
CITY OF VISALIA

FISCAL YEAR 2015-2019 CONSOLIDATED PLAN AND FISCAL YEAR 2015 ACTION PLAN



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FISCAL YEAR 2015-2019 CONSOLIDATED PLAN AND FISCAL YEAR 2015 ACTION PLAN

Final Dated: Oct 15-2015, Updated October 2016



Prepared for:

City of Visalia

Community Development Department

visalia.city/depts/community_development/housing_n_cdbg_services/

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Executive Summary

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

Introduction

The City of Visalia (City) is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in local communities.

The City receives HUD funding under the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program, which are designed to assist low and moderate income (LMI) households.

As an entitlement jurisdiction, HUD requires that the City prepare a Consolidated Plan every five years to foster a community-wide dialogue regarding the market environment and affordable housing and community development needs of the City. The City is also required to prepare an Annual Action Plan to report on the distribution of federal funding and a Consolidated Annual Performance Evaluation Report (CAPER) to identify the City's progress in meeting the goals discussed in the Consolidated Plan's Strategic Plan and Annual Action Plan.

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

Methodology

The majority of data utilized throughout the Needs Assessment and Market Analysis is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.¹

When CHAS data is not available or appropriate other data is utilized, including 2000 and 2010 U.S. Census data and American Community Survey (ACS) 2008-2012 five-year estimates. While ACS one-year estimates provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are considered more reliable and precise.²

Federal funds provided under the CDBG and HOME entitlement programs are primarily concerned with activities that benefit low-and moderate-income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for smaller or larger families. HUD utilizes three income levels to define LMI households:

- Extremely low income: Households earning 30 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)

¹ U.S. Department of Housing and Urban Development. "Consolidated Planning/CHAS Data."
<http://www.huduser.org/portal/datasets/cp.html>

² U.S. Department of Housing and Urban Development. "Glossary of CPD Terms."
http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/glossary

- Very low income: Households earning 50 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Low and moderate income: Households earning 80 percent or less than the AMI (subject to adjustments for areas with unusually high or low incomes or housing costs)

The City is the largest city in the County of Tulare (County) and stands as a strong economic contributor in the region. The following provides a brief overview of the results of the Needs Assessment:

- One-third of households (13,480 households) in the City are extremely low income, low income, or moderate income, with incomes ranging from 0-80% AMI.
- There are currently 179 public housing units in the City, with approximately 4,750 households on the Housing Authority of the County of Tulare's waiting list; 30 individuals on the Public Housing waiting list are waiting to obtain accessible units.
- The 2014 Point-in-Time count (PIT count) found 341 homeless persons living in the City.
- From April 2006 through June 2014, a total of 413 cases of AIDS were reported within the County; 187 are still living. During the same period, a total of 129 HIV cases were reported; 121 individuals are still living.

Evaluation of past performance

Each year the U. S. Department of Housing and Urban Development (HUD) assesses the City's management of CDBG and HOME program funds, compliance with the Consolidated Plan, and City efforts to preserve and develop decent affordable housing, create a suitable living environment, and expand economic opportunities. Overall, the City has performed satisfactorily in addressing its priority needs and carrying out the programs described in the Consolidated Plan. For example, the City administered a foreclosure acquisition and rehabilitation program, provided affordable housing and down payment assistance. The City also worked with its non-profit agency to implement a similar program for single family and multi-family housing, which improves neighborhoods, sustains housing stock and provides affordable housing to low income homeowners. The City also worked with both Self Help Enterprise and Community Service Employment Training, Inc. (CSET) to provide housing counseling to participants of the Visalia Neighborhood Stabilization Program, Foreclosure Acquisition Program and First Time Homebuyer Program. The City also challenged its housing and service providers to identify areas/programs that may increase collaboration and partnership opportunities and identify how to improve housing and services to our homeless population. This resulted in the creation of a Housing and Service Provider and Faith Based Organization subcommittee, which are working together in addressing three top priorities/tasks, as identified in Connecting the Dots, the 10-year plan to end homelessness in Kings and Tulare Counties. The group meets quarterly to discuss progress on housing, the 2-1-1 network, and discharge programs. The City has also continued with improvements at the Oval, ADA accessibility project and shall continue these efforts through the 2015-2020 Consolidated Plan term.

Summary of citizen participation process and consultation process

To maximize participation in the preparation of the 2015-2019 Consolidated Plan, the City designed and administered a Community Needs Survey and held Community Forums. The Community Needs Survey was distributed to residents, workers, service providers, and businesses of the City. It is

estimated that there was a potential reach of 19,754 entities, organizations, or persons that were informed of the Consolidated Plan. Hardcopy surveys were distributed to public housing sites, school districts, health care providers, libraries, and community centers. The survey was also distributed via email and social media. The City sent emails to 350 different individuals or organizations notifying them of the Community Needs Survey and Community and Stakeholder Forums. It is estimated that 4,559 persons on Facebook and 819 persons on Twitter were reached with information regarding the Consolidated Plan. Two hundred and fourteen survey responses were submitted to the City. The City also held three Community Forums, which were attended by a total of 22 individuals, and presented the Consolidated Plan to multiple organizations and advisory boards.

Summary of citizen participation process and consultation process for Substantial Amendments for 2015:

2015 ConPlan, April 18, 2015 included AP Amendment for the \$1.8 Million. (see original con plan). This is included with the original Consolidated Plan documentations, however, referenced for clarification purposes of the \$1.8 million allocated toward the Highland Garden project.

On April 6, 2015, a 2015 Substantial Amendment was completed with the 2016 Action Plan and referenced to such is included with the 2016 Action Plan and updated herein. 2015 (Fiscal Year 2015/16) Action Plan Amendments to:

- Redirect \$50,000 of 2015 Community Development Block Grant (CDBG) funds from the Housing Rehabilitation Program and Emergency Repair Program to the CDBG Senior Mobile Home Repair Program, in order to adequately fund the program, increasing the program balance to \$70,000; and
- Redirect \$127,349.32 from Home Investment Partnership funds (HOME) Recapture Program to Self Help Enterprises, Inc. Community Housing Development Organization (SHE-CHDO) Acquisition/Rehab Program; and
- Approve SHE CHDO Acquisition/Rehab Program Third Amendment, revising guidelines to include acquisition of infill and/or reconstruction development for affordable single and or multi-family housing; and
- Authorize the City Manager and/or City Attorney to make minor technical changes to the Self Help Acquisition/Rehab Agreement (Third Amendment).
- Also included directing up to \$147,169.50 in HOME program income (PI) to SHE Highland Gardens, to meet funding obligation.

The updated CDBG Target Map information was also included and submitted with the 2016 Action Plan and the 2015 CAPER. The 2015 2016 CDBG Target Area Map reflects the most up to date information within the Conplan. The census data will be reviewed annually to reflect the most up to date information.

On September 19, 2016, another Substantial 2015 Action Plan Amendment was conducted;

- redirecting \$50,000 in CDBG funds to 2015 Case Management/Public Services from Ice House Project and Housing Rehab (increasing the goal as well to 6 people); and
- directing \$135,000 in HOME Program Income to 2015 Tenant Based Rental Assistance (also increasing the goal to 8 households).

Also for ease of activity tracking for homeless assistance projects, activities within IDIS. CDBG Case Management Project 18, under AP-35 is added to separate it from Project 5-Tenant Based Rental Assistance.

Council reports and public participation documentation in relation to Substantial Amendments are included with the 2015 ConPlan, 2016 Action Plan and 2015 CAPER Reports, including community participation, outreach and completed public hearing reviews, with financial increases or decreases to activities.

