



2024-2025 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 fifth and final year Annual Plan includes resource allocations and projected outcomes for a number of specific measurements.

Community Development Department

Housing Division
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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 2022 CAPER was approved by HUD on December 19, 2023.

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. This is the fifth and final year of the 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.

Graphic below 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 Program Year 2022, the City continued to respond to the long-term effects of the pandemic, including the economy and inflation; labor and supply and demand issues; and the overwhelmingly complex housing issues caused by both the Camp Fire disaster in 2018 and ongoing effects of the pandemic. Below is an overview of the City's efforts in carrying out its PY 2022 HUD Action Plan:

- Assistance to Small Businesses: The Small Business Development Center continues to experience a significant increase in demand for their counseling and training opportunities in response to the COVID-19 pandemic and economic factors. They assisted 289 small businesses during the year, far exceeding their goal of 150.
- Five non-profit organizations received funding for Public Service Activities and in total, provided services for 1,450 individuals.
 - Chico Meals on Wheels provided meals to 334 home-bound seniors and those with disabilities.
 - Catalyst Domestic violence Services was able to assist 86 individuals.
 - Innovative Health Care Services (Peg Taylor Center) assisted 95 individuals through their adult day health care program (both in person and remotely).
 - Jesus Center assisted 198 individuals at Sabbath House emergency shelter.

- True North Housing Alliance assisted 737 individuals at the Torres emergency shelter.
- Four fair housing workshops were conducted, with 238 individuals attending.
- The City's Sewer Assistance Program funded the connection of three low-income households within the Nitrate Compliance Area (NCA), to the City's sewer system, which includes abandonment of individual septic tanks.
- 862 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) continued to remain successful, supporting 18 households.
- Construction of 101 units designated for seniors and disabled adults at Creekside Place Apartments was completed in January 2023 and are fully rented up. This 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.

The City is anticipating the development of 1,251 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-bedrooms which will address some of the need for seniors and other small households. Additional information on these projects is included in **Chart A** on page 42.

As in past years, the City has demonstrated strong performance through the projects described above, but ongoing trends and conditions have presented both new and ongoing challenges. The principal challenges include:

- A continued overall shortage of housing and permanent operating support (i.e. Project-Based Housing Vouchers) for very low income households, including seniors and persons with disabilities;
- Skyrocketing land prices, construction costs, delays in supply chain and shortage of skilled trade labor;
- Lack of low income housing tax credits to complement the CDBG-DR and other funding available to produce affordable housing units;
- 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. It is hoped that additional low income housing tax credits will be allocated by Congress to fill the

gap in order to fully utilize the CDBG-DR funding available. Many of these proposed units are one- and two-bedrooms 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 December 13, 2023 in person to engage various local agencies, organizations, including the attendees of, 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. A City-Council appointed Citizen Advisory Committee was utilized to evaluate and make recommendations for CDBG Public Service funding. This committee held two public meetings to discuss the grant applications and funding recommendations. 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 16 to May 21.

5. Summary of public comments

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

No public comments were received.

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

Not applicable, no public comments were received.

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.

Agency Role	Name	Department/Agency
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(l)

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(l))

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 TBRA Committee, the City’s Public Works Engineering and Operations and Maintenance Divisions and planning processes such as the City’s Housing Element and Consolidated Plan, the Butte CoC 10-Year Strategy to End Homelessness and efforts related to the impacts of the Camp Fire and the response to the 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 is also an appointed member of 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), Valley View Apartments (permanent supportive housing), Creekside Place Senior Apartments (15 units set-aside for homeless persons with mental health diagnoses), and recently the City’s Pallet Shelter (“Genesis”) providing emergency 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 Genesis 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 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	Agency/Group/Organization	Veterans Resource Center
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	CATALYST DOMESTIC VIOLENCE SERVICES
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Families with children

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Disability Action Center
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Community Action Agency of Butte County, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Housing Authority of the County of Butte
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Caminar
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Alliance for Workforce Development
	Agency/Group/Organization Type	Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Butte College Small Business Development Center
	Agency/Group/Organization Type	Economic Development Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	True North Housing Alliance, Inc.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	3CORE, Inc.
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 exploring partnerships with others to initiate construction of high speed broadband to the project area. 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. All Local Agency Technical Assistance program tasks are completed and City is awaiting Federal Funding Account grant determination, to be expected this summer. City received a comprehensive marketing plan from the consultant for the project.

