



# 2023-2024 Annual Action Plan CDBG & HOME Funds

The City's Consolidated Plan establishes goals and funding priorities that address the greatest needs of the City's low-income residents. The City's two relevant federal grant sources are the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). Federal regulations govern how the City must plan, utilize, evaluate, and report on these two grant funding sources.

Each year of the 5-Year Consolidated Plan period, the City is required to prepare and adopt an Annual Action Plan that lays out how it will implement the Consolidated Plan goals through more specific Projects and Activities. The fourth-year Annual Plan includes resource allocations and projected outcomes for a number of specific measurements.

## Community Development Department

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## **Executive Summary**

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

#### **1. Introduction**

As a recipient of federal funds that assists low-income populations, the City of Chico is required to update its Consolidated Plan every five years. The 2020-2024 Consolidated Plan was adopted June 2020 and goals and funding priorities were established that aimed to address the greatest needs of the City's low-income residents. The City's two relevant federal grant sources include the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). Federal regulations govern how the City must plan, utilize, evaluate, and report on these two grant funding sources, as principally found in 24 Code of Federal Regulations (CFR) Parts 91 and 570.

Each year of the 5-Year Consolidated Plan period, the City is required to prepare and adopt an Annual Action Plan that lays out how it will implement the Consolidated Plan goals through more specific Projects and Activities. Each year, the City also produces Consolidated Annual Performance Evaluation Report (CAPER) that measures the City's annual progress in meeting five-year and one-year goals and projected outcomes. The City's 2021 CAPER was approved by HUD on December 29, 2022.

This year's Annual Action Plan proposes to continue funding projects and activities that will meet the goals established in the 2020-2024 Consolidated Plan.

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

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Attached graphic outlines objectives and outcomes identified in the Plan.

## City of Chico Consolidated Planning Process



### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During FY 21, the City continued responding to the ongoing COVID pandemic and continues to experience the ongoing effects of the 2018 Camp Fire and more recent fires within Butte County. Below is an overview of the City's efforts in carrying out its HUD Action Plan:

- Assistance to Small Businesses: For the third year in a row, the Small Business Development Center experienced a significant increase in demand for their counseling and training opportunities and assisted 206 small business during the year, far exceeding their goal of 75.
- Five non-profit organizations received funding for Public Service Activities and in total, provided services for 641 individuals.
  - Chico Housing Action Team transitioned 18 homelessness individuals into transitional housing.
  - Chico Meals on Wheels provided meals to 302 home-bound seniors and those with disabilities.
  - Catalyst Domestic Violence Services was able to assist 60 individuals.
  - Innovative Health Care Services (Peg Taylor Center) assisted 45 individuals through their adult day health care program (both in person and remotely).
  - Jesus Center assisted 216 individuals at their congregate emergency shelter.

- One fair housing workshop was conducted, and 26 individuals attended virtually.
- The City's Sewer Assistance Program funded the connection of five low-income households in the Nitrate Compliance Area (NCA) to the City's sewer system, which includes abandonment of individual septic tanks.
- 866 code enforcement cases were opened in low-income target areas to address physical blight and the decline of neighborhoods.
- The Tenant Based Rental Assistance Program (TBRA) supported 21 households.
- Construction of 101 units designated for seniors and disabled adults at Creekside Place Apartments continued and rent-up has begun. The project is funded with HOME, CDBG, State No Place Like Home funding, and equity generated from low-income housing tax credits. Additionally, it has 100 Project Based Vouchers allowing it to serve extremely low- and very low-income households.
- Site preparation and construction of 58 affordable housing units and one manager unit on Park Avenue continues with estimated completion end of 2024. The project is funded with both HOME and CDBG funding.
- Phase II of the North Creek Crossings project is under construction and is supported with HOME funding. Estimated completion date of the 54-unit family complex (including one manager unit) is December 2024.

While the City has demonstrated strong performance through the projects described above, ongoing trends and conditions have presented both new and ongoing challenges to which it must respond. The principal challenges include:

- A continued shortage of housing for low-moderate income households, including seniors and persons with disabilities;
- Skyrocketing land prices, construction costs, delays in supply chain and shortage of skilled trade labor;
- Continuing issues with Chronic homelessness (individuals that are homeless for longer than one year or have had four or more episodes of homelessness over the last three years); and
- Homelessness that increased due to the public health COVID-19 crisis and lingering effects of recent wildfires.

The City's proposed Annual Plan will continue supporting historically successful programs, while allocating resources to new priority projects that will address the new challenges listed above. Allocations of CARES Act CDBG-CV and CDBG Disaster Relief (DR) funding and special allocations of federal Low Income Housing Tax Credits has provided additional resources during this unprecedented time. The City is anticipating the development of 1,330 new affordable housing units over the next five years due to the increase in resources in response to the Camp Fire. Many of these units are one- and two-bedroom which will address some of the need for seniors and other small households.

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

Summary from citizen participation section of plan.

During the development of the Annual Action Plan, the City held a public meeting on January 12, 2023 via Zoom to engage various local agencies, organizations, including the attendees of the Greater Chico Homeless Task Force, the Continuum of Care and citizens of Chico. Citizen participation for this plan was encouraged through email distributions, noticing in the local daily newspaper, on the City's website, and during community and public meetings. Two public hearings of the City Council were conducted in April and May and the draft Annual Action Plan was available for a 30-day comment period online from April 1 to May 2. A City-Council appointed Citizen Advisory Committee was utilized to evaluate and make recommendations for CDBG Public Service funding.

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

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

There was one public comment submitted during the 30-day public comment period. The comment was from the local Meals on Wheels organization requesting that City Council continue to fund their program, based on their growing need, evidenced by an increase (and continuing demand) since the 2018 Camp Fire and COVID.

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

All public comments were accepted.

#### **7. Summary**

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	CHICO	Community Development
HOME Administrator	CHICO	Community Development

**Table 1 – Responsible Agencies**

**Narrative (optional)**

N/A

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

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

The City of Chico works collaboratively in its housing and community development efforts with other local governments, nonprofits, advocacy groups and citizens. This collaboration takes place through the City’s involvement with the Butte Countywide Homeless Continuum of Care (Butte CoC), the Greater Chico Homeless Task Force (GCHTF), the TBRA Committee, the City’s Public Works Engineering Division and planning processes such as the City’s Housing Element and Consolidated Plan, and the Butte CoC 10-Year Strategy to End Homelessness and efforts related to the impacts of the Camp Fire and the response to the current COVID pandemic. All of these groups and processes include public and assisted housing providers, and private and government health, mental health and service agencies.