Minor 2015 Amendments completed by City Manager authorization, which do not require public hearing process and are referenced is included within the 2015 CAPER.

Public Noticing in the local newspaper, internet, community meetings held, and public hearings with City Council was conducted for the substantial amendments which accompanied the 2016 Action Plan. And, the substantial amendments referenced above which accompanied the 2015 CAPER in September of 2016

ConPlan/2015 AP IDIS revisions are updated and referenced within: ES05, PR15, SP35, SP45, AP15, AP35, AP45 & AP 55.

Summary of public comments

A summary of all comments received and staff's response to those comments can be found in Appendix E: Response to Comments.

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

Not applicable. All comments were accepted.

The Process

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

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

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

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	City of Visalia	Community Development Department
CDBG Administrator	City of Visalia	Community Development Department
HOPWA Administrator	N/A	N/A
HOME Administrator	City of Visalia	Community Development Department
HOPWA-C Administrator	N/A	N/A

Lead and Responsible Agency

The City of Visalia (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City’s Community Development Department is responsible for administering the funds it receives under the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

Introduction

The City, with the assistance of LeSar Development Consultants (LDC), launched a comprehensive public engagement strategy to prioritize needs, set goals, and inform strategies for the implementation of the Consolidated Plan. The City's outreach effort focused on engaging community residents, beneficiaries of entitlement funds, and stakeholders of the City. The City held three community forums to introduce the Consolidated Planning process to meeting participants and gather information regarding the community's top priorities. The City also designed and administered a Community Needs Survey to gather input from community residents and stakeholders of the City. Survey respondents were asked to identify the City's greatest needs and priorities that could be addressed through CDBG and HOME program funding.

The 2015 Substantial Amendments consultations were conducted along with the 2015 Consolidated & Action Plans, the 2016 Action Plan and 2015 CAPER process, and included within their respective plans and IDIS system reporting screens.

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 worked collaboratively with public officials, City departments, community residents and stakeholders, and beneficiaries of entitlement funds to craft the priorities and strategies included in this Consolidated Plan. The City facilitated a community outreach and engagement effort to further strengthen the dialogue between public and assisted housing providers and private and governmental health, mental health and service agencies that receive federal funding. The City held three community forums to prompt a discussion on the City's top community needs and approaches to address them.

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 Kings/Tulare Homeless Alliance (Alliance) is comprised of a group of service providers, advocates, public agencies, and homeless individuals to address the needs of the homeless population in the Kings and Tulare County regions. The City is an active participant in monthly Alliance meetings, which are intended to enhance coordination, share information on best practices, and develop a better understanding of the needs of the homeless population in jurisdictions across both counties. The Alliance recently implemented Every Door Open, a coordinated entry and assessment system to serve Kings and Tulare counties. Every Door Open is designed to help individuals at-risk of or currently experiencing homelessness. The coordinated entry and assessment system prioritizes the most vulnerable homeless individuals, including the chronically homeless, families with children, veterans, and unaccompanied youth.

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

Not applicable. The City does not receive ESG funding.

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

In May 2014, the City contracted with LDC for the development and preparation of the City’s Consolidated Plan for Fiscal Year 2015-2020. The City launched a comprehensive and concerted strategy to gather feedback from community stakeholders, public officials, and beneficiaries of HUD entitlement programs to prioritize needs and implement strategies that inform the use of federal entitlement program funding over the next five years.

Table 2 – Agencies, groups, organizations who participated

Agency/group/organization	Agency/group/organization type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Citizens Advisory Committee	Other government – Local	Needs Assessment, Strategic Plan, Non-homeless special needs	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs.
Kaweah Delta Medical Center	Health – Services	Needs Assessment, Strategic Plan	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs.
City of Visalia - Economic Development Department	Other government – Local	Needs Assessment, Strategic Plan, Market Analysis, and Economic Development	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs.
City of Visalia – Community Development Department	Other government – Local	Needs Assessment, Strategic Plan, Lead-based paint strategy, Anti-poverty strategy	As the department that oversees the lead-based paint evaluation program, City staff contributed narrative to inform the lead-based paint strategy included in the Consolidated Plan.
Family Services of Tulare County	Housing Services – Victims of Domestic Violence Services – Health Services – Children Services – Homeless	Needs Assessment, Strategic Plan, and Homeless needs (Families with children, chronically homeless, veterans), Homelessness Strategy	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs.

Agency/group/organization	Agency/group/organization type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Services – Persons with disabilities		
Habitat for Humanity	Housing	Needs Assessment, Strategic Plan, Non-homeless special needs	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs.
Planning Commission	Planning organization	Needs Assessment, Strategic Plan, Economic Development	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs.
Resources for Independence	Services – Education Services – Employment Services – Fair Housing Regional organization	Needs Assessment, Strategic Plan, Non-homeless special needs	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs.
Self Help Enterprises	Housing Services – Education Services - Housing Regional organization	Needs Assessment, Strategic Plan, Economic Development, Regional organization	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs.
Tulare County Health and Human Services Agency	Services – Health Services – Children Services – Persons with Disabilities Services – Persons with HIV/AIDS Services – Elderly Persons Health Agency Child Welfare Agency Regional organization	Needs Assessment, Strategic Plan, Lead-based Paint Strategy Non-homeless special needs	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs.

Agency/group/organization	Agency/group/organization type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Visalia Rescue Mission	Housing Services – Health Services – Homeless Services – Housing Services – Children	Needs Assessment, Strategic Plan, Homelessness Needs (Chronically homeless, Families with children, Veterans, Unaccompanied youth), Homelessness strategy	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs.
Visalia Emergency Aid Council	Services – Education Services – Elderly persons Services – Children Regional organization Services – Health	Needs Assessment, Strategic Plan, Homeless needs (Chronically homeless, families with children, veterans), Homelessness strategy	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs.
Visalia Unified School District	Publicly funded institution/system of care Services – Education	Needs Assessment and Strategic Plan	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs.
Housing Authority of Tulare County	Public housing authority Regional organization	Needs Assessment, Public Housing Needs, Market Analysis, Anti-poverty Strategy, Non-homeless special needs, and Strategic Plan	Representative(s) contributed narrative and data to answer various questions within the Consolidated Plan.
Kings/Tulare Homeless Alliance	Continuum of Care Services - Homeless	Needs Assessment, Public Housing Needs, Homeless needs (Chronically homeless, Families with children, Veterans, Unaccompanied youth), Homelessness Strategy, and Strategic Plan	Representative(s) contributed narrative and data to answer various questions within the Consolidated Plan.

Agency/group/organization	Agency/group/organization type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Councilmembers Amy Shuklian, Bob Link, Greg Collins, Steve Nelson, and Warren Gubler	City Council Members Other government – Local Civic Leaders	Housing Needs-targeting neighborhoods, Code Enforcement;	A City Council work session was held to invite Council members to participate in the survey; Council comments were related to housing needs, targeting neighborhoods and Code Enforcement.
Comcast	Business Leaders	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.
The Catholic Church of Visalia	Other – Faith-based organization	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.
CSET	Services – Education Services – Employment Services – Housing Services – Elderly Persons	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.
Neighborhood Church of Visalia	Other – Faithbased organization	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.
Department of Veterans Affairs, Central California Health Care System	Other government – Federal	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.
Tulare County Office of Education	Services – Education Publicly Funded Institution/System of Care	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.

Agency/group/organization	Agency/group/organization type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Brandman University	Services – Education	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.
Central California Legal Services	Services – Education Services – Fair Housing	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.
United Way of Tulare County	Services – Children Services – Education	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.
Clearwire	Business Leaders	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.
Pacific Bell	Business Leaders	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.
Evergreen Senior Care	Services – Elderly persons	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.
Visalia Times Delta	Other – News media organization	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.

