

City of Visalia

2010–2015 Consolidated Plan

May 2010

Housing and Economic Development Department
315 E. Acequia Ave.
Visalia, CA 93291
(559) 713-4190

Contents

Section		Page
List of Tables	3	
List of Figures.....	4	
List of Maps	4	
Acknowledgment.....	5	
 General	6	
Executive Summary	6	
General Questions.....	8	
Managing the Process	18	
Citizen Participation.....	21	
Community Feedback.....	24	
Institutional Structure	38	
Monitoring.....	39	
Priority Needs Analysis and Strategies	42	
Lead-Based Paint.....	42	
 Housing	48	
Housing Needs	49	
Priority Housing Needs.....	53	
Housing Market Analysis	57	
Specific Housing Objectives.....	66	
Needs of Public Housing	68	
Public Housing Strategy	68	
Barriers to Affordable Housing.....	68	
 Homeless Needs Assessment.....	74	
Homelessness in Visalia	74	
Facilities and Services for the Homeless.....	76	
Homeless Needs.....	78	
Homelessness Strategic Plan.....	80	
 Community and Economic Development Needs Assessment.....	82	
 Non-Homeless Special Needs Assessment.....	89	
 Strategic Plan	94	
 Action Plan	157	
 Attachment A: Citizen Participation Plan	201	
Attachment B: Community Needs and Assets Survey	213	
Attachment C: Comprehensive Respondent Comments.....	220	
Attachment D: Other Community Feedback.....	236	

List of Tables

	Page
Table 1-1 Objectives and Goals for CDBG and HOME Funding Allocations for 2010–2015.....	7
Table 1-2 Race/Ethnicity in Visalia	9
Table 1-3 Age Distribution Profile of Visalia	10
Table 1-4 Household Income Distribution (2000)	11
Table 1-5 Household Income Distribution (2008)	12
Table 1-6 Education Level Attained by Residents Age 25 and Older (2008)	13
Table 1-7 Native Born and Foreign Born Population of Visalia	13
Table 1-8 Single-Parent Households (2008)	14
Table 1-9 Persons with Disabilities in Visalia (2000).....	15
Table 1-10 Overview of City of Visalia Priority Goals.....	16
Table 1-11 List of Contacted Agencies.....	19
Table 1-12 Priority Need for Public Facilities	25
Table 1-13 Priority Need for Infrastructure.....	26
Table 1-14 Priority Need for Social and Public Services	27
Table 1-15 Priority Need for Economic Development	28
Table 1-16 Priority Need for Housing.....	29
Table 1-17 Areas Identified for Focus of Improvement Efforts.....	34
Table 2-1 Renter Households with a Cost Burden in Visalia (2000)	49
Table 2-2 Owner Households with a Cost Burden in Visalia (2000)	50
Table 2-3 Persons below Poverty Level by Race/Ethnicity in Visalia (2000)	53
Table 2-4 Household Size by Tenure (2000)	55
Table 2-5 Housing Market Analysis for Visalia (2000).....	57
Table 2-6 Housing Units by Type in Visalia	58
Table 2-7 Single-Family Occupancy in Visalia	59
Table 2-8 Owner-Occupied Units by Race/Ethnicity in Visalia (2000)	59
Table 2-9 Fair Market Rents in the Visalia-Porterville MSA	60
Table 2-10 Rental Occupied Units by Size in Visalia (2000)	60
Table 2-11 Building Permits Issued in Visalia	60
Table 2-12 Value of Owner-Occupied Units in Visalia (2008)	62
Table 2-13 Household Income versus Owner-Occupied Home Price in Visalia	63
Table 2-14 Typical Rental Rates in Visalia (2010)	64
Table 2-15 Disability Status of the Civilian Non-Institutionalized Population (2000)	65
Table 2-16 City of Visalia Collaborative Projects (2009)	66
Table 3-1 Characteristics of the Homeless Population in Visalia (2009).....	75
Table 3-2 Continuum of Care Service Providers in Visalia	77
Table 3-3 Emergency Shelters in Visalia	77
Table 3-4 Transitional Housing in Visalia.....	78
Table 3-5 Homeless Service Needs in Visalia	79
Table 4-1 Priority Public Facilities and Infrastructure Needs	83
Table 4-2 Priority Public Services Needs	84
Table 4-3 Major Visalia Employers	85
Table 4-4 Priority Economic Development Needs	86
Table 4-5 Employment by Industry in the Visalia-Porterville MSA	87
Table 5-1 Special Needs Non-Homeless Population in Visalia	91

Table 5-2	Licensed Care Facilities in Visalia.....	92
Table 5-3	Overnight and Emergency Facilities in Visalia	92

List of Figures

		Page
Figure 1-1	Population of Visalia	8
Figure 1-2	Area of Visalia in which Survey Participants Reside.....	30
Figure 1-3	Area of Visalia Most in Need of Improvement.....	30
Figure 1-4	Housing, Economic and Community Development Growth Relative to Five Years Earlier.....	32
Figure 1-5	Groups Identified for Focus of Additional Services	33
Figure 2-1	Median Value of Owner-Occupied Residential Property	62
Figure 4-1	Unemployment Rate in the City of Visalia.....	86

List of Maps

		Page
Map 1-1	Senior Population.....	43
Map 1-2	Persons Living below Poverty.....	44
Map 1-3	Persons with Disabilities Ages 21–65	45
Map 1-4	CDBG Priority Areas	46
Map 1-5	Ethnic Concentration by Census Tract	47
Map 2-1	Percent of “For Rent” Vacant Units by Tract.....	72
Map 2-2	NSP Identified Areas.....	73

Acknowledgment

City of Visalia 2010–2015 Consolidated Plan

City Council

Mayor Bob Link
Vice Mayor Amy Shuklian
E. Warren Gubler
Mike Lane
Steven Nelsen

City Manager

Steven Salomon
Michael Olmos, Assistant City Manager
Leslie Caviglia, Deputy City Manager

Housing and Economic Development Department

Ricardo Noguera, Housing and Economic Development Director
Rhonda Haynes, Housing Specialist
Ruth Peña, Financial Analyst
Nancy Renovato, Senior Administrative Analyst

Citizens Advisory Committee

Disability Advocacy Committee

North Visalia Neighborhood Advisory Committee