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

The City of Chico has been closely involved in the Butte CoC’s establishment and development. The City of Chico helps fund the operation of the Butte CoC, and its Housing Manager sits on the Butte CoC Council, which is the governance and decision-making body of the Butte CoC. The City’s Deputy City Manager has also been appointed to the CoC Council (as a representative for the City Council). Whenever possible, the City’s HUD-funded projects and programs are coordinated with the Butte CoC. Some of the CoC grantees have received funding and support from the City of Chico, including the Torres Shelter (emergency shelter), the Esplanade House (transitional housing) and Valley View Apartments (permanent supportive housing) and recently the City’s Pallet Shelter. In 2014, the Butte CoC completed a 10-Year Strategy to End Homelessness, which involved extensive collaboration with the City of Chico. City staff participated in an update to the Strategy in 2018. The City has directed significant progress on some of this plan’s key goals, including the establishment of a local housing trust fund, and development of a supportive housing project for persons with mental disabilities. Additional efforts by local agencies include reducing barriers to emergency shelter.

The City, with financial assistance from the County of Butte and utilizing CDBG-CV funding, opened and began operations of a non-congregate Pallet Shelter site located on City property. The site includes 177 Pallet Shelters which are lockable and climate controlled. The City utilized CDBG-CV funding to initiate the start-up of the shelter with the goal of providing a safe, hygienic location that provides wrap-around services to the City’s unhoused population. The site includes access to laundry and showering services, food, handwashing stations, bathrooms, potable water, garbage service, electricity, bike parking, and a

pet run area.

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

The City of Chico Housing Manager is a member of the Butte CoC Council, which prioritizes the use of ESG funds, develops performance standards, evaluates outcomes, and directs administration of the Homeless Management Information System and the Coordinated Assessment process. The City of Chico regularly participates in Butte CoC meetings, and reviews Butte CoC plans and policies.

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

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

1	<b>Agency/Group/Organization</b>	Veterans Resource Center
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Veterans Resource Center was consulted to understand the needs of homeless veterans. This included an estimate of the number of veteran households in need of housing assistance. The City and the Veterans Resource Center will be working together in the coming years to identify development opportunities for affordable, service-enriched veterans housing.
2	<b>Agency/Group/Organization</b>	CATALYST DOMESTIC VIOLENCE SERVICES
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Families with children



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Catalyst was consulted to understand the needs of victims of domestic violence. This included an estimate of the number and type of families in need of housing assistance who are victims of domestic violence, dating violence, sexual assault and stalking. This consultation helped the City understand how to best continue assisting the Catalyst HAVEN shelter and transitional housing cottages.
3	<b>Agency/Group/Organization</b>	Disability Action Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Disability Action Center (DAC) was consulted to better understand the needs of persons with disabilities. This included an estimate the number and type of families in need of housing assistance who have a disability. The consultation helped the City and DAC improve referral of persons with physical disabilities to accessible units in the community.
4	<b>Agency/Group/Organization</b>	Community Action Agency of Butte County, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Action Agency of Butte County (CAA) was consulted to better understand the needs of homeless and Low-Income families with children. This included the needs of low-income families with children that are homeless or at-risk of homelessness. It also included the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance. The consultation helped the City understand how to better assist CAA's Esplanade House transitional and supportive housing project, as well as other housing and Butte CoC programs.
5	<b>Agency/Group/Organization</b>	Housing Authority of the County of Butte
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority of the County of Butte (HACB) was consulted to better understand the needs of public housing residents and voucher holders. This included an assessment of accessibility needs in compliance with Section 504 and how the needs of public housing residents compare with the housing needs of the population at large. Consultation continued close collaboration between the City and HACB on providing housing through development, vouchers and the TBRA program. Both the City and HACB are active leaders in the Butte CoC.
6	<b>Agency/Group/Organization</b>	Caminar
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Caminar was consulted to better understand local programs that serve homeless persons with complex behavioral health needs. This included programs for ensuring that persons returning from behavioral health and health institutions receive appropriate supportive housing.
7	<b>Agency/Group/Organization</b>	Alliance for Workforce Development
	<b>Agency/Group/Organization Type</b>	Business Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alliance for Workforce Development was consulted to better understand economic development needs and resources. This facilitated better alignment of economic development goals and activities.
8	<b>Agency/Group/Organization</b>	Butte College Small Business Development Center
	<b>Agency/Group/Organization Type</b>	Economic Development Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Butte College Small Business Development Center (SBDC) was consulted to better understand economic development needs and resources. The consultation continued collaboration on economic development goals, and small business development counseling for job growth.
9	<b>Agency/Group/Organization</b>	True North Housing Alliance, Inc.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	True North Housing Alliance Inc. was consulted to better understand the needs of homeless individuals and households with children. This consultation helped the City understand how to best continue assisting the Torres Community Shelter.
10	<b>Agency/Group/Organization</b>	3CORE, Inc.
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	3CORE was consulted to better understand economic development needs and resources. This facilitated better alignment of economic development goals and activities.

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

N/A

**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	County of Butte Dept. of Employment & Social Services-- HHOME	The Butte CoC updated their 10-Year Strategy to End Homelessness in 2018. In the City's 2020-2024 Consolidated Plan, the Strategic Plan Section (SP-05) outlines how the City's Priority Areas and Goals support the critical goals of the 10-Year Strategy to End Homelessness, as follows: Priority Area: Affordable Housing; Goal: Development of multi-family units, including those targeted at extremely low incomes and the inclusion of supportive housing units. Priority Area: Homelessness Prevention; Goals: Tenant Based Rental Assistance and Public Services for those at risk of homelessness. Priority Area: Homeless Services; Goals: Homeless Public Services and Homeless Public Facilities. Overall, the City will prioritize the use of CDBG Public Services funds for services for those experiencing homelessness and services for the prevention of homelessness at the same time that it pursues the development of affordable housing units.

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

**Narrative (optional)**

City staff is continuing to work on a Broadband Plan with a consultant that will assist the City with plans to narrow the digital divide when resources become available. The City is working with a housing entity (CHIP) that provides low-income housing opportunities to Chico residents to bring a pilot high speed broadband project to one of their sites. The City is focused on providing broadband services to low- and moderate-income households living in the Chapman neighborhood by partnering with the school district to install the equipment at the school. Staff and consultant are working on developing an RFP to initiate the installation of the equipment.

In November of 2021 the City updated the Climate Change Vulnerability Assessment (originally adopted in 2018) to reflect new data and guidance the state of CA issued. The previous CivicSpark fellow completed the community and stakeholder engagement for SB 379 in July of 2021 and the City is using the community feedback and updated Vulnerability Assessment to draft goals, policies and actions that will be incorporated into the Safety Element of the General Plan. The City received the updated High Fire Severity Area maps from the State of CA and this information was incorporated into the draft Safety Element as required by SB 379. City staff anticipates General Plan updates (SB 379 and SB 1000 requirements) to go to City Council for adoption in 2023.

The City completed a Community Wildfire Protection Plan: <https://chico.ca.us/wildfireprotectionplan> and the Fire Department updated the City's Annex to Butte County's Natural Hazard Mitigation Plan which included resiliency planning related to natural disasters.

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

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

The City of Chico makes efforts to involve the public in the Annual Plan process by publishing notice of the planning process in the local newspaper of general circulation and on the City's website, distributing notices in English and Spanish via email to community listservs, holding a public meeting at the Citizen's Advisory Committee to make recommendations on the Public Service funding and conducting two formal noticed public hearings of the City Council Meetings. The Plan was noticed on March 17th for the Public Hearing which was held on April 4. The Plan was available for public comment for 30 days from April 1 - May 2nd. The second Public Hearing was held on May 2, 2023 where Council approved the Annual Action Plan for submittal to HUD.