Agency/group/organization	Agency/group/organization type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Turning Point of Central California	Services – Housing Services – Children Services – Elderly persons Services – Employment Services – Persons with disabilities	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.
ServiceMaster by Benevento	Business Leader	Needs Assessment, Economic Development, Non-homeless special needs, Strategic Plan	Representative(s) completed community needs survey online.

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

The City reached out to many different agencies, groups, and organizations and invited them to participate in the preparation of this Consolidated Plan. They were contacted via email and provided with a stakeholder flyer that included information on the community forums and public hearings. The City asked these groups to forward this information to their colleagues and mailing lists. They were also encouraged to complete the community needs survey and to share the survey link with community stakeholders. The City also sent email reminders to these organizations prior to each community forum and before the survey closed online. While many of the groups that were invited to participate in the public meetings did not attend, the City did not intentionally exclude any groups from the consultation process. It is possible that the representatives of these agencies, groups, and organizations completed the community needs survey, which heavily informed the preparation of the Consolidated Plan and Action Plan. However, to encourage greater survey participation, survey responses were kept anonymous.

The following business leaders were provided with a link to complete the community needs survey and invited to participate in the City’s community forums but did not attend: Buckman-Mitchell, Inc, Burr Commercial, Visalia Chamber of Commerce, Commercial Retail Associates, Downtown Visalians/Property Owners Association, Fresno State Small Business Development Center (SBDC), Grubb and Ellis, Hispanic Chamber of Commerce, Hyde Commercial, Martin Enterprises, Mooney Merchant Representative, Newmark Grubb, Orosco Group, Paloma Development, Tulare County Economic Development Corporation, Visalia Chamber of Commerce, Visalia Economic Development Corporation, Visalia Mall, Whitlatch Group, Zeeb Commercial Real Estate.

The following Child Welfare Agency was provided with a link to complete the community needs survey and invited to participate in the City's community forums but did not attend: Tulare County Child Abuse and Prevention Council.

The following Federal government agency was invited to participate in the City's community forums but did not attend: Department of Housing and Urban Development

The following State government agency was invited to participate in the survey: CDCR State Parole

The following housing service agencies or organizations were provided with a link to complete the community needs survey and invited to participate in the City's community forums but did not attend: Central Valley Recovery Services, Inc., CSET, Citizen Potawatomi Nation, Home Builders Association of Tulare and Kings Counties, Oak Meadows Senior Housing, Sierra Meadows Senior Housing, Turning Point of Central California, Inc..

The following major employers were provided with a link to complete the community needs survey and invited to participate in the City's community forums but did not attend: California Dairy, CIGNA, College of the Sequoias, Hydrite Chemical Co., Jo-Ann Fabrics and Crafts, Jostens, Kaweah Delta Hospital, VF Outdoors, Inc., VWR International, LLC..

The following advisory committees were provided with a link to complete the community needs survey and invited to participate in the City's community forums but did not attend: American Indian Advisory Committee, Career Technical Education Advisory Committee, Hispanic Community Advisory Committee, Multi-Agency Gang Task Force, Visalia Education Advisory Forum, Visalia Parks and Recreation Commission, Visalia Unified School District Facilities Advisory Committee.

The following veterans service were provided with a link to complete the community needs survey and invited to participate in the City's community forums but did not attend: VA Central California Health Care System, Westcare.

The following County government agencies were provided with a link to complete the community needs survey and invited to participate in the City's community forums but did not attend: Office of the District Attorney, Public Defenders Office, Tulare County Court System, Tulare County Probation, Tulare County Public Defender, Tulare County Sheriff.

The following regional organizations were provided with a link to complete the community needs survey and invited to participate in the City's community forums but did not attend: Leadership Council for Justice Accountability, San Joaquin Valley CRA Collaborative, United Way of Tulare County, Valley Leap.

The following children's services agencies, groups, and organizations were provided with a link to complete the community needs survey and invited to participate in the City's community forums but did not attend: Golden State YMCA, Grace Homes, Parenting Network.

The following educational service agencies, groups, and organizations were provided with a link to complete the community needs survey and invited to participate in the City's community forums but did not attend: College of the Sequoias, Fresno State office of Community and Economic Development, Owens Valley Career Development Center, Proteus, San Joaquin Valley College, Tulare

County Office of Vocational Education (TCOVE), Regional Occupation Program (ROP), Visalia Unified School District, Visalia Adult School

The following service providers for elderly persons were provided with a link to complete the community needs survey and invited to participate in the City's community forums but did not attend:

Kings/Tulare Area Agency on Aging, Tulare County Health and Human Services Agency – Adult Protective Services

The following employment service providers were provided with a link to complete the community needs survey and invited to participate in the City's community forums but did not attend: CSET, Turning Point of Central California, Inc., Workforce Investment Board of Tulare County

The following fair housing service providers were provided with a link to complete the community needs survey and invited to participate in the City's community forums to discuss Visalia's housing and community development needs but did not attend: California Coalition for Rural Housing, Central California Fair Housing Counsel

The following health service providers were provided with a link to complete the community needs survey and invited to participate in the City's community forums to discuss Visalia's housing and community development needs but did not attend: California Regional Obesity Prevention Program, Central Valley Regional Center, EMQ Families First, Family Health Care Network, Kaweah Delta – The Bridge Point Project, Kaweah Delta Hospital, KDHCD – Pro-Youth Heart, NAMI Tulare County, Synchrony of Visalia, Inc.

The following domestic violence service provider was provided with a link to complete the community needs survey and invited to participate in the City's community forums but did not attend: Central California Family Crisis Center

The following faith-based organizations were provided with a link to complete the community needs survey and invited to participate in the City's community forums but did not attend: Abounding Grace, Ambassadors of Christ, Awaken, Berean Christian Church, Bethel Spanish Assembly, Bethlehem Center, Calvary Baptist Church, Calvary Chapel, Calvary Worship Center, Catholic Charities, Catholic Churches of Visalia, Christ Lutheran, Church of Jesus Christ of Latter-Day, Congregation Beit Shalom, Congregation B'Nai Davis, Crossroads Community Church, Crossway Church, Demaree Free Will Baptist Church, Destiny Church, Disciples of Christ Visalia, Evangel Assembly of God, Faith Baptist Church of Visalia, Fellowship of Hope, First Christian Church, First Church-Christ Scientist, First Landmark Baptist Church, First Presbyterian Church, Fortress of Truth, Four Creek Church, Gateway Church of Visalia, Grace Community Church, Grace Lutheran Church, Hands in the Community, Heart of the Valley Christian Fellowship, Heritage Church, Iglesia Centro Alabanza, Iglesia del Dios Vivo Columna, Jehovah's Witnesses, La Nueva Jerusalem, Lahu Baptist Church, Lao Buddhist Temple of Visalia, Life Christian Faith Fellowship, Neighborhood Church, New Beginnings Community, Parkside Chapel, Praise Center, Presbytery of San Joaquin, Radiant Church, Religious Science Church, Restoration, Sequoia Baptist Church, Seventh-Day Adventist Church, Sierra Baptist, Spiritual Awareness Center, St. Paul Episcopal Church, St. Paul's Anglican Church, Stone Ministries Inc., Trinity United Reformed Church, Unitarian Universalist Fellowship of Visalia, Universal Church, Valley Bible Church, Victory Outreach Church, Visalia Buddhist Church, Visalia Community Church of Christ, Visalia Evangelical Free Church, Visalia First, Visalia First Christian Reformed Church, Visalia Nazarene

Church, Visalia New Life Church, Visalia Methodist Church, West Coast Believers Center, West Visalia Church of Christ, Woodland Drive Baptist Church.

