very much on the participation of private sector landlords. The City works in cooperation with the Housing Authority of the County of Butte and private non-profit service providers to successfully implement the program.

The City continued its commitment to work with the Jesus Center to explore the possibilities for the expansion of services for people experiencing homelessness. In early 2020, City hired a Homeless Solutions Coordinator that is working on bringing a Homeless Solutions Plan forward to support projects that would assist the homeless population in a sustained and strategic way. Collaboration with various community entities is anticipated.

The City has also worked with Chico Housing Action Team who is currently looking to operate a temporary transitional tiny home village for homeless seniors.

City staff worked collaboratively with seven affordable housing developers to assist with their submission of applications for low-income housing tax credits to develop 734 permanent, affordable multi-family units in seven different projects within the city.

The City Council convened an Ad Hoc Committee to discuss various issues related to housing policy and

production in Chico. They held four meetings during FY19 to discuss the following topics: new construction, affordable housing and infill development, including accessory dwelling units. The Ad Hoc Committee also convened a conference in September 2019 to discuss a range of housing topics. The work done by the Ad Hoc Committee will inform future responses to housing and homelessness in our community.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Fair housing education for community members and housing professionals was provided through agreements with Legal Services of Northern California and North Valley Property Owners Association. Four educational workshops were presented during FY 19. One was conducted at an affordable housing complex in low-income Census Tract 4.02. In addition, City staff has provided referrals on Fair Housing and tenants' rights to the appropriate agencies.

Affirmative marketing policies are followed in all HOME-assisted projects and formal plans are in place, as applicable.

Continued actions include:

- Enhanced demographic collection and analysis to inform outreach efforts
- Utilization of a Language Access Plan
- Implementation of a Language Line available at all public counters throughout the City offices
- Modification of contracts and agreements to include requirements for enhanced outreach

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City's Housing Division is responsible for monitoring the continued affordability of housing projects assisted by the City and/or former Redevelopment Agency. Assisted rental projects submit annual reports and certifications of occupancy which document household size and annual income. The affordability restrictions are a minimum of 30 years for HOME-funded projects and in most cases the period has been 55 years, due to the involvement of RDA funds and/or tax credits.

Home ownership assistance is monitored annually for occupancy by the assisted family. The applicable resale or recapture provision is enforced.

Sub-recipients are monitored through site visits and/or desk monitoring and through submissions of reports that are required by their funding agreements. HUD monitoring guidance forms are utilized for the monitoring.

The City is required to submit an annual Consolidated Annual Performance and Evaluation Report to HUD for its CDBG and HOME grant. In addition, the City is required by HUD to submit a five-year Consolidated Plan and an Annual Plan for all proposed activities. The Consolidated Plan for 2015-2019 was submitted and approved.

As the Housing Successor to the former Redevelopment Agency, the City has assumed the rights and obligations to enforce all existing loans, grants and various covenants previously executed by the RDA. The City's Housing Division strives to track and monitor all agreements for compliance through an extensive reporting and oversight process.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City published a Public Notice on October 19, 2020 in the Chico Enterprise-Record newspaper to notify the public that the Consolidated Annual Performance and Evaluation Report (CAPER), was available for review and public comments were encouraged and that a public hearing would be held on November 3, 2020 during a regularly scheduled City Council meeting. Due to COVID-19, the City was unable to make copies of the CAPER available at the City Hall, but instead posted the CAPER on the City's website and sent it to all interested parties. The public was encouraged to submit written or verbal



comments on the CAPER during the 15-day comment period (Oct. 20 - Nov. 3, 2020). Information was included in the notice for individuals who need special accommodation in order to comment.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City does not plan to make changes in the program objectives as outlined in the Consolidated Plan. The PY 19 Annual Action Plan will continue to be modified as it's tied to the CARES Act funding and the CDBG-CV grants.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

No projects were scheduled for on-site inspections during the course of FY19, all projects provided their financials for review and self-certification forms were received.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The City requires that the appropriate affirmative fair housing marketing policies are followed by organizations managing and developing HOME units. Habitat for Humanity continues its efforts to reach minority populations. The City has implemented a Language Access Plan and translation is available by phone, as necessary. Construction contracts include provisions to require solicitation of bids from minority- and women-owned businesses and to comply with Section 3 requirements, as applicable.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Program income in the amount of \$55,208 was applied to Tenant Based Rental Assistance program and assisted 16 extremely low and one low income household and 11 who were single parents.