To achieve greater community participation, the City established an Ad-Hoc Citizen's Advisory Committee to review applications and make recommendations regarding CDBG Public Service funding. The Committee is comprised of up to seven members of the community who have experience working with low-income clients or are citizens at large. The Committee meetings are open to the public.

All City-sponsored public meetings are held in accessible structures and/or via Zoom, and meeting notices include information regarding how persons needing special accommodations/interpretive assistance may request that assistance.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Unknown	None	N/A	<a href="https://chico.ca.us/post/fy-2023-24-hud-annual-action-plan">https://chico.ca.us/post/fy-2023-24-hud-annual-action-plan</a>
2	Public Meeting	Non-targeted/broad community	No one from the public attended. Meeting held Via Zoom and recorded.	None	N/A	<a href="https://chico.ca.us/sites/main/files/file-attachments/2023_aap_community_workshop_presentation.pdf">https://chico.ca.us/sites/main/files/file-attachments/2023_aap_community_workshop_presentation.pdf</a>
3	Public Meeting	Non-targeted/broad community	Citizen Advisory Committee meeting to hear presentations of Public Service funding applicants, 20 attendees.	None	N/A	<a href="https://chico.ca.us/sites/main/files/file-attachments/agenda_3.2.23.pdf?1677005029">https://chico.ca.us/sites/main/files/file-attachments/agenda_3.2.23.pdf?1677005029</a>



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Meeting	Non-targeted/broad community	Citizen Advisory Committee meeting to present funding recommendations, 14 attendees.	None	N/A	
5	Newspaper Ad	Non-targeted/broad community	Unknown. Published March 17, 2023 in Chico Enterprise Record	None	N/A	<a href="https://chico.ca.us/post/new-public-review-and-hearing-notice">https://chico.ca.us/post/new-public-review-and-hearing-notice</a>
6	Public Hearing	Non-targeted/broad community	The first public hearing was April 4th and the 2nd was May 2.	No	N/A	
7	Public Hearing	Non-targeted/broad community	One email communication prior to the public hearing on May 2, 2023	Request from Meals on Wheels to continue PS funding.	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				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	922,062	0	489,102	1,411,164	2,333,226	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	606,719	112,569	714,491	1,433,779	2,040,498	

**Table 5 - Expected Resources – Priority Table**

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

The City maintains approximately \$12.1 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.

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

City-owned land was rezoned to accommodate the 101 unit affordable multi-family housing complex for seniors which has just completed construction. The City has entered into a long-term land lease with the developer of this project, Creekside Place. Additional property at Wisconsin and Boucher will be transferred to Habitat for Humanity for affordable homeownership housing.

**Discussion**

Additional program income receipted in PY 2022-23, will be allocated to the Wisconsin Habitat for Humanity Project for next PY.

## 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

**Table 6 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Development of Multi-Family Units	2020	2024	Affordable Housing	City of Chico	Affordable Housing Homelessness Prevention Neighborhood Revitalization	CDBG: \$468,483 HOME: \$704,912	Rental units constructed: 21 Household Housing Unit (12 Creekside, 5 Park Ave and 4 North Creek Crossings II)
2	Rehabilitation of Owner-Occupied Housing	2020	2024	Affordable Housing	City of Chico	Affordable Housing Homelessness Prevention Neighborhood Revitalization	CDBG: \$50,000	Homeowner Housing Rehabilitated: 4 Household Housing Unit
3	Rental Assistance	2020	2024	Affordable Housing Homeless	City of Chico	Homelessness Prevention	CDBG: \$20,000 HOME: \$120,000	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Non Homeless Public Services	2020	2024	Non-Homeless Special Needs	City of Chico	Homelessness Prevention	CDBG: \$39,516	Public service activities other than Low/Moderate Income Housing Benefit: 365 Persons Assisted
5	Homeless Public Services	2020	2024	Homeless	City of Chico	Homelessness Prevention Homeless Services	CDBG: \$98,790	Public service activities for Low/Moderate Income Housing Benefit: 1058 Households Assisted
6	Code Enforcement	2020	2024	Non-Housing Community Development	City of Chico	Neighborhood Revitalization	CDBG: \$140,000	Housing Code Enforcement/Foreclosed Property Care: 730 Household Housing Unit
7	Micro Enterprise Assistance	2020	2024	Non-Housing Community Development	City of Chico	Economic Development	CDBG: \$50,000	Businesses assisted: 150 Businesses Assisted
8	Development of Homeowner Units	2020	2024	Affordable Housing	City of Chico	Affordable Housing	CDBG: \$346,960 HOME: \$548,195	Homeowner Housing Added: 5 Household Housing Unit

### Goal Descriptions

1	<b>Goal Name</b>	Development of Multi-Family Units
	<b>Goal Description</b>	Rental units constructed: 20 Household Housing Unit (12 Creekside, 5 Park Ave and 4 North Creek Crossings II)

2	<b>Goal Name</b>	Rehabilitation of Owner-Occupied Housing
	<b>Goal Description</b>	Preserve habitability and promote stability for low- and moderate income homeowners by facilitating connection to City sewer.
3	<b>Goal Name</b>	Rental Assistance
	<b>Goal Description</b>	Provide Tenant Based Rental Assistance (TBRA) to low-income households at risk of homelessness.
4	<b>Goal Name</b>	Non Homeless Public Services
	<b>Goal Description</b>	Provide Public Services which provide a safety net to support individuals and households from becoming homeless.
5	<b>Goal Name</b>	Homeless Public Services
	<b>Goal Description</b>	Provide services for individuals and households currently experiencing homelessness, including emergency shelter, transitional housing, street outreach and other needed services which are eligible as Public Services under CDBG.
6	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Provide code enforcement activities in low-income census tracts in order to address deteriorating conditions in both housing units and the physical environment, and support neighborhood revitalization efforts.
7	<b>Goal Name</b>	Micro Enterprise Assistance
	<b>Goal Description</b>	Provide business counseling, education and support to small businesses owned by Low and Moderate income individuals. This will support job creation and retention and job training needed by other Low-Moderate Income individuals.
8	<b>Goal Name</b>	Development of Homeowner Units
	<b>Goal Description</b>	Provide funding for self-help homes to be built by Habitat for Humanity, including infrastructure and site improvements in support of the project.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The Projects identified in this section directly address the 2020-2024 Consolidated Plan Priority Needs and Goals.