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Connecting the Dots	Kings/Tulare Homeless Alliance (Alliance)	Connecting the Dots is a Ten Year Plan to prevent and end homelessness in the Kings and Tulare County region. This effort is aligned with the Strategic Plan’s goal to support activities that prevent and end homelessness.
San Joaquin Valley Fair Housing and Equity Assessment (FHEA)	California Coalition for Rural Housing	The FHEA provides an overview of racial and economic segregation patterns in the City and describes its impact on residential mobility. The report also includes a set of recommendations to promote integration in the City and lessen the negative consequences generated as a result of segregation identified within the report. Both plans focus on supporting and promoting the creation of affordable housing opportunities for LMI and special needs households.
City of Visalia Fair Housing Rental Assessment	City of Visalia and Fair Housing Council of Central California	The Fair Housing Rental Assessment provides findings from a paired testing of rental properties study conducted in the City to learn about discriminatory trends focused on race and familial status. Both plans emphasize the importance of promoting fair housing choice in the City.
City of Visalia General Plan Housing Element (Housing Element)	City of Visalia	The Housing Element identifies the housing needs of the community, goals and objectives to address those needs, and outlines the community’s efforts to pursue specific policies and programs to achieve its goals and objectives. The Strategic Plan supports the Housing Element’s plan to ensure that there is an adequate supply of affordable housing to meet the current and future needs of the population.

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

The City will continue to work collaboratively with the Housing Authority of the County of Tulare (HACT) and the Alliance to ensure successful implementation of the Consolidated Plan.

Narrative (optional):

Please see discussions above for the 2015 –Consolidated Planning information. For the 2015 Substantial Amendments, see the 2016 Action Plan and 2015 CAPER.

PR-15 Citizen Participation

Summary of citizen participation process/efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The following provides a brief overview of the outreach conducted to maximize participation in the preparation of the Consolidated Plan. **Appendix A: Citizen Participation Summary** offers a comprehensive summary of the citizen participation process and its impact on goal-setting.

Community Needs Survey

- **Results:** 214 responses
- **Outreach:** It is estimated that there was a potential reach of 19,754 entities, organizations, or persons were informed of and engaged in the preparation of the Consolidated Plan
- **Hardcopy Engagement:** 16 hardcopy surveys distributed to: public housing sites, school districts, health care providers, libraries, and community centers
- **Email Engagement and Social Media:** 350 emails sent; 4,559 persons on Facebook and 819 persons on Twitter were reached

Community and Stakeholder Forums

- **Three Community Forums:** Annie Mitchell Elementary School, Anthony Community Center, La Joya Middle School; attended by 22 individuals
- **Presentations:** Citizens Advisory, North Visalia Advisory, and Disability Advocacy Committee meetings

Consolidated Plan Public Comment Period

The Consolidated Plan was circulated for a 30 day public review and comment period beginning on February 23, 2015, and comments were accepted through March 24, 2015. The Plan was available electronically at www.ci.visalia.ca.us for the 30 day period. Hardcopies were also available at City Hall East, and City Hall North as well as upon request. Notice of Availability of the Consolidated Plan was distributed to over 12 entities, organizations, agencies and citizens or groups that attended the forums, requested such notification and provided their contact information. The notice was also sent through listserves with “The Alliance” who reached approximately, 209 subscribers, City of Visalia Facebook, reaching 786 people, City of Visalia Inside City Hall, which reached, The Tulare Kings Hispanic Chamber of Commerce newsletter, which reached approximately 1,300 subscribers. In addition, public comment is encouraged at the hearings listed below, and could be submitted in writing to www.ci.visalia.ca.us or directed to Michael Olmos, City Manager at the City Hall North, Transit Center, 425 East Oak, Suite 301, Visalia, CA. A summary of all comments received and staff’s response to those comments can be found in Appendix E: Response to Comments.

2015 Substantial Action Plan Amendments:

The 2015 Substantial Action Plan Amendments, related to citizen participation process, community meetings, and public hearing meetings were conducted at the time of the 2016 Action Plan, and the 2015 CAPER. Confirmation (documentation) of the noticing and community comments are included

therein. Reference in general is included herein below under Sort #10 through 13 for the Amendments completed in April 2016. See Sort #'s below 14 through 16.

Citizen Participation Outreach

Table 4 – 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	Public Meeting	Non-targeted/ broad community	A total of 22 individuals attended one of the three community forums held in August 2014	See Citizens Participation Plan-Outreach Appendix A	N/A	
2	Internet Outreach	Non-targeted/ broad community	A potential of over 852 people reached on Facebook. Additionally the July 22nd edition of Inside City Hall issue there were 2,065 subscribers reached. Facebook and Twitter were used as two key social media channels to publicly distribute information on the community forums and community needs survey. Blurbs on the community forums and community needs surveys were distributed through various listservs including City Halls Inside City Hall newsletter list and the City's Community Center and Housing Resource Fair listservs.	See Citizens Participation Plan- "Outreach Appendix" A, B & C	N/A	
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Notices on the community forums and community needs surveys were posted in the Visalia Times Delta newspaper and non-subscribers paper. Approximately 209 persons were reached through the Alliances notices regarding the community needs survey and community forums.	None received	N/A	
4	Other	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community Community Needs Survey	A total of 214 Community Needs surveys were submitted to the City from August to October 2014. This includes surveys provided at the Tulare County Housing Fair held on July 12, 2014.	Comments included as part of the community needs survey results See Citizens Participation Plan Community Needs Survey results	N/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)
5	Public Meeting	Persons with disabilities Disability Advocacy Committee	Approximately 8 community members and committee board attended, in addition to City Staff. Staff presented the Draft ConPlan, AI, AP and Amendment to the Disability Advocacy Committee on March 9, 2015.	Committee members were concerned with the name of a housing rehabilitation program. staff revised the abbreviated name. Members asked about accessibility for housing rehabilitation programs and liked that the mobile home program was recommended. see Citizens Participation Plan Attachments, and Appendices C-1, C-2 and Appendix E	N/A	
6	Public Meeting	Non-targeted/broad community Citizens Advisory Committee	Approximately 15 members present plus Staff. Staff presented the Draft ConPlan, AI, AP and Amendment on March 4, 2015	Primarily, Members glad to see housing programs returning. see Appendices Citizens Participation Plan Attachments, and Appendices C-1, C-2 & E	N/A	
7	Public Meeting	North Visalia Neighborhood Advisory Committee	Approximately 15 community participants and members attended.	Primarily requested funding for Oval Park. see Citizens Participation Plan Attachments, and Appendices C-1, C-2 and E	N/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)
8	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community City Council Work Session	City Council Work Session held on March 16, 2015 and a public hearing held on April 6, 2015 for public comment	See Citizens Participation Plan Attachments and Appendices C-1, C-2 and E	N/A	
9	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community City Council Public Hearing	City Council Public Hearing held on April 02, 2015 for public comments	See Citizens Participation Plan Attachments and Appendices C-1, C-2 and E	N/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)
10	Public Meeting	Persons with disabilities Non-targeted/broad community NVAC, DAC, CAC, CoC, Historic Pres	Summary of the 2015 AP Amendment, conducted with the 2016 AP, in included under the 2016 Action Plan outreach. See AP-12 Participation Outreach within the 2016 AP	Summary of comments received for the 2015 AP Amendment in April of 2016, was included with 2016 Action Plan. See AP-12 Participation Outreach within the 2016 AP	Questions were answered in as much detail as possible. No comment or question was declined. See AP-12 Participation Outreach within the 2016 AP	