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 will receive the updated High Fire Severity Area maps from the State of CA and this information will be 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 fall 2024.

The City completed a Community Wildfire Protection Plan: <https://chico.ca.us/City-Services/Public-Safety/Fire-Department/Community-Wildfire-Protection-Plan-CWPP/index.html> 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 on the City's website, share posts on the City's social media accounts and distributes notices in English and Spanish via email to community listservs. The City holds two public meeting of the Citizen's Advisory Committee to make recommendations on the Public Service funding and conducts two formal noticed public hearings of the City Council Meeting where the Plan is presented and public comments are encouraged. The Plan was noticed on April 1st for the Public Hearing held on April 16. The Plan was available for public comment for 30 days from April 16 - May 21. The second Public Hearing was held on May 21, 2024.

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	https://chico.ca.us/Departments/Community-Development/Housing-Division/News-and-Updates/index.html
2	Public Meeting	Non-targeted/broad community	Dec. 12, 2023. One member from the public attended. Meeting held in person and recorded.	None	N/A	/https://chico.ca.us/documents/Departments/Community-Development/Housing%20Division/2024%20AAP/2024-AAP-Community-Workshop.pdf
3	Public Meeting	Non-targeted/broad community	Citizen Advisory Committee meeting to hear presentations of Public Service funding applicants, 14 attendees.	None	N/A	/https://chico.ca.us/documents/Departments/Community-Development/Housing%20Division/2024%20AAP/CAC-Mtg-1.Agenda.pdf

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, 10 attendees.	None	N/A	
5	Newspaper Ad	Non-targeted/broad community	Unknown. Published April 1, 2024 in Chico Enterprise Record	None	N/A	
6	Public Hearing	Non-targeted/broad community	The first public hearing was April 16 th	None	N/A	
7	Public Hearing	Non-targeted/broad community	The second public hearing was May 21 st	None	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 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources : \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	960,832		62,598	1,023,430	1,023,430	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	568,650	18,988	615,855	1,203,493	1,203,493	

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 \$12.3 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 property at Wisconsin and Boucher is anticipated to be transferred to Habitat for Humanity for affordable homeownership housing.

Discussion

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	HOME: \$210,639	Rental units constructed: Household Housing Unit (6 at Park Ave and TBD proposed development)
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: \$150,000	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: \$46,040	Public service activities other than Low/Moderate Income Housing Benefit: 375 Persons Assisted
5	Homeless Public Services	2020	2024	Homeless	City of Chico	Homelessness Prevention Homeless Services	CDBG: \$98,080	Public service activities for Low/Moderate Income Housing Benefit: 853 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: \$414,144 HOME: \$785,989	Homeowner Housing Added: 5 Household Housing Unit

Goal Descriptions

1	Goal Name	Development of Multi-Family Units
	Goal Description	Rental units constructed to serve extremely low, very low and low income households

2	Goal Name	Rehabilitation of Owner-Occupied Housing
	Goal Description	Preserve habitability and promote stability for low- and moderate income homeowners by facilitating connection to City sewer.
3	Goal Name	Rental Assistance
	Goal Description	Provide Tenant Based Rental Assistance (TBRA) to low-income households at risk of homelessness.
4	Goal Name	Non Homeless Public Services
	Goal Description	Provide Public Services which provide a safety net to support individuals and households from becoming homeless.
5	Goal Name	Homeless Public Services
	Goal Description	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	Goal Name	Code Enforcement
	Goal Description	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	Goal Name	Micro Enterprise Assistance
	Goal Description	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	Goal Name	Development of Homeowner Units
	Goal Description	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	Tenant Based Rental Assistance (TBRA)
6	Homeowner Units - Habitat Wisconsin
7	Code Enforcement
8	Economic Development
9	Homeowner Rehabilitation
10	PS True North Housing Alliance
11	PS Chico Area Council on Aging - Meals on Wheels
12	PS Innovative Health Care Services - Peg Taylor Center
13	PS Catalyst Domestic Violence Services
14	PS Chico Housing Action Team (CHAT)
15	PS Community Action Agency - Esplanade House
16	Rental Development - 1297 Park Avenue
17	Rental Development - TBD