### Projects

#	Project Name
1	CDBG Administration
2	HOME Administration
3	Rehab Program Delivery
4	Housing Services
5	Rental Development - Creekside Place on Notre Dame
6	Tenant Based Rental Assistance (TBRA)
7	Homeowner Units - Habitat Wisconsin
8	Code Enforcement
9	Economic Development
10	Homeowner Rehabilitation
11	PS True North Housing Alliance
12	PS Chico Area Council on Aging - Meals on Wheels
13	PS Innovative Health Care Services - Peg Taylor Center
14	PS Catalyst Domestic Violence Services
15	PS Chico Housing Action Team (CHAT)
16	PS Community Action Agency - Esplanade House
17	PS Jesus Provides Our Daily Bread – Jesus Center
18	Rental Development - 1297 Park Avenue
19	Rental Development - North Creek Crossings II

**Table 7 - Project Information**

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

Prior to the Camp Fire, housing availability and homelessness were critical issues in the City. The Camp Fire and the COVID Pandemic have exacerbated these issues. Proposed activities focus on continuing to place people into affordable housing, maintaining their housing through public services, connecting homeowners to City sewer and economic empowerment have also been prioritized. Ongoing obstacles

to addressing underserved needs include:

- land prices
- resources for construction of infrastructure;
- affordable housing;
- skilled workforce;
- limited transportation options; and
- and limited resources for mental health and/or detox facilities.



## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	City of Chico
	<b>Goals Supported</b>	Development of Homeowner Units Development of Multi-Family Units Rehabilitation of Owner-Occupied Housing  Infrastructure in Support of Housing Rental Assistance Non Homeless Public Services Homeless Public Services Code Enforcement Micro Enterprise Assistance
	<b>Needs Addressed</b>	Affordable Housing Homelessness Prevention Homeless Services Neighborhood Revitalization Economic Development
	<b>Funding</b>	CDBG: \$184,412
	<b>Description</b>	General CDBG Administration, including Fair Housing objectives and Continuum of Care Administration
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	General administration, fair housing workshops and Continuum of Care administration support
2	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	City of Chico

	<b>Goals Supported</b>	Development of Multi-Family Units Rental Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$60,671
	<b>Description</b>	General HOME Administration
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	General HOME Administration
	<b>3</b>	<b>Project Name</b>
<b>Target Area</b>		City of Chico
<b>Goals Supported</b>		Rehabilitation of Owner-Occupied Housing
<b>Needs Addressed</b>		Affordable Housing Neighborhood Revitalization
<b>Funding</b>		CDBG: \$3,000
<b>Description</b>		Program delivery costs associated with Housing Rehabilitation Program activities.
<b>Target Date</b>		6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		Goal outcomes will be counted under Project #10.
<b>Location Description</b>		
<b>Planned Activities</b>	Program delivery costs associated with the Housing Rehabilitation activities (sewer connections).	
<b>4</b>	<b>Project Name</b>	Housing Services
	<b>Target Area</b>	City of Chico

	<b>Goals Supported</b>	Development of Multi-Family Units Rental Assistance
	<b>Needs Addressed</b>	Affordable Housing Homelessness Prevention
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Delivery of the TBRA Program and other non-rehab housing projects.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Accomplishments will be counted under TBRA, homeowner and rental projects.
	<b>Location Description</b>	
	<b>Planned Activities</b>	TBRA administration and support of homeownership and rental units.
<b>5</b>	<b>Project Name</b>	Rental Development--Creekside Place on Notre Dame
	<b>Target Area</b>	City of Chico
	<b>Goals Supported</b>	Development of Multi-Family Units
	<b>Needs Addressed</b>	Affordable Housing Homelessness Prevention
	<b>Funding</b>	HOME: \$202,800
	<b>Description</b>	101 affordable rental units for seniors and persons with disabilities.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	101 total units, twelve of which will be HOME assisted.
	<b>Location Description</b>	1250 Notre Dame Blvd
	<b>Planned Activities</b>	Creekside Place: Retention hold for the lease-up of 12 HOME units. 100 units for low-income seniors, including 15 units of permanent supportive housing for homeless seniors with a serious mental illness. Complex includes one manager unit for a total of 101 units.
<b>6</b>	<b>Project Name</b>	Tenant Based Rental Assistance (TBRA)
	<b>Target Area</b>	City of Chico

	<b>Goals Supported</b>	Rental Assistance
	<b>Needs Addressed</b>	Homelessness Prevention
	<b>Funding</b>	HOME: \$120,000
	<b>Description</b>	Tenant Based Rental Assistance
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 extremely-low income families at risk of homelessness will be assisted.
	<b>Location Description</b>	City of Chico Sphere of Influence
	<b>Planned Activities</b>	Temporary rental assistance for households working toward self-sufficiency. Assistance may go beyond 24 months in limited circumstances. Assistance shall be utilized throughout the City of Chico.
<b>7</b>	<b>Project Name</b>	Homeowner Units - Habitat Wisconsin
	<b>Target Area</b>	City of Chico
	<b>Goals Supported</b>	Development of Homeowner Units
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$346,963 HOME: \$548,196
	<b>Description</b>	Development of self-help homes, including infrastructure and site improvements to be built by Habitat for Humanity.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Five low- to moderate-income households will benefit from the activity on Wisconsin Street.
	<b>Location Description</b>	Wisconsin and Boucher Street
	<b>Planned Activities</b>	Off-site infrastructure, predevelopment and development funding for Habitat homeownership project on Wisconsin Street.
<b>8</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	City of Chico

	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$140,000
	<b>Description</b>	Code enforcement in low-income neighborhoods
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 730 households will benefit from identifying issues required to upgrade housing and neighborhoods.
	<b>Location Description</b>	Low- and Moderate-income census tracts within the city.
	<b>Planned Activities</b>	Code enforcement
	<b>9</b>	<b>Project Name</b>
<b>Target Area</b>		City of Chico
<b>Goals Supported</b>		Micro Enterprise Assistance
<b>Needs Addressed</b>		Economic Development
<b>Funding</b>		CDBG: \$50,000
<b>Description</b>		Microenterprise counseling and education
<b>Target Date</b>		6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		An estimated 150 small businesses will be assisted through education and technical assistance
<b>Location Description</b>		City-wide
<b>Planned Activities</b>	Funding for the Small Business Development Center for education workshops and technical assistance to small businesses	
<b>10</b>	<b>Project Name</b>	Homeowner Rehabilitation
	<b>Target Area</b>	City of Chico
	<b>Goals Supported</b>	Rehabilitation of Owner-Occupied Housing
	<b>Needs Addressed</b>	Affordable Housing Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$50,000

	<b>Description</b>	Connection to city sewer for homes occupied by low and moderate income households
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 4 low and/or moderate income households located in both the nitrate compliance areas and outside nitrate boundaries will be connected to city sewer.
	<b>Location Description</b>	
	<b>Planned Activities</b>	City sewer connection grants for low- and moderate-income homeowners within nitrate compliance areas. Housing rehabilitation grants for sewer connections to city sewer for low- and moderate-income homeowners outside nitrate boundaries.
<b>11</b>	<b>Project Name</b>	PS True North Housing Alliance
	<b>Target Area</b>	City of Chico
	<b>Goals Supported</b>	Homeless Public Services
	<b>Needs Addressed</b>	Homelessness Prevention Homeless Services
	<b>Funding</b>	CDBG: \$19,758
	<b>Description</b>	Public services funding for the Torres Shelter
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 850 homeless individuals will be served with this funding.
	<b>Location Description</b>	101 Silver Dollar Way
	<b>Planned Activities</b>	Funding for utilities and operational programming in support of the 24/7 low-barrier emergency shelter.
<b>12</b>	<b>Project Name</b>	PS Chico Area Council on Aging - Meals on Wheels
	<b>Target Area</b>	City of Chico
	<b>Goals Supported</b>	Non Homeless Public Services
	<b>Needs Addressed</b>	Homelessness Prevention