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)
11	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish & English</p> <p>Non-targeted/broad community</p> <p>Visalia Times Delta noticing 2015 AP Amend with the 2016 AP</p>	<p>Summary of the 2015 AP Amendment conducted in April of 2016, conducted with the 2016 AP, is included under the 2016 Action Plan outreach. See AP-12 Participation Outreach within the 2016 AP</p>	<p>Summary of comments received for the 2015 AP Amendment in April of 2016, was included with 2016 Action Plan. See AP-12 Participation Outreach within the 2016 AP</p>	<p>Questions were answered in as much detail as possible. No comment or question was declined. See AP-12 Participation Outreach within the 2016 AP</p>	

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)
12	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish & English</p> <p>Non-targeted/broad community</p> <p>Email, website, non-profit distribution of notices, hispanic chamber, CoC</p>	Summary of the 2015 AP Amendment conducted in April of 2016, conducted with the 2016 AP, is included under the 2016 Action Plan outreach. See AP-12 Participation Outreach within the 2016 AP	Summary of comments received for the 2015 AP Amendment in April of 2016, was included with 2016 Action Plan. See AP-12 Participation Outreach within the 2016 AP	Questions were answered in as much detail as possible. No comment or question was declined. See AP-12 Participation Outreach within the 2016 AP	

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)
13	Public Hearing	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>City Council Worksession & Public Hrg Meetings</p>	<p>Summary of the 2015 AP Amendment conducted in April of 2016, conducted with the 2016 AP, is included under the 2016 Action Plan outreach. See AP-12</p> <p>Participation Outreach within the 2016 AP</p>	<p>Summary of comments received for the 2015 AP Amendment in April of 2016, was included with 2016 Action Plan. See AP-12</p> <p>Participation Outreach within the 2016 AP</p>	<p>Questions were answered in as much detail as possible. No comment or question was declined. See AP-12</p> <p>Participation Outreach within the 2016 AP</p>	

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)
14	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish & English</p> <p>Non-targeted/broad community</p> <p>Visalia Times Delta noticing 15 Amendments with 2015 CAPER</p>	Summary of the 2015 AP Amendments, conducted with the 2015 CAPER in September of 2016, is included under the 2015 CAPER outreach. under Section CR-40	Summary of comments received for the 2015 AP Amendment in September of 2016, was included with 2015 CAPER. comments are included with Council meeting reports on CR-00 of the 2015 CAPER, along with public noticing.	See CR - 00 of the 2015 CAPER for comments.	
15	Public Meeting	<p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>NVAC, CAC, DAC</p>	Summary of the 2015 AP Amendments, conducted with the 2015 CAPER in September of 2016, is included under the 2015 CAPER outreach. under Section CR-40	Summary of comments received for the 2015 AP Amendment in September of 2016, was included with 2015 CAPER. comments are included with Council meeting reports on CR-00 of the 2015 CAPER, along with public noticing.	See CR - 00 of the 2015 CAPER for comments.	

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)
16	Public Hearing	Non-targeted/broad community City Council meetings	Summary of the 2015 AP Amendments, conducted with the 2015 CAPER in September of 2016, is included under the 2015 CAPER outreach. under Section CR-40	Summary of comments received for the 2015 AP Amendment in September of 2016, was included with 2015 CAPER. comments are included with Council meeting reports on CR-00 of the 2015 CAPER, along with public noticing.	See CR - 00 of the 2015 CAPER for comments.	

Public Hearings

Locations and dates:

- **City Council Work Session Meeting:** March 16, 2015
- **City Council Public Hearing Meeting:** April 06, 2015

2015 Substantial Amendments:

See 2015 ConPlan, 2016 Action Plan and 2015 CAPER.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Visalia (City) is located in the northwestern area of the County of Tulare (County) in the Central San Joaquin Valley of California. It is the largest city in the County and is currently home to approximately 129,582 residents. The City covers approximately 36 square miles and is surrounded by farmland, leading the agricultural industry to be its top economic driver — as is the case with its neighboring cities. The City’s Kaweah Delta Medical Center, Industrial Park, and light manufacturing and industrial commercial distribution businesses are the fastest growing employer bases in the City and strong economic contributors to the Tulare and Kings County region.³ To adequately address the City’s community needs and support its thriving economy, the City has identified and assessed the areas that could benefit the most from federal investment through the U.S. Department of Housing and Urban Development (HUD).

Federal funds provided under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) entitlement programs are primarily concerned with activities that benefit low and moderate income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI) as established by HUD, with adjustments for smaller or larger families.⁴ HUD utilizes three income levels to define LMI households:

- Extremely low income: Households earning 0-30 percent of the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Low income: Households earning 30-50 percent of the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Moderately low income: Households earning 50-80 percent of the AMI (subject to adjustments for areas with unusually high or low incomes or housing costs)

The following provides a brief summary of the results of the needs assessment, which will be discussed in more detail in each corresponding section of this chapter.

NA -10 Housing Needs

- One-third of households (13,480 households) in the City are extremely low income, low income, or moderate income, with incomes ranging from 0-80% AMI.
 - 9 percent are extremely low income (3,760 households at 0-30% AMI)
 - 9 percent are low income (3,730 households at 30-50% AMI)
 - 15 percent are moderate income (5,990 households at 50-80% AMI)
- Twenty-two percent of owner households and 22 percent of renter households are cost burdened, spending more than 30 percent of their incomes on housing costs.

³ City of Visalia. “Economic Development.” Webpage tab. https://ci.visalia.ca.us/depts/economic_development/default.asp

⁴ U.S. Department of Housing and Urban Development. “Glossary of CPD Terms – L.” Webpage tab. http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/glossary/l

- Eighteen percent of households are severely cost burdened, with 4,090 renter households and 3,180 owner households spending more than 50 percent of their incomes toward housing costs.
- Approximately 16,240 households are listed on the countywide Section 8 Housing Choice Voucher (Section 8) program waiting list; this is a five-year wait.

NA-15 Disproportionately Greater Need: Housing Problems

- Within every income bracket, at least one racial/ethnic group has a disproportionate amount of housing problems.
- Eighty-nine percent of Black/African American households in the 50-80% AMI category experience housing problems, compared to 68 percent of the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems

- Within every income bracket, at least one racial/ethnic group has a disproportionate amount of severe housing problems.
- Seventy-five percent of Asian households in the 50-80% AMI income category experiences severe housing problems, compared to 33 percent of the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burden

- Among cost burdened households paying more than 30 percent of their income toward housing costs, American Indian or Alaska Native households experience a disproportionate need, with 36 percent of American Indian, Alaska Native households experiencing cost burden, compared to 21 percent of the City as a whole.
- Among severely cost burdened households paying more than 50 percent of their income toward housing costs, Black/African American households are the only racial/ethnic group that experiences a disproportionate need.

NA-35 Public Housing

- The Section 8 program currently serves 1,063 extremely low and low income households in the City, with recipients having an average annual income of \$20,401.
- There are currently 179 public housing units in the City, with approximately 4,750 households on the waiting list; 30 individuals on the public housing waiting list, are waiting to obtain accessible units.

NA-40 Homeless Needs

- The 2014 Point-in-Time count found 341 homeless persons living in the City.
- Almost two-thirds (60 percent) of the City's homeless population reported having a disabling condition.