Table 7 - Project Information

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

Prior to the 2018 Camp Fire, housing availability and homelessness were critical issues in the City. The Camp Fire and the COVID Pandemic have exacerbated these issues in Chico, but also state-wide. 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;
- resources for operating subsidies;
- 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	Project Name	CDBG Administration
	Target Area	City of Chico
	Goals Supported	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
	Needs Addressed	Affordable Housing Homelessness Prevention Homeless Services Neighborhood Revitalization Economic Development
	Funding	CDBG: \$192,166
	Description	General CDBG Administration, including Fair Housing objectives and Continuum of Care Administration
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	General administration, fair housing workshops and Continuum of Care administration support
2	Project Name	HOME Administration
	Target Area	City of Chico

	Goals Supported	Development of Multi-Family Units Development of Homeowner Units Rental Assistance
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	HOME: \$56,865
	Description	General HOME Administration
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	General HOME Administration
3	Project Name	Rehab Program Delivery
	Target Area	City of Chico
	Goals Supported	Rehabilitation of Owner-Occupied Housing
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$3,000
	Description	Program delivery costs associated with Housing Rehabilitation Program activities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Goal outcomes will be counted under Project #9.
	Location Description	
4	Planned Activities	Program delivery costs associated with the Housing Rehabilitation activities (sewer connections).
	Project Name	Housing Services
	Target Area	City of Chico

	Goals Supported	Development of Multi-Family and Homeownership Units Rental Assistance
	Needs Addressed	Affordable Housing Homelessness Prevention
	Funding	CDBG: \$30,000
	Description	Delivery of the TBRA Program and other non-rehab housing projects.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Accomplishments will be counted under TBRA, homeowner and rental projects.
	Location Description	
	Planned Activities	TBRA administration and support of homeownership and rental units.
5	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	City of Chico
	Goals Supported	Rental Assistance
	Needs Addressed	Homelessness Prevention
	Funding	HOME: \$150,000
	Description	Tenant Based Rental Assistance
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	15 extremely-low income families at risk of homelessness will be assisted.
	Location Description	City of Chico Sphere of Influence
6	Planned Activities	Temporary rental assistance for households working toward self-sufficiency for up to 24 months. Assistance shall be utilized throughout the City of Chico sphere of influence (included County pockets surrounded by City parcels.
	Project Name	Homeowner Units - Habitat Wisconsin
	Target Area	City of Chico

	Goals Supported	Development of Homeowner Units
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$414,144 HOME: \$785,989
	Description	Development of self-help homes, including infrastructure and off-site improvements to be built by Habitat for Humanity.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Five low- to moderate-income households will benefit from the activity on Wisconsin Street.
	Location Description	Wisconsin and Boucher Street
	Planned Activities	Off-site infrastructure, predevelopment and construction funding for Habitat homeownership project on Wisconsin Street.
7	Project Name	Code Enforcement
	Target Area	City of Chico
	Goals Supported	Code Enforcement
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$140,000
	Description	Code enforcement in low-income neighborhoods
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 730 households will benefit from identifying issues required to upgrade housing and neighborhoods.
	Location Description	Low- and Moderate-income census tracts within the city.
8	Planned Activities	Code enforcement
	Project Name	Economic Development
	Target Area	City of Chico
	Goals Supported	Micro Enterprise Assistance
	Needs Addressed	Economic Development

	Funding	CDBG: \$50,000
	Description	Microenterprise counseling and education
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 150 small businesses will be assisted through education and technical assistance
	Location Description	City-wide
	Planned Activities	Funding for the Small Business Development Center for education workshops and technical assistance to small businesses
9	Project Name	Homeowner Rehabilitation
	Target Area	City of Chico
	Goals Supported	Rehabilitation of Owner-Occupied Housing
	Needs Addressed	Affordable Housing Neighborhood Revitalization
	Funding	CDBG: \$50,000
	Description	Connection to city sewer for homes occupied by low and moderate income households
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	Various locations within City of Chico
	Planned Activities	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.
10	Project Name	PS True North Housing Alliance
	Target Area	City of Chico
	Goals Supported	Homeless Public Services

	Needs Addressed	Homelessness Prevention Homeless Services
	Funding	CDBG: \$23,020
	Description	Public services funding for the Torres Shelter
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 750 homeless individuals will be served with this funding.
	Location Description	101 Silver Dollar Way
	Planned Activities	Funding for utilities and operational programming in support of the 24/7 low-barrier emergency shelter.
11	Project Name	PS Chico Area Council on Aging - Meals on Wheels
	Target Area	City of Chico
	Goals Supported	Non Homeless Public Services
	Needs Addressed	Homelessness Prevention
	Funding	CDBG: \$23,020
	Description	Public services funding for the Meals on Wheels program
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 275 seniors, with or without disabilities, will be assisted through this program
	Location Description	Chico
12	Planned Activities	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.
	Project Name	PS Innovative Health Care Services - Peg Taylor Center
	Target Area	City of Chico
	Goals Supported	Non Homeless Public Services