	<b>Funding</b>	CDBG: \$19,758
	<b>Description</b>	Public services funding for the Meals on Wheels program
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 300 seniors, with or without disabilities, will be assisted through this program
	<b>Location Description</b>	Chico
	<b>Planned Activities</b>	Meals on Wheels provides nutritious, dietetically correct meals on a daily basis to seniors and/or the infirm in their homes. The CDBG funding provides a subsidy to those unable to afford the total cost of the meal. Meals provided to the home allows clients to remain in their homes rather than in a hospital or other institution.
<b>13</b>	<b>Project Name</b>	PS Innovative Health Care Services - Peg Taylor Center
	<b>Target Area</b>	City of Chico
	<b>Goals Supported</b>	Non Homeless Public Services
	<b>Needs Addressed</b>	Homelessness Prevention
	<b>Funding</b>	CDBG: \$19,758
	<b>Description</b>	Public services funding for Peg Taylor Center--adult day health care and social services for disabled adults with serious health conditions
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 65 persons will be served by utilizing this funding
	<b>Location Description</b>	Peg Taylor Center
	<b>Planned Activities</b>	Provision of comprehensive day health and social services for adults with serious health conditions; including nursing support, crisis assistance and care coordination, nutritionally balanced meals and transportation to care.
<b>14</b>	<b>Project Name</b>	PS Catalyst Domestic Violence Services
	<b>Target Area</b>	City of Chico

	<b>Goals Supported</b>	Homeless Public Services
	<b>Needs Addressed</b>	Homelessness Prevention Homeless Services
	<b>Funding</b>	CDBG: \$19,758
	<b>Description</b>	Operational costs for Catalyst Domestic Violence Services housing program
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 55 women and men experiencing domestic violence will benefit from the housing and supportive services provided by Catalyst
	<b>Location Description</b>	Catalyst shelter
	<b>Planned Activities</b>	Catalyst will provide housing and supportive services including case management, education and activities to increase positive coping and healthy relationship skills for people who are experiencing homelessness due to domestic or intimate partner violence. The shelter provides services to people regardless of gender, and their children.
15	<b>Project Name</b>	PS Chico Housing Action Team (CHAT)
	<b>Target Area</b>	City of Chico
	<b>Goals Supported</b>	Homeless Public Services
	<b>Needs Addressed</b>	Homelessness Prevention Homeless Services
	<b>Funding</b>	CDBG: \$19,758
	<b>Description</b>	Transitional/permanent supportive housing program for persons who are homeless with a mental illness.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 8 homeless individuals with mental illness will benefit from this program
	<b>Location Description</b>	Various, within City of Chico



	<b>Planned Activities</b>	Partial funding for a case manager to provide assistance to mentally ill residents living in homes managed by CHAT.
<b>16</b>	<b>Project Name</b>	PS Community Action Agency – Esplanade House
	<b>Target Area</b>	City of Chico
	<b>Goals Supported</b>	Homeless Public Services
	<b>Needs Addressed</b>	Homelessness Services
	<b>Funding</b>	CDBG: \$19,758
	<b>Description</b>	Public services funding for transitional housing facility operations.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 65 homeless/formerly homeless households (adults and children) will be served by the Esplanade House transitional housing program during the program year
	<b>Location Description</b>	Esplanade House
<b>Planned Activities</b>	The Esplanade House provides homeless families with transitional housing while they become self-sufficient through services offered at the facility. Funding will partially cover the personnel costs of the Case Manager who provides intensive case management and enhanced housing navigation to homeless families living at the Esplanade House. Case management and supportive services are provided to assist in self-sufficiency and recovery goals. Childcare is available onsite.	
<b>17</b>	<b>Project Name</b>	PS - Jesus Center
	<b>Target Area</b>	City of Chico
	<b>Goals Supported</b>	Homeless Public Services
	<b>Needs Addressed</b>	Homeless Services
	<b>Funding</b>	CDBG: \$19,758
	<b>Description</b>	Funding request for staff salaries to provide 24/7 support at the Sabbath House emergency shelter.
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80
	<b>Location Description</b>	Sabbath House
	<b>Planned Activities</b>	Funding for staff salaries to provide 24/7 support at the Sabbath House emergency shelter.
<b>18</b>	<b>Project Name</b>	Rental Development--1297 Park Avenue
	<b>Target Area</b>	City of Chico
	<b>Goals Supported</b>	Development of Multi-Family Units
	<b>Needs Addressed</b>	Affordable Housing Homelessness Prevention
	<b>Funding</b>	CDBG: \$468,483 HOME: \$434,960
	<b>Description</b>	CDBG funds for demolition, remediation, site preparation for new permanent affordable multifamily units. HOME funds will be used for eligible construction costs.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	59 total units including a manager unit, five (5) of which will be HOME-assisted and 27 units will serve households with special needs
	<b>Location Description</b>	1297 Park Avenue, Chico
	<b>Planned Activities</b>	Funding will support the demolition of an existing non-residential building, environmental remediation work, site preparation and construction related to the development of 58 new, small permanent affordable units and one manager's unit.
<b>19</b>	<b>Project Name</b>	Rental Development – North Creek Crossings II
	<b>Target Area</b>	City of Chico
	<b>Goals Supported</b>	Development of Multi-Family Units

<b>Needs Addressed</b>	Affordable Housing Homelessness Prevention
<b>Funding</b>	HOME: \$67,152
<b>Description</b>	HOME funds will be used for eligible construction costs.
<b>Target Date</b>	12/31/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A 54-unit apartment project serving very low and low income household, including one manager's unit. Four units will be HOME-assisted.
<b>Location Description</b>	2265 Maclovía Avenue, Chico
<b>Planned Activities</b>	Retention hold until the lease-up of HOME units is complete.

## **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**

City of Chico

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Chico	100

**Table 8 - Geographic Distribution**

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

Low-income households reside throughout the City. Therefore, the City plans to provide assistance to the jurisdiction as a whole without excluding neighborhoods.

### **Discussion**

Assistance will be directed to the City of Chico as a whole based on project feasibility and program demand. In addition, the Consolidated Plan, the Analysis to Impediments and Annual Action Plan goals will guide geographic distribution of investments.