### **Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The City continues to support Habitat for Humanity for the provision of homeownership units and will provide financial assistance to three affordable multi-family projects including senior, special needs and family housing developments. Additionally, City staff is supporting four additional proposed permanent multi-family projects for a total of 734 affordable units within the city.

City staff continues to monitor the status of expiring contracts on existing affordable housing projects.

# CITY OF CHICO CODE ENFORCEMENT DIVISION ACTIVITY MAP & TABLE 2019 - 2020 FISCAL YEAR

NTS  
City of Chico Incorporated Area

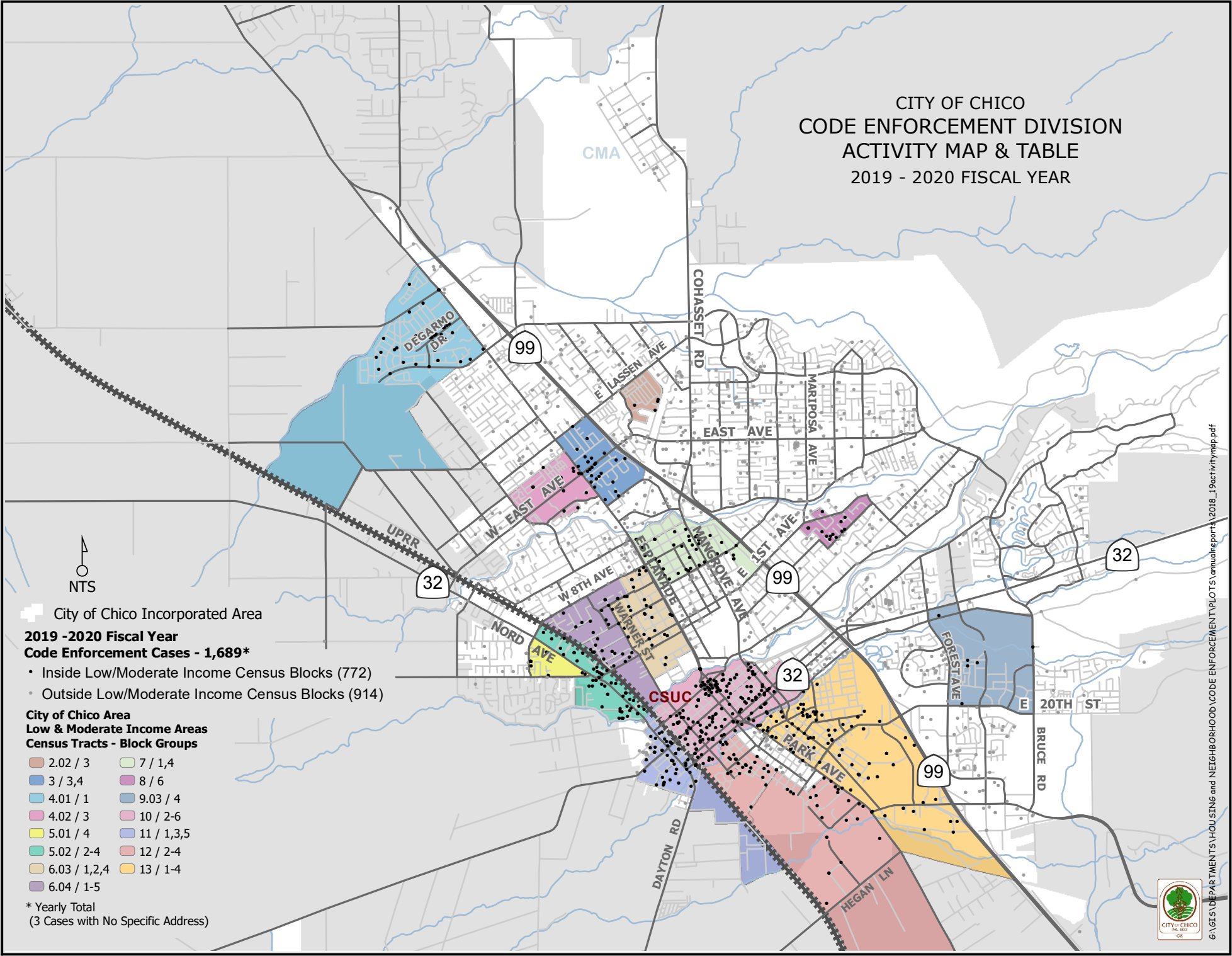
**2019 -2020 Fiscal Year  
Code Enforcement Cases - 1,689\***