NA-45 Non-Homeless Special Needs

- From April 2006 through June 2014, a total of 413 cases of AIDS were reported within the County; 187 are still living. During the same period, a total of 129 HIV cases were reported; 121 individuals are still living.
- Ten percent of all households in the City have a member who is disabled.

NA-50 Non-Housing Community Development Needs

- Residents and stakeholders who participated in the community engagement meetings for the Consolidated Plan identified the following community development needs as priority areas within the following three categories:
 - Public Facilities: Recreation or community centers
 - Public Improvements: Elimination of blight; more sidewalks and street lights
 - Public Services: Services for the homeless, seniors, and disabled; educational programs for youth with an emphasis on job training

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

Summary of Housing Needs

This section provides an overview of the housing needs present in the City, including the degree and distribution of housing problems within multiple income brackets. Within the Comprehensive Housing Affordability Strategy (CHAS) data, HUD identifies four housing problems:

- 1) Housing unit lacking complete kitchen facilities
- 2) Housing unit lacking complete plumbing facilities
- 3) Household being overcrowded
- 4) Housing being cost burdened

In addition, HUD defines severe housing problems as:

- Severely overcrowded: More than 1.5 persons per room
- Severely cost burdened: Households paying more than 50 percent of income toward housing costs (including utilities)

A household is considered to be overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 people per room.

A household is considered to be cost burdened if the household is spending more than 30 percent of its monthly income on housing costs (including utilities) and severely cost burdened if the household is spending more than 50 percent of its monthly income on housing costs (including utilities).

Table 5 - Housing Needs Assessment Demographics

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	91,565	123,905	35%
Households	30,883	39,985	29%
Median Income	\$41,349.00	\$53,718.00	30%

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Table 6 - Total Households

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
Total Households *	3,760	3,730	5,990	3,665	22,840
Small-Family Households *	1,520	1,385	2,385	1,305	12,395
Large-Family Households *	510	600	1,110	745	2,975
Household contains at least one person 62-74 years of age	360	695	1,070	465	3,785
Household contains at least one person age 75 or older	580	745	1,020	420	1,675
Households with one or more children 6 years old or younger *	1,260	1,035	1,530	985	3,950

* the highest income category for these family types is >80% AMI

Data Source: 2007-2011 CHAS

Table 7 – Housing Problems (Households with one of the listed needs)

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	50	70	60	235	35	10	0	10	55
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	110	50	55	30	245	4	4	65	25	98
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	290	165	235	140	830	60	130	230	170	590
Housing cost burden greater than 50% of income (and none of the above problems)	1,760	1,275	485	45	3,565	580	385	1,130	330	2,425
Housing cost burden greater than 30% of income (and none of the above problems)	190	610	1,375	670	2,845	75	255	770	535	1,635
Zero/negative Income (and none of the above problems)	210	0	0	0	210	130	0	0	0	130

Data Source: 2007-2011 CHAS

Table 8 – Severe Housing Problems

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,210	1,545	850	275	4,880	680	525	1,425	530	3,160
Having none of four housing problems	340	970	2,035	1,555	4,900	185	690	1,680	1,310	3,865
Household has negative income, but none of the other housing problems	210	0	0	0	210	130	0	0	0	130

Data Source: 2007-2011 CHAS

Table 9 – Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,090	1,040	1,080	3,210	275	235	660	1,170
Large Related	420	230	360	1,010	70	235	380	685
Elderly	290	460	235	985	300	270	795	1,365
Other	565	340	315	1,220	65	35	210	310
Total need by income	2,365	2,070	1,990	6,425	710	775	2,045	3,530

Data Source: 2007-2011 CHAS

Table 10 – Cost Burden > 50%

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,015	730	295	2,040	275	180	315	770
Large Related	380	140	80	600	70	175	250	495
Elderly	250	300	85	635	225	110	540	875
Other	490	190	35	715	65	25	70	160
Total need by income	2,135	1,360	495	3,990	635	490	1,175	2,300

Data Source: 2007-2011 CHAS

Table 11 – Total Percentage of Owner and Renter Cost Burden > 50%

	Owner	% Owner	Renter	% Renter	Total	% Total
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		households		households		
Cost Burden <=30%	16,045	65%	7,305	48%	23,350	58%
Cost Burden >30% to <=50%	5,485	22%	3,480	23%	8,965	22%
Cost Burden >50%	3,180	13%	4,090	27%	7,270	18%
Cost Burden not available	165	1%	240	2%	405	1%
Total	24,870	100%	15,115	100%	39,985	100%

Data Source: 2007-2011 CHAS

Data Comment: Totals may not add to 100% due to rounding

Table 12 – Crowding Information

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	310	225	260	170	965	64	94	185	165	508
Multiple, unrelated family households	80	15	65	0	160	0	35	95	29	159
Other, non-family households	0	0	0	0	0	0	0	20	0	20
Total need by income	390	240	325	170	1,125	64	129	300	194	687

Data Source: 2007-2011 CHAS

Table 13 – Households with Children Present

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with children present	1,105	775	1,125	3,005	155	260	405	820

What are the most common housing problems?

Overall, 40 percent of households in the City experience either cost burden or severe cost burden. Among owner households, 22 percent are cost-burdened and 13 percent are severely cost burdened. Similar to owner households, a little over one-fifth (23 percent) of renter households are cost-burdened. However, at 27 percent, the number of renter households experiencing severe cost burden is more than double that of owner households. This indicates that half (50 percent) of the renter households in the City are living in housing considered to be unaffordable and more than one in four (27 percent) are spending more than half their income on housing costs. It is significant to note that among cost burdened renter households, the greatest percentage is experiencing severe cost burden.

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

While renter households are most affected by housing problems, with 35 percent of renter households experiencing one or more problems compared with only 17 percent of owner households, the lowest-income renter households are the most affected by housing problems. For example, as shown on **Table 10 (Cost Burden >50%)**, 2,135 renter households earning between 0-30% AMI spend more than 50 percent of their incomes on housing costs, compared to 1,360 at 30-50% AMI and 495 at 50-80% AMI. The greatest number of owner households experiencing severe cost burden are those at 50-80% AMI. This suggests that many owner households find themselves overextended in order to achieve homeownership.

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

The City is not an ESG entitlement jurisdiction and does not receive funding for rapid re-housing assistance.

Based upon information provided by Housing Authority of the County of Tulare (HACT), there are a total of 4,181 single-parent households with incomes under 30% AMI in the Visalia Area public housing and countywide Section 8 waiting lists. The Visalia Area public housing waiting list totals 4,751 households, while the countywide Section 8 waiting list totals 16,242. Out of the subject 20,993 households on the waiting lists, 20 percent are single-parent households with children. This figure reflects the social and economic challenges that single parent households face in the community.

HACT does not operate emergency shelters, provide emergency rental assistance, nor manage rapid re-housing programs. HACT refers individuals who are in need of such assistance to public and nonprofit agencies that operate such programs (C-SET, Tulare County Family Services, etc.). HACT recommends that such applicants also apply for the waitlist for both the Section 8 and public housing programs.

The 2014 Point-in-Time (PIT) count reported 14 households without a permanent place to live that contained children. Additionally, the primary reasons cited for homelessness among the total homeless population included unemployment (21 percent), mental health condition (21 percent), alcohol/drug use (15 percent), and argument with family or friends (12 percent). Those surveyed identified the top four services needed as: housing assistance (deposit assistance, affordable housing, rental subsidies), food/hot meal, mental/health care, and transportation.

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

Not applicable.

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

As previously discussed, data from the 2014 PIT count indicates that within the City, the top four reasons for homelessness were: mental health problems (21 percent), unemployment (21 percent),

alcohol/drug abuse (15 percent) and argument with family and/or friends (12 percent). Six percent of those surveyed were homeless as a result of their inability to find affordable housing, and only one individual reported to be homeless as a result of living in substandard housing conditions.