## Affordable Housing

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

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	25
Special-Needs	5
Total	45

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	26
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	45

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

## **Discussion**

This year's goals for the Number of Households to be Supported include the following categories:

### Homeless

TBRA: 15

Total: 15

### Non-Homeless

Owner-Occupied/Rental Housing Rehabilitation- sewer connection): 4

New Multi-family Units: 16 (Creekside Place & North Creek Crossings II)

New Homeowner Units: 5 (Wisconsin)

Total: 25

### Special Needs

New Rental Units: 5 (1297 Park Avenue)

Total: 5

One Year Goals for the Number of Households Supported Through include the following categories:

### Rental Assistance

TBRA: 15

### Production of New Units

Rental Housing Development: 21 (Creekside, Park Ave and North Creek Crossings II)

Homeowner Housing: 5 Habitat for Humanity on Wisconsin St.

Total: 26

### Rehab of Existing Units

Owner-Occupied Housing Rehabilitation: 4 sewer assistance program.

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

### **Introduction**

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.

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

- Energy Conservation Measure – Ongoing replacement of outdated incandescent and fluorescent electrical fixtures, using LED technology, as units turn over; all Public Housing units (145);
- Hazardous Material Abatement – replace asbestos-containing floor tile with vinyl composition tile, as units turn over;
- Install new carbon-monoxide detectors, all units, replacing first generation detectors;
- Implement new HUD Section 3 policy and procedure, regarding resident employment opportunity;
- Analyze properties in designated Flood Plain for potential removal, with associated abatement of Flood Insurance premiums.
- Strategic planning work regarding long-term repositioning of Public Housing portfolio.

### **Actions 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 households as a function of agency engagement, procurement and contracting, where contractors retaining new personnel must first outreach to Section 3 qualified applicants;
- Participation in the Resident Advisory Board (RAB), which addresses Public Housing (and Section 8 administrative policy and plan updates and revisions, provides operational feedback to management, and review of proposed Public Housing Capital Program expenditures;
- Per State law, two (2) Commissioners of the seven (7) member Board of Commissioners must be residents of Housing Authority-owned housing. Currently, one (1) Commissioner resides in HUD Low Income Public Housing, one (1) resides in other-owned property of the agency, together representing Housing Authority tenant interests at the governance level;
- Public Housing residents are provided opportunity to propose and comment on annual revision to Public Housing Admissions and Continued Occupancy Policy (ACOP), such opportunity provided by Written Notice and 45-day comment period;
- 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;
- Public Housing residents are provided opportunity to comment on annual changes to the Utility Allowance Schedule, such opportunity provided by means of Written Notice and 60-day

comment period;

- Public Housing residents are provided opportunity to comment on annual changes made to the Schedule of Standard Maintenance Charges used for the Public Housing program, such opportunity provided by means of Written Notice and 30-day comment period.

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

Not applicable – The Housing Authority of the County of Butte was a HUD-designated “Standard Performer” in administration of its Section 8 Housing Choice Voucher and Low-Income Public Housing programs in 2022.

**Discussion**

HACB plans to make electrical-related energy efficiency improvements to all of its Public Housing units over the next year. It also seeks to continue to abate asbestos-containing flooring materials as units turn over. It has implemented actions to encourage public housing residents to be more involved in program management, including provision of contracting opportunities, operating of the Resident Advisory Board, and seeing that two Commissioners on its Board are residents of HACB-owned housing.



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

### **Introduction**

This section describes how the City will address the needs of homeless persons in the next year.

### **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**

In the fourth year of the City's five-year Consolidated Plan, the City will continue to support Homeless Public Services and Homeless Public Facilities in the follow manners:

- Continue work with the Butte Countywide Homeless Continuum of Care (Butte CoC) to fully implement and improve the Coordinated Entry System (CES) for homeless individuals. The Butte CoC implemented CES, which utilizes the VI-SPDAT for assessment, and has trained many agencies to enter their clients into the system. The County's housing and service providers are now largely engaged and unified in the use of HMIS and CES. If a homeless individual is not working with an agency, Butte 211 is the primary intake point into the CES. The use of CES should result in an efficient referral to appropriate services based on each homeless individual's needs.
- Work with Butte County, in partnership with the Butte CoC, to identify on-going funding sources for street and encampment outreach.
- The City, with financial assistance from the County of Butte and utilizing CDBG-CV funding, and funding through the American Rescue Plan, opened and began operations of a non-congregate Pallet Shelter site located on City property in April 2022. The site includes 177 Pallet Shelters which are lockable and climate controlled. The City utilized CDBG-CV funding to initiate the start-up of the shelter with the goal of providing a safe, hygienic location that provides wrap-around services to the City's unhoused population. The site includes laundry and showering services, food, handwashing stations, bathrooms, potable water, garbage service, electricity, bike parking, and a pet run area.
- The City has also opened three alternative camping sites for homeless individuals who have been assessed by the City's Outreach and Engagement Team (O & E) and identified as not eligible to stay at the Torres Shelter or Pallet Shelter. The sites are available for tent camping and are only available to individuals referred through the O & E Team process.
- The City's Police Target Team continues its collaboration with a Butte County Behavioral Health 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.
- The City Manager's office continues to explore and assess funding and resource possibilities for

increased support for community members experiencing homelessness.

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

Per the City's Five-Year Consolidated Plan, the highest priority for CDBG Public Service funding is to assist persons experiencing homelessness and the prevention of homelessness. CDBG Public Service funds will continue to be utilized in this program year to address this priority:

- City operates the Pallet Shelter on City property. The site includes 177 pallet shelters, laundry and showering services, food, handwashing stations, bathrooms, potable water, garbage service, electricity, bike parking, and a pet run area for homeless individuals.
- Provide shelter and services to 55 women and men through Catalyst Domestic Violence Services;
- Permanent housing and case management support for 8 disabled homeless or formerly homeless individuals through the Chico Housing Action Team's (CHAT) Harmony House program;
- Public service funding to provide shelter and support to 850 individuals at the Torres Shelter.
- Public service funding to support a case manager at the Esplanade House, a transitional shelter supporting 65 homeless and former homeless households.
- Ongoing CDBG-CV public services funding for Torres Emergency Shelter to fund up to 4 site monitors to ensure the health and safety and staffing ratios are being met for around the clock sheltering.
- The City offers warming/cooling shelters during the coldest and warmest days of the year and has established three alternative camping sites as mentioned above.
- Assisted the Butte Countywide Homeless Continuum of Care (Butte CoC) in accessing HUD CoC funds for supportive housing through financial support, and participation with the Butte CoC Council.

### **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. It is encouraging that several hundred units are due to be produced with the next few years. Throughout the five-year Consolidated Plan timeframe, the City will continue to work and address the following:

- Support developer in construction of the 101-unit Creekside Place Apartments for seniors, which includes 15 units of permanent supportive housing for homeless seniors with a serious mental

illness. Project is in the lease-up period which is expected to continue into fall 2023.