- Inside Low/Moderate Income Census Blocks (772)
- Outside Low/Moderate Income Census Blocks (914)

**City of Chico Area  
Low & Moderate Income Areas  
Census Tracts - Block Groups**

2.02 / 3	7 / 1,4
3 / 3,4	8 / 6
4.01 / 1	9.03 / 4
4.02 / 3	10 / 2-6
5.01 / 4	11 / 1,3,5
5.02 / 2-4	12 / 2-4
6.03 / 1,2,4	13 / 1-4
6.04 / 1-5	

\* Yearly Total  
(3 Cases with No Specific Address)





Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report  
Program Year 2019  
CHICO , CA

DATE: 10-06-20  
TIME: 20:17  
PAGE: 1

**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	197,106.00
02 ENTITLEMENT GRANT	834,220.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	11,145.35
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,042,471.35

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	274,999.25
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	274,999.25
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	166,843.03
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	441,842.28
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	600,629.07

**PART III: LOWMOD BENEFIT THIS REPORTING PERIOD**

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	274,999.25
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	274,999.25
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	125,133.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	125,133.00
32 ENTITLEMENT GRANT	834,220.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	834,220.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	15.00%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	166,843.03
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	166,843.03
42 ENTITLEMENT GRANT	834,220.00
43 CURRENT YEAR PROGRAM INCOME	11,145.35
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	845,365.35
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.74%

**LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17**

Report returned no data.

**LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18**

Report returned no data.

**LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	10	900	6334010	CHAT Housing Now	03T	LMC	\$10,023.50
2019	10	900	6363670	CHAT Housing Now	03T	LMC	\$10,023.50
2019	18	899	6334010	Torres Emergency Shelter	03T	LMC	\$10,000.00
2019	18	899	6363670	Torres Emergency Shelter	03T	LMC	\$10,000.00
					<b>03T</b>	<b>Matrix Code</b>	<b>\$40,047.00</b>
2019	17	902	6334010	Chico Area Council on Aging--Meals on Wheels	05A	LMC	\$7,500.00
2019	17	902	6363670	Chico Area Council on Aging--Meals on Wheels	05A	LMC	\$7,500.00
					<b>05A</b>	<b>Matrix Code</b>	<b>\$15,000.00</b>
2019	8	897	6334010	Community Action Agency--Esplanade House	05B	LMC	\$11,904.50
2019	8	897	6363670	Community Action Agency--Esplanade House	05B	LMC	\$11,904.50
					<b>05B</b>	<b>Matrix Code</b>	<b>\$23,809.00</b>
2019	15	901	6334010	Catalyst Domestic Violence	05G	LMC	\$12,136.00
2019	15	901	6363670	Catalyst Domestic Violence	05G	LMC	\$12,136.00
					<b>05G</b>	<b>Matrix Code</b>	<b>\$24,272.00</b>
2019	9	898	6334010	Innovative Health-Peg Taylor Center	05M	LMC	\$11,002.50
2019	9	898	6363670	Innovative Health-Peg Taylor Center	05M	LMC	\$11,002.50
					<b>05M</b>	<b>Matrix Code</b>	<b>\$22,005.00</b>
2019	12	894	6334010	Housing Rehab-Sewer Connections Nitrate Compliance Areas	14A	LMH	\$23,422.23
2019	12	894	6363670	Housing Rehab-Sewer Connections Nitrate Compliance Areas	14A	LMH	\$2,070.46
					<b>14A</b>	<b>Matrix Code</b>	<b>\$25,492.69</b>
2019	14	893	6393728	Program Delivery	14H	LMH	\$2,779.49
2019	14	893	6406924	Program Delivery	14H	LMH	\$93.00
					<b>14H</b>	<b>Matrix Code</b>	<b>\$2,872.49</b>
2019	3	890	6334010	Housing Services	14J	LMH	\$2,482.72
2019	3	890	6363670	Housing Services	14J	LMH	\$5,578.98
2019	3	890	6393728	Housing Services	14J	LMH	\$3,092.36
2019	3	890	6406924	Housing Services	14J	LMH	\$4,275.08
					<b>14J</b>	<b>Matrix Code</b>	<b>\$15,429.14</b>
2019	13	895	6334010	Code Enforcement	15	LMA	\$29,990.15
2019	13	895	6363670	Code Enforcement	15	LMA	\$19,909.25
2019	13	895	6406924	Code Enforcement	15	LMA	\$16,172.53
					<b>15</b>	<b>Matrix Code</b>	<b>\$66,071.93</b>
2019	7	896	6363670	Small Business Development Center	18C	LMCMC	\$20,849.58
2019	7	896	6406924	Small Business Development Center	18C	LMCMC	\$19,150.42
					<b>18C</b>	<b>Matrix Code</b>	<b>\$40,000.00</b>
<b>Total</b>							<b>\$274,999.25</b>

**LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	10	900	6334010	CHAT Housing Now	03T	LMC	\$10,023.50
2019	10	900	6363670	CHAT Housing Now	03T	LMC	\$10,023.50
2019	18	899	6334010	Torres Emergency Shelter	03T	LMC	\$10,000.00
2019	18	899	6363670	Torres Emergency Shelter	03T	LMC	\$10,000.00
					<b>03T</b>	<b>Matrix Code</b>	<b>\$40,047.00</b>
2019	17	902	6334010	Chico Area Council on Aging--Meals on Wheels	05A	LMC	\$7,500.00
2019	17	902	6363670	Chico Area Council on Aging--Meals on Wheels	05A	LMC	\$7,500.00
					<b>05A</b>	<b>Matrix Code</b>	<b>\$15,000.00</b>
2019	8	897	6334010	Community Action Agency--Esplanade House	05B	LMC	\$11,904.50
2019	8	897	6363670	Community Action Agency--Esplanade House	05B	LMC	\$11,904.50
					<b>05B</b>	<b>Matrix Code</b>	<b>\$23,809.00</b>
2019	15	901	6334010	Catalyst Domestic Violence	05G	LMC	\$12,136.00
2019	15	901	6363670	Catalyst Domestic Violence	05G	LMC	\$12,136.00

**LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	1	888	6334010	CDBG General Administration	21A		\$31,062.24
2019	1	888	6363670	CDBG General Administration	21A		\$37,005.38
2019	1	888	6393728	CDBG General Administration	21A		\$40,486.92
2019	1	888	6406924	CDBG General Administration	21A		\$37,288.49
2019	1	904	6334010	Continuum of Care Administrative Support	21A		\$5,048.97
2019	1	904	6406924	Continuum of Care Administrative Support	21A		\$9,951.03
					21A	Matrix Code	\$160,843.03
2019	16	903	6363670	Fair Housing Education	21D		\$3,500.00
2019	16	903	6406924	Fair Housing Education	21D		\$2,500.00
					21D	Matrix Code	\$6,000.00
Total							\$166,843.03