	Needs Addressed	Homelessness Prevention
	Funding	CDBG: \$23,020
	Description	Public services funding for Peg Taylor Center--adult day health care and social services for disabled adults with serious health conditions
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 persons will be served by utilizing this funding
	Location Description	Peg Taylor Center
	Planned Activities	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.
13	Project Name	PS Catalyst Domestic Violence Services
	Target Area	City of Chico
	Goals Supported	Homeless Public Services
	Needs Addressed	Homelessness Prevention Homeless Services
	Funding	CDBG: \$29,020
	Description	Operational costs for Catalyst Domestic Violence Services housing program
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 55 women and men experiencing domestic violence will benefit from the housing and supportive services provided by Catalyst
	Location Description	Catalyst shelter
	Planned Activities	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.

14	Project Name	PS Chico Housing Action Team (CHAT)
	Target Area	City of Chico
	Goals Supported	Homeless Public Services
	Needs Addressed	Homelessness Prevention Homeless Services
	Funding	CDBG: \$23,020
	Description	Transitional/permanent supportive housing program for persons who are homeless with a mental illness.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 8 homeless individuals with mental illness will benefit from this program
	Location Description	Various, within City of Chico
15	Planned Activities	Partial funding for a case manager to provide assistance to mentally ill residents living in homes managed by CHAT.
	Project Name	PS Community Action Agency – Esplanade House
	Target Area	City of Chico
	Goals Supported	Homeless Public Services
	Needs Addressed	Homelessness Services
	Funding	CDBG: \$23,020
	Description	Public services funding for transitional housing facility operations.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 40 homeless/formerly homeless households (adults and children) will be served by the Esplanade House transitional housing program during the program year
	Location Description	Esplanade House

	Planned Activities	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.
16	Project Name	Rental Development--1297 Park Avenue
	Target Area	City of Chico
	Goals Supported	Development of Multi-Family Units
	Needs Addressed	Affordable Housing Homelessness Prevention
	Funding	HOME: \$110,639
	Description	HOME funds will be used for eligible construction costs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	59 total units including a manager unit, six (6) of which will be HOME-assisted and 27 units will serve households with special needs
	Location Description	1297 Park Avenue, Chico
	Planned Activities	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.
17	Project Name	Rental Development – Multi-family
	Target Area	City of Chico
	Goals Supported	Development of Multi-Family Units
	Needs Addressed	Affordable Housing Homelessness Prevention
	Funding	HOME: \$100,000
	Description	Multi-family project to be determined.

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An apartment project serving very low and low income households.
	Location Description	TBD
	Planned Activities	Construction related to the development of new, permanent affordable units.

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

Target Area	Percentage of Funds
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	9
Special-Needs	6
Total	30

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	11
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	30

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: 0

New Homeowner Units: 5 (Wisconsin)

Total: 9

Special Needs

New Rental Units: 6 (1297 Park Avenue/The Foundation)

Total: 6

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: 6 (Park Ave/The Foundation)

Homeowner Housing: 5 Habitat for Humanity on Wisconsin St.

Total: 11

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

- Hazardous Material Abatement – replace asbestos-containing floor tile with vinyl composition tile, as units turn over;
- Implement new HUD Section 3 policy and procedure, regarding resident employment opportunity;
- Engage in strategic planning work to address increasing portfolio-wide capital needs by means of financial repositioning of the Public Housing portfolio, using HUD conversion tools to transition and re-capitalize the portfolio under alternate assistance platforms (Section 8, LIHTC, etc.). The objective is to modernize older units, and to utilize opportunities for increased density in serving more households in replacement housing.