This data suggests that inadequate access to mental health services and drug and alcohol rehabilitation services, along with high unemployment rates, are the main indicators of increased risk of homelessness.

Discussion

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

The mission of the Housing Authority of the County of Tulare (HACT) is to provide affordable, well-maintained rental housing to qualified families. As a result of the high demand for housing for working families, seniors, and disabled individuals and households, HACT prioritizes these populations in its delivery of housing assistance. HACT has implemented regulations which standardize priority to house families and single persons who are near-elderly (55 or over), disabled, handicapped, or displaced by Government Action. Eligible applicants are housed prior to single persons who do not qualify for one of those categories. The City's zoning ordinance includes single-room occupancy (SRO) in the allowed inventory, which may be a feasible housing option for single person households in need of housing assistance.

Section 8 and Public Housing Programs

A total of 3,218 single persons are listed on the public housing and Section 8 waiting lists. Approximately 1,033 of single persons were elderly or near elderly (55 or over).

HACT manages a countywide Section 8 waiting list and four area-specific waiting lists for the Public Housing Program: Visalia Area, Dinuba Area, Tulare Area and Porterville Area. To calculate the number of single persons on both waiting lists, totals from the countywide Section 8 waiting list and the Visalia Area public housing waiting list were added.

Accessible Public Housing Units

The Visalia Area Manager maintains a separate waiting list for accessible public housing units, with preference granted to physically handicapped applicants. HACT manages a total of 11 accessible units in its public housing stock in the City, with 30 individuals currently on the waiting list.

Homelessness

According to data from the 2014 PIT count, in the City, 297 people living in single-person households are in need of housing on any given night. Nearly two-thirds of single-person households are males (219 individuals) and 35 percent (118 individuals) are females. Thirty percent are categorized as being age 50 or greater and 38 percent have been homeless for one year or longer.

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

Disabled

Currently, there are a total of 56 households containing at least one disabled member living in public housing in the City and 1,139 households containing at least one disabled member utilizing Section 8 countywide. Additionally, there are a total of 3,283 households containing at least one disabled member in the Visalia Area public housing and countywide Section 8 waiting lists.

According to data from the 2014 PIT count, nearly two-thirds (60 percent) of the City's homeless population reported having a disabling condition. This includes people who reported a physical disability (95 individuals), serious mental illness (101 individuals), substance abuse issues (106 individuals), or HIV/AIDS (9 individuals). Additionally, a total of 111 people were identified as being chronically homeless. This number included two people in families and 109 individuals.⁵

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

HACT does not collect information on the number and type of families in need of housing assistance whose members are victims of domestic violence, dating violence, sexual assault or stalking. On an as-needed basis, HACT refers individuals to Family Services, which operates Karen's House, a supportive housing program for victims of domestic violence, dating violence, sexual assault, and stalking. Karen's House offers clients full case management support and housing.

Data from the 2014 PIT count indicates that 18 percent of homeless individuals identified themselves as being victims of domestic violence. Eight of these individuals indicated that they became homeless as a result of domestic violence.

⁵ Kings/Tulare Continuum of Care on Homelessness. "2014 Point in Time Report." 2014.

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

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

Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole.⁶ This section analyzes the extent of housing problems and identifies populations that have a disproportionately greater need.

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,395	275	350
White	1,740	150	210
Black / African American	140	0	0
Asian	160	25	20
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	1,300	100	115

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,820	895	0
White	1,055	470	0
Black / African American	20	0	0
Asian	160	40	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	1,560	370	0

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

⁶ Department of Housing and Urban Development. "A Desk Guide or Using IDIS to Prepare the Consolidated Plan, Annual Action Plan, and CAPER/PER. 2014.

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,275	2,030	0
White	2,090	1,220	0
Black / African American	125	15	0
Asian	215	65	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	1,750	695	0

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,775	1,695	0
White	835	1,150	0
Black / African American	90	0	0
Asian	55	10	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	745	505	0

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

Table 18 - Disproportionally Greater Need

	0%-30% of Area Median Income		30%-50% of Area Median Income		50%-80% of Area Median Income		80%-100% of Area Median Income	
	#	%	#	%	#	%	#	%

Jurisdiction as a whole	3,395	84%	2,820	76%	4,275	68%	1,775	51%
White	1,740	83%	1,055	69%	2,090	63%	835	42%
Black / African American	140	100%	20	100%	125	89%	90	100%
Asian	160	78%	160	80%	215	77%	55	85%
American Indian, Alaska Native	4	100%	4	100%	10	100%	25	100%
Pacific Islander	0	0%	0	0%	0	0%	0	0%
Hispanic	1,300	86%	1,560	81%	1,750	72%	745	60%

Data Source: 2007-2011 CHAS

Discussion

Below is a summary of the disproportionate needs experienced by LMI households.

- As shown in **Table 16 (Disproportionally Greater Need 50% to-80% AMI)**, eighty-nine percent (125) of Black/African households in the 50-80% AMI category experience housing problems, compared to 68 percent (4,275) of the jurisdiction as a whole.

Note: Due to insufficient data, this analysis does not include Black/African American, American Indian, Alaska Native, or Pacific Islander households in the 0-30, 30-50, or 80-100% AMI income brackets. It also does not include American Indian, Alaska Native, or Pacific Islander households in the 50-80% AMI income category. Additionally, households with no/negative income are not counted in the analysis, as they cannot, by definition, be cost burdened, although they still may require housing assistance.

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

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

Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered severely overcrowded when there are more than 1.5 persons per room, and is severely cost-burdened when paying more than 50 percent of its income toward housing costs, including utilities. This section analyzes the extent of severe housing problems and identifies populations that have a disproportionately greater need.⁷

Table 19 – Severe Housing Problems 0 - 30% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,200	470	350
White	1,595	295	210
Black / African American	140	0	0
Asian	160	25	20
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	1,250	150	115

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Table 20 – Severe Housing Problems 30 - 50% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,730	1,985	0
White	590	935	0
Black / African American	20	0	0
Asian	60	140	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	1,045	885	0

Data Source: 2007-2011 CHAS

⁷ Department of Housing and Urban Development. "A Desk Guide on Using IDIS to Prepare the Consolidated Plan, Annual Action Plan, and CAPER/PER. 2014.

*The four severe housing problems are:

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

Table 21 – Severe Housing Problems 50 - 80% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,095	4,210	0
White	985	2,315	0
Black / African American	24	114	0
Asian	190	95	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	880	1,565	0

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Table 22 – Severe Housing Problems 80 - 100% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	690	2,785	0
White	225	1,755	0
Black / African American	45	45	0
Asian	0	65	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	375	870	0

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Table 23 - Disproportionally Greater Need

	0%-30% of Area Median Income	30%-50% of Area Median Income	50%-80% of Area Median Income	80%-100% of Area Median Income
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	#	%	#	%	#	%	#	%
Jurisdiction as a whole	3,200	80%	1,730	47%	2,095	33%	690	20%
White	1,595	76%	590	39%	985	30%	225	11%
Black / African American	140	100%	20	100%	24	17%	45	69%
Asian	160	78%	60	30%	190	75%	0	0%
American Indian, Alaska Native	4	100%	4	100%	0	0%	25	100%
Pacific Islander	0	0%	0	0%	0	0%	0	0%
Hispanic	1,250	83%	1,045	54%	880	36%	375	30%

Data Source: 2007-2011 CHAS

Discussion

Below is a summary of the disproportionate needs experienced by LMI households.