- Support developer in both pre-construction and construction of 1297 Park Avenue to provide 58 units of affordable housing, including 27 targeted to households with special needs and one manager unit.
- Support developer in construction of North Creek Crossings Phase II to provide 53 affordable housing units to families and one manager unit.
- CDBG public services funding to Catalyst Domestic Violence Services to support the operations of the Haven Shelter for individuals experiencing domestic violence.
- CDBG-CV funding to support 24/7 shelter monitors at Torres Shelter to maintain adequate staffing ratios.
- Public service funding to support a case manager at the Esplanade House, a transitional shelter supporting 65 homeless and former homeless households.
- Assist the Butte Countywide Homeless Continuum of Care (Butte CoC) in accessing HUD CoC funds for supportive housing through participation with the Butte CoC Council.
- Continue to operate the Tenant Based Rental Assistance (TBRA) program to prevent homelessness.
- CDBG public services funding to CHAT to support services for mentally ill homeless persons as part of their Harmony at Home program.
- Public Service funding to Chico Area Agency on Aging/Meals on Wheels and to Innovative Health Care/Peg Taylor Center to assist in the prevention of homelessness by providing affordable meals to people in their homes and affordable adult day health care, respectively, to support households' health and stability to maintain their housing. These services assist many elderly and disabled individuals to maintain their homes.
- The development of ten affordable housing projects (some built and leasing up and some under construction) funded with Disaster Low Income Housing Tax Credits and CDBG-DR funding in response to the 2018 Camp Fire.
- The development of three affordable housing projects funded with the City's CDBG-DR allocation and another three projects (located within the Chico jurisdiction), funded with the County of Butte's CDBG-DR funds.
- See the Chart A below with a breakdown of each project mentioned above and affordability level.
- The City is providing funding for the sewer connection fees for Everhart Village (a 20 sleeping cabin community in collaboration with the Butte County Department of Behavioral Health).
- Assist the Butte Countywide Homeless Continuum of Care (Butte CoC) in accessing HUD CoC funds for supportive housing through participation with the Butte CoC Council and the Greater Chico Homeless Task Force.

## CHART A

City of Chico - Tax Credit and CDBG-DR Affordable Housing Projects									
July 2020 Disaster Tax Credit Awards									
Proposed Project	Address	Type	# Afford Units	30%	40%	50%	55%	60%	Mgr Unit
B20	1990 Belgium Ave	Seniors	59	6	12	19	0	22	1
Creekside Place*	1250 Notre Dame Blvd	Seniors & Special Needs	100	75	0	25	0	0	1
Deer Creek, Phase I	2768 Native Oak Dr	Family	155	16	24	62	0	53	1
Lava Ridge	2796 Native Oak Dr	Family	97	10	34	0	0	53	1
North Creek Crossings@ Meriam Park, Phase I*	2265 Maclovio Ave.	Family	105	27	27	31	0	20	1
1297 Park*	1297 Park Ave.	Special Needs	58	19	23	7	3	6	1
Senator Conness	2754 Native Oak Dr	Family	160	17	57	0	0	86	2
<b>Affordable units:</b>			<b>734</b>	<b>170</b>	<b>177</b>	<b>144</b>	<b>3</b>	<b>240</b>	<b>8</b>
July 2021 Disaster Tax Credit Applications									
Proposed Project	Address	Type	# Afford Units	30%	40%	50%	55%	60%	Mgr Unit
Deer Creek, Phase II	2768 Native Oak Dr	Family	47	5	8	19	0	15	1
North Creek Crossings@ Meriam Park, Phase II*	2265 Maclovio Ave.	Family	53	13	13	15	0	12	1
Tonea Senior Apartments	184 Tonea Way	Seniors	103	11	26	25	0	41	1
<b>Affordable Units:</b>			<b>203</b>	<b>29</b>	<b>47</b>	<b>59</b>	<b>0</b>	<b>68</b>	<b>3</b>

Total Affordable '20 + '21:	937
Total Manager units:	11

City of Chico/County of Butte Funded CDBG-DR Projects									
Proposed Project	Address	Type	# Afford Units	30%	40%	50%	55%	60%	Mgr Unit
Chico Bar Triangle*	Bar Triangle/Robaily Dr	Large Family	69	18	12	19	0	20	1
Cussick Apartments*	Cussick Ave	Large Family	74	21	35	14	0	4	1
Oleander Community Housing*	2324 Esplanade	Special Needs	37	37	0	0	0	0	1
Oak Family Apartments	Cohasset Road	Family	75	8	4	48	0	15	1
Oak Park Senior Apartments	Cohasset Road	Senior	59	8	0	51	0	0	1
Yosemite and Humboldt Senior Apartments	Yosemite/Humboldt	Senior	79	22	40	12	0	5	1
<b>Affordable Units DR:</b>			<b>393</b>	<b>114</b>	<b>91</b>	<b>144</b>	<b>0</b>	<b>44</b>	<b>6</b>

\* City-funded in part

Total Affordable Units	1330
Total Manager Units	17

**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.**

### **Discussion**

The City's Tenant Based Rental Assistance (TBRA) program provides short-term rental assistance for typically 12 to 24 months. 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. Public Service funding for 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 households' health and stability to maintain their housing. These services saw an increase in demand and (which hasn't dropped) due to the pandemic.

The Coordinated Entry System described above will help Low Income individuals and families avoid becoming homeless after discharge from institutions or systems of care. The Coordinated Assessment System will track individuals' and families' needs and progress, and direct them to appropriate levels of housing and support services. Additional programs and activities the City supports are included in the responses to the questions above.

Creekside Place is a recently completed affordable housing project for seniors with 100 Project-Based Vouchers. Fifteen of the units are permanent supportive housing for households who are homeless or at risk of homelessness with a serious mental illness. These units are funded in part through the State's No Place Like Home program and potential tenants will be referred by the Butte Countywide Homeless Continuum of Care's Coordinated Entry System (CES). The applicant will be assisted to complete the Project-Based Voucher and the property's housing applications.

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

### **Introduction:**

This section describes the City's action plan to remove barriers to affordable housing.

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

The City will continue to take actions to remove barriers to affordable housing by implementing the City's 2030 General Plan, 2014-2022 Housing Element, (including the draft 2022-2030 Housing Element in process), and ongoing updates to the Municipal Code. In addition, the City will continue its support of affordable housing developers proposing projects funded with the influx of additional federal low-income housing tax credits. The City will continue implementation the CDBG-DR (disaster recovery) funds for development of multifamily housing and related infrastructure projects.

Through the update of the 2022-2030 Housing Element of the General Plan, the City will complete a thorough analysis of fair housing issues to inform additional actions that may be necessary to reduce any identified barriers.

The City has adopted the following land use policies:

- Implementation of a Streamlined Approval process for housing projects per State Senate Bill 35.
- Implementation of recently enacted State Senate Bill 9-California Housing Opportunity and More Efficiency Act which allows for more dense development in single-family residential zones.
- 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 (including one accessible unit design) 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.
- City is finalizing a 2-story ADU plan with parking below and the residence above to add to the ADU catalog and has a promotional video highlighting the ADU plans on the City's website.
- 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 50% 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.

**Discussion:**

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

### **Introduction:**

This section describes the City's actions to address underserved needs, maintain affordable housing, reduce lead-based paint hazards, reduce poverty, develop institutional structure, and enhance public-private coordination in these areas.