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

- Section 3 hiring opportunities are 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;
- Opportunity to participate in Resident Advisory Board (RAB) activity, which addresses Public Housing (and Section 8) administrative policy and annual and five-year plan updates and revisions, provides operational feedback to management, and reviews proposed Public Housing Capital Program expenditures;
- Public Housing residents are specifically provided opportunity to:
 - comment on the annual revision to Public Housing Admissions and Continued Occupancy Policy (ACOP), the opportunity provided by written notice and a 45-day comment period;
 - comment on changes proposed and/or made to the Public Housing Lease, the opportunity provided by means of written notice and a 60-day comment period;
 - comment on annual changes to the Utility Allowance schedule, the opportunity provided by means of written notice and a 60-day comment period;
 - comment on annual changes made to the Schedule of Standard Maintenance Charges the opportunity provided by means of written notice and a 30-day comment period.
- Per State law, two Commissioners of the seven-member Board of Commissioners, governors of the agency, must be residents of agency-owned housing. Currently, one Resident Commissioner resides in HUD Low Income Public Housing, and one (1) Resident Commissioner position is vacant, subject to Butte County Board of Supervisor appointment. Resident Commissioners serve agency tenant interests at the governance level.

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 “High Performer” in administration of its HUD Section 8 and Low-Income Public Housing programs in 2023.

Discussion

Regarding Public Housing Capital Improvements for the coming year, the agency is focused on roof replacements, HVAC and HWH replacements, exterior painting, and kitchen and bath cabinet and fixture replacements. Abatement of asbestos-containing floor materials continues ongoing, subject to unit turnovers. Consultants will be retained to develop property repositioning strategies and priorities; resident and community engagement will be important components of the work.

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 fifth and final 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:

- City's Outreach and Engagement Team (O&E) follows up with unsheltered persons in the City of Chico to determine eligibility to stay at the Torres Shelter and/or the City's Genesis Shelter O&E also referred individuals to the alternative camping site for tent camping maintained by the City.
- City operates the Genesis shelter on City property. The site provides services to homeless individuals, including 177 pallet shelters, laundry and showering services, food, handwashing stations, bathrooms, potable water, garbage service, electricity, bike parking, and a pet run area.
- City staff will continue to 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'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 Genesis 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.
- During last program year, the following services were provided utilizing HUD funding:
 - Provided public services funding to shelter and provide services to 86 individuals through Catalyst Domestic Violence Services;
 - Provided public service funding to provide shelter and support to 737 individuals at the Torres emergency shelter.
 - Provided public service funding to provide shelter and support to 198 individuals at the Jesus Center Sabbath emergency shelter.
- Provide 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. Continued funding utilizing Permanent Local Housing Assistance funding will support ongoing operations of the Torres Shelter.
- The City also offers warming/cooling shelters during the coldest and warmest days of the year using non HUD funding and has established 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.
- The City Manager's office continues to explore and assess funding and resource possibilities for increased support for community members experiencing homelessness.

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 continues to be difficult due to the lack of an adequate supply of housing with supportive services and robust operating subsidies, 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:

- Park Avenue/The Foundation to provide 58 units of affordable housing, including 27 targeted to households with special needs and one manager unit.

- Provide CDBG public services funding to Catalyst Domestic Violence Services to support the operations of the Haven Shelter for individuals experiencing domestic violence.
- CDBG-CV and Permanent Local Housing Fund funding to support 24/7 shelter monitors at Torres Shelter to maintain adequate staffing ratios.
- 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.
- 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 two projects (located within the Chico jurisdiction), funded with the County of Butte's CDBG-DR funds. See **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 - 2024 Annual Action Plan

City of Chico - Tax Credit and CDBG-DR Affordable Housing Projects

July 2020 Disaster Tax Credit Awards

Project	Address	Type	Status	# Afford Units	30%	40%	50%	55%	60%	Mgr Unit
Bruce Village	1990 Belgium Ave	Seniors	Complete	59	6	12	19	0	22	1
Creskide Place*	1250 Notre Dame Blvd	Seniors & Special Needs	Complete	100	75	0	25	0	0	1
Deer Creek, Phase I	2768 Native Oak Dr	Family	Under construction	155	16	24	62	0	53	1
Lava Ridge	2796 Native Oak Dr	Family	Complete	97	10	34	0	0	53	1
North Creek Crossings@ Meriam Park, Phase I*	2265 Maclovio Ave.	Family	Complete	105	27	27	31	0	20	1
1297 Park*	1297 Park Ave.	Special Needs	Under construction	58	19	23	7	3	6	1
Senator Conness	2754 Native Oak Dr	Family	Under construction	160	17	57	0	0	86	2
Affordable units:				734	170	177	144	3	240	8
Manager units:				8						