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

- Continue supporting the development of sixteen affordable housing projects that were funded in part through the Disaster Tax Credits and CDBG-Disaster Recovery. These projects are expected to be in service by 2026. These developments will greatly impact the extreme needs for affordable and special needs housing in Chico (see Chart A).
- Support the City's pallet shelter to assist with housing homeless and providing wrap around services.
- Support future expansion plans of a transitional shelter (Renewal Center).
- The City has budgeted non-federal funds for a homeless prevention program and funded two organizations last year. The Home and Heart program was slow to begin due to COVID but continues to work on matching clients for their home share program. The City funds a non-profit that assists low-income homeowners with past-due utility bills to ensure residents can remain in their homes.
- Continue efforts to transfer City-owned property to Habitat for Humanity to support the development of ownership housing affordable to low income households.
- The City continues to fund warming and cooling centers during the hottest and coldest months of the year that provide a space for homeless to rest and charge their electronics.
- The Greater Chico Homeless Task continues 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 an incubator for new ideas to address homelessness and is in the process of modifying its format for greater impact. City staff attends its meetings.

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

- Explore potential resources to support development of Accessory Dwelling Units (ADUs) for low and moderate income households.
- The City applied for State Permanent Local Housing Allocation funding and is awaiting award.
- Work with owners of existing, City-assisted multifamily developments to facilitate rehabilitation



of the developments.

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

- Continue to implement lead-based paint hazard policies and procedures in the Tenant Based Rental Assistance (TBRA) and Housing Rehabilitation projects, as applicable.

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

- Continue 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 City provides temporary housing assistance to participants in the HOME Tenant Based Rental Assistance Program.
- The City extended a 25-year land lease with E Center in 2021. The E Center provides Head Start/early education programming to low-income families.
- Continued allocation of CDBG funds for the Small Business Development Center counseling program.
- Continued allocation of CDBG Public Services funds for the Meals on Wheels program.
- Continued allocation of HOME funds for self-help housing programs, such as Habitat for Humanity and affordable housing developers.
- The City continues to budget non-federal funds for two homeless prevention programs.

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

- The City will continue to use CDBG and HOME Administration funds to implement the Consolidated Plan and Annual Action Plans, train staff, address the Analysis of Impediments to Fair Housing, complete annual CAPER reports, and comply with HUD regulations.
- Continually update the Housing Resource Guide, which provides citizens with information to help them access affordable housing in the community.
- The City continues to provide technical assistance to 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.
- City staff continues to be trained to assist in the administration of the CDBG program and takes advantage of HOME and CDBG trainings.
- Continue to obtain services of applicable consultants to expand capacity.

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

The City encourages private sector participation in all HOME and CDBG and non-HUD funded

activities. All construction contracts for the housing rehabilitation- sewer-connection 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 and County of Butte have allocated CDBG-DR funding to six affordable housing projects that are currently going through the environmental review process and are expected to be completed by the end of 2026.

Continue to participate in the Butte Countywide Homeless Continuum of Care and the Greater Chico Homeless Task Force. The Greater Chico Homeless Task Force which began as a City sponsored Ad-Hoc group, is now an independent community group. The Task Force continues 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. City staff attends its meetings.

- Assist the Butte CoC members in achieving goals laid out in the 10-Year Strategy to End Homelessness, whenever possible.
- Assist the Butte CoC in planning and implementing the Coordinated Entry System for homeless persons.
- Continue partnership with Butte County Department of Employment & Social Services HHOME Division, which leads the CoC.

**Discussion:**

# Program Specific Requirements

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

### Introduction:

#### 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. | 0        |
| 3. The amount of surplus funds from urban renewal settlements  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0        |
| 5. The amount of income from float-funded activities   | 0        |
| <b>Total Program Income:</b>   | <b>0</b> |

#### Other CDBG Requirements

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

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
  
N/A
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 of Chico has established a HOME Resale policy in compliance with 24 CFR Part 92.254(a)(5). The purpose of this policy is to provide guidance on Habitat for Humanity homebuyer/owner projects.

### **Background**

Habitat for Humanity (Habitat) develops single-family houses to provide low-income, first-time homebuyer households the opportunity for homeownership. Habitat utilizes a self-help, sweat equity model whereby the anticipated homebuyer participates in the actual construction of the house. Once the house receives a Certificate of Occupancy, the house is transferred/sold to the homebuyer. Habitat generates funding for the housing projects by soliciting donations, repayments on loans from existing homebuyers, procuring grants and government funding.

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:

### **Summary**

Habitat provides zero interest first mortgages to the homeowners and sets up an impound account for the payment of property taxes. Habitat's first mortgages carry terms of 20-40 years; the term is set so that the homebuyer pays no more than 30% of their income toward household expense. The City provides a HOME loan to Habitat for the development, a pro-rated share of which is transferred to each homebuyer as a deferred, second mortgage.

If the homeowner sells the property within the term of the first mortgage, Habitat anticipates a share in any appreciation so that they may continue to provide no-interest loans to future homeowners and maintain affordability for the subsequent homeowner.

During the HOME Affordability Period as stated at 24 CFR Part 92.254(a)(4), the assisted property must be transferred/sold to an owner/household whose income does not exceed 80% of the area median income at an affordable price. An affordable price is one that would allow the owner/household to pay no more than 30% of the monthly household income to housing expense as defined in 24 CFR Part 92 of the Federal HOME regulations.

The Habitat grant deed includes a provision of right of first refusal so that Habitat may purchase the property from the owner for a fair return and resell the property to another low-income owner/household. As Habitat has a longer affordability period than the HOME funds, HOME affordability is preserved.

In the event of a declining market, Borrower's return may be zero. In the event of a short sale or foreclosure during the HOME Affordability Period, the Loan may be forgiven.

### Resale Policy Calculation

The fair return on investment to the owner, after a five-year vesting period, will be a pro-rata share based upon the appreciation of the property, the length of time the owner remains in the home and equity investment in the property.

The calculation for return on investment is as follows:

$$\text{Net Appreciation} \times \text{Owner's Equity Share} \times \\ \text{Owner's Accumulated Equity Share Percentage} \times \text{Owner's Vested Share}$$

### Definitions

**Net Appreciation** - is the current appraised value (appraised by a licensed, professional, third party appraiser) at the time of the anticipated sale less the original purchase price.

**Equity** – borrower down payment plus first mortgage principal payments made and capital improvements.

**Owner's Equity Share** - is the down payment and total mortgage principal paid, divided by the original sales price.

**Owner's Accumulated Equity Share Percentage** - is calculated by counting the number of whole years passed since the original sale, divided by the term of the first mortgage original note/deed of trust.

**Owner's Vested Share** - To encourage longevity in the home, an owner is 100% vested after five years. If a sale occurs in years one through four, the owner is 0% vested.

**Affordability period** per the HOME guidelines:

- For assistance under \$15,000 the affordability period is 5 years.
  - For assistance under \$15,000-\$40,000 the affordability period is 10 years.
  - For assistance over \$40,000 the affordability period is 15 years.
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:

N/A