July 2021 Disaster Tax Credit Applications

Project	Address	Type	Status	# Afford Units	30%	40%	50%	55%	60%	Mgr Unit
Deer Creek, Phase II	2768 Native Oak Dr	Family	Under construction	47	5	8	19	0	15	1
North Creek Crossings@ Meriam Park, Phase II*	2265 Maclovio Ave.	Family	Complete	53	13	13	15	0	12	1
Tonea Senior Apartments	184 Tonea Way	Seniors	Complete	103	11	26	25	0	41	1
Affordable Units:				203	29	47	59	0	68	3
Manager units:				3						
Total Affordable '20 + '21:				937						
Total Manager units:				11						

* City-funded in part

City of Chico/County of Butte Funded CDBG-DR Projects within Chico Sphere of Influence

Project	Address	Type	Status	# Afford Units	30%	40%	50%	55%	60%	Mgr Unit
Chico Bar Triangle*	Bar Triangle/Robaily Dr	Large Family	Construction to start Spring 2024	69	18	12	19	0	20	1
Cussick Apartments*	Cussick Ave	Large Family	Under construction	74	21	35	14	0	4	1
Oleander Community Housing*	2324 Esplanade	Special Needs	Under construction	37	37	0	0	0	0	1
Oak Family Apartments	Cohasset Road	Family	In Pre-development	75	8	4	48	0	15	1
Oak Park Senior Apartments	Cohasset Road	Senior	In Pre-development	59	8	0	51	0	0	1
Affordable Units:				314	114	91	144	0	44	5
Manager units:				5						
Total Affordable DR:				314						
Total Manager units:				5						
Total Affordable Units				1251						
Total Manager Units				16						

* City-funded in part

*updated
3/2024

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 a locally 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 continue to experience an increase in demand, which hasn't dropped, since the beginning of 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 in other areas under this section of the AAP.

The City provides non-federal funding to a local non-profit to assist households with utility payments to aid in the prevention of homelessness due to non-payment of utilities.

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 continues to take actions to remove barriers to affordable housing by implementing the City's 2030 General Plan, 2022-2030 Housing Element, and ongoing updates to the Municipal Code. Through the most recent update of the 2022-2030 Housing Element of the General Plan, the City completed 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 finalized 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.

- Additional actions to facilitate housing production are anticipated to be adopted within the next year.

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 fifteen 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 Genesis shelter to assist with housing homeless and providing wrap around services.
- Support the ongoing operations of the Torres Emergency Shelter to a fully low-barrier emergency shelter and navigation center to meet the needs of all unhoused individuals.
- The City budgets 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.
- Continue to make a list of accessible units within the community to the Disability Action Center so that they may make appropriate referrals.
- The Affordable Housing Resource Guide is available on the City's website and at City Hall.
- The City continues to fund its non-HUD funded Lease Guarantee program, administered by the Housing Authority of the County of Butte.
- The City will be focusing on disseminating fair housing resources and increase outreach efforts to residents in high segregation and poverty census tracts, in accordance with the City's new Housing Element.

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.
- Work with owners of existing, City-assisted multifamily developments to facilitate rehabilitation

of the developments.

- Continue the owner-occupied sewer connection grants under the housing rehabilitation program.

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 providing 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.
- 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 five affordable housing projects within Chico that are in predevelopment and early construction phases and are expected to be completed by the end of 2026.

Continue to participate in the Butte Countywide Homeless Continuum of Care (CoC). City staff sits on the CoC Council and participates in committees of the CoC.

- 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(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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
Total Program Income:	0

Other CDBG Requirements

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

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

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

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:

In its 2020-2024 Consolidated Plan, the City of Chico included both the HOME Resale and Recapture provisions in compliance with 24 CFR Part 92.254(a)(5).

The City will use the Recapture Provision in all cases where a homebuyer subsidy exists in order to recapture HOME assistance to homebuyers if the housing does not continue to be the principal residence of the household for the duration of the period of affordability.

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:

Recapture provisions are based on 24 CFR 92.254 (a) (5) (ii), which stipulates the conditions for recapture of the HOME investment used to assist low-income families in purchasing a home.

Homebuyer recapture provisions which require recapture of funds if the home does not continue to be the borrower's principal residence during the duration of the period of affordability, are included in a covenant to be recorded on the property and within the written loan agreement that is secured by a recorded deed of trust. The amount to be recaptured will not exceed the net proceeds, if any.

The net proceeds are the sale price minus the senior loan repayment (other than HOME funds) and any closing costs. In the event of a short sale or foreclosure during the HOME Affordability Period, the Loan may be forgiven.

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