- As shown in **Table 23 (Disproportionally Greater Need)**, seventy-five percent (190) of Asian households in the 50-80% AMI category experience severe housing problems, compared to 33 percent (2,095) of the jurisdiction as a whole.

Note: Due to insufficient data, this analysis does not include Black/African American, American Indian, Alaska Native, or Pacific Islander households in the 0-30 and 30-50% AMI income brackets. It also does not include American Indian, Alaska Native, or Pacific Islander households in the 50-80% AMI income category. Additionally, Asian, American Indian, Alaska Native and Pacific Islander households in the 80-100% AMI income bracket are excluded from this analysis.

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

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

Introduction:

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

Housing Cost Burden

Table 24 – Greater Need: Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	23,090	8,105	6,875	475
White	15,030	4,455	3,510	290
Black / African American	355	200	245	0
Asian	935	365	270	20
American Indian, Alaska Native	80	65	34	0
Pacific Islander	0	15	0	0
Hispanic	6,370	2,785	2,725	160

Data Source: 2007-2011 CHAS

Table 25 – Disproportionately Greater Cost Burden

Housing Cost Burden	<=30%		30-50%		>50%		No / negative income (not computed)	Total
	#	%	#	%	#	%		
Jurisdiction as a whole	23,090	60%	8,105	21%	6,875	18%	475	38,545
White	15,030	65%	4,455	19%	3,510	15%	290	23,285
Black / African American	355	44%	200	25%	245	31%	0	800
Asian	935	59%	365	23%	270	17%	20	1,590
American Indian, Alaska Native	80	45%	65	36%	34	19%	0	179
Pacific Islander	0	0%	15	100%	0	0%	0	15
Hispanic	6,370	53%	2,785	23%	2,725	23%	160	12,040

Data Source: 2007-2011 CHAS

Discussion:

As shown in **Table 25 (Disproportionately Greater Cost Burden)**, 21 percent (8,105) of City households are cost burdened and paying 30-50 percent of its income on housing costs, while 18 percent (6,875) are severely cost burdened and paying more than 50 percent of their income on housing costs.

Among cost burdened households paying more than 30 percent of their income toward housing costs, American Indian, Alaska Native households experience a disproportionate need, with 36 percent (65) of households are experiencing cost burden, compared to 21 percent (8,105) of the City as a whole.

Among severely cost burdened households paying more than 50 percent of their income toward housing costs, Black/African American households are the only racial/ethnic group that experiences a disproportionate need, with 31 percent (245) experiencing severe cost burden, compared to 18 percent (6,875) of the City as a whole.

Note: Due to insufficient data, Pacific Islander households spending more than 30 percent of their income toward housing costs are not included in this analysis.

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

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

Please see the discussion for NA-15, NA-20, and NA-25. In summary:

- Eighty-nine percent of Black/African households in the 50-80% AMI category experience housing problems, compared to 68 percent of the jurisdiction as a whole.
- Seventy-five percent of Asian households in the 50-80% AMI category experience housing problems, compared to 33 percent of the jurisdiction as a whole.
- Among cost burdened households paying more than 30 percent of their income toward housing costs, American Indian, Alaska Native households experience a disproportionate need, with 36 percent of American Indian, Alaska Native households experiencing cost burden, compared to 21 percent of the City as a whole.
- Among severely cost-burdened households paying more than 50 percent of their income toward housing costs, Black/African American households are the only racial/ethnic group that experiences a disproportionate need, with 31 percent experiencing severe cost burden, compared to 18 percent of the City as a whole.

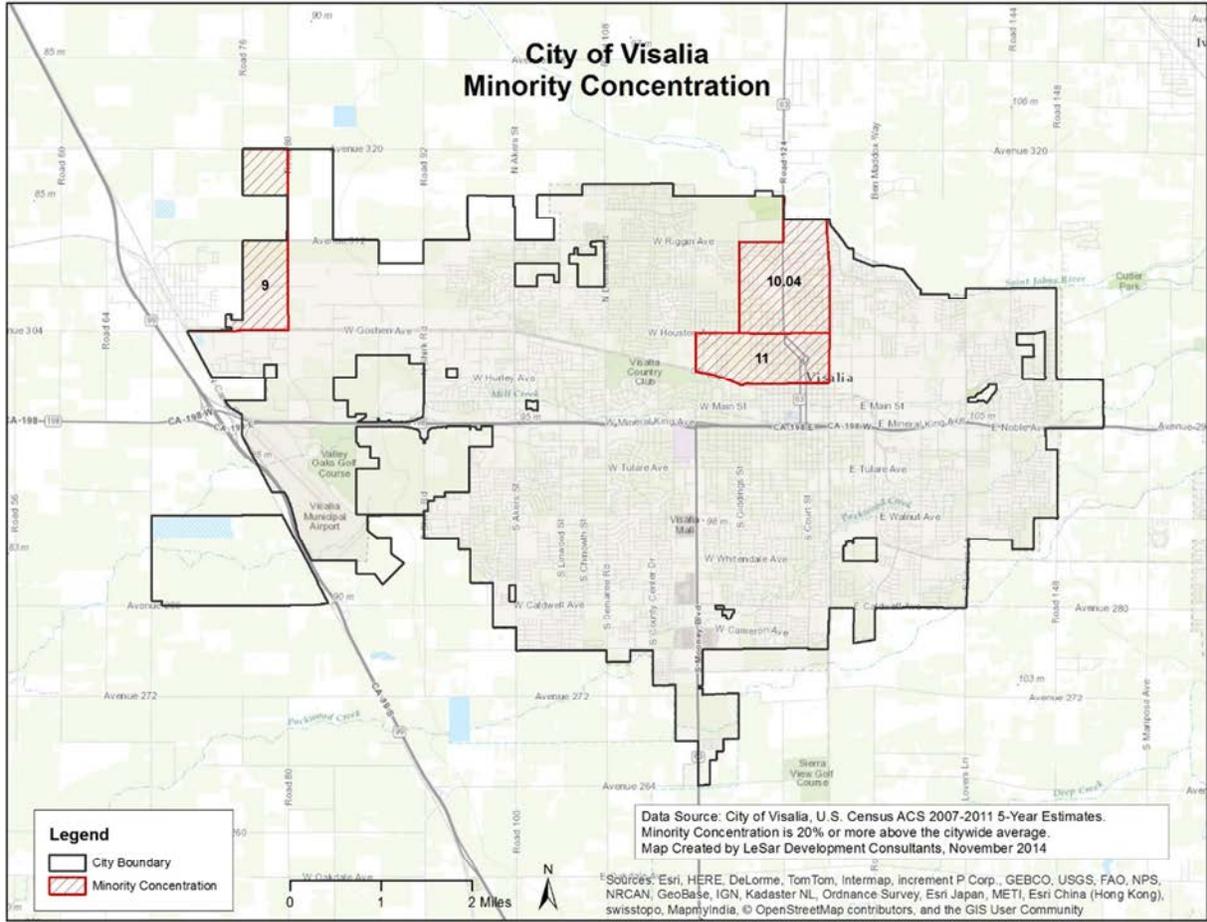
If they have needs not identified above, what are those needs?

Needs have been previously identified.

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

The City is comprised of approximately 5 percent Asian, 36 percent Hispanic, and 2 percent Black/African American.⁸ **Map 1** shows areas of minority concentration in the City.

⁸ 2007-2011 ACS



Map 1: City of Visalia Minority Concentration

Data Source: ACS 2007-2011

Data Source Comment: Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction as a whole. Based on median household income of \$53,718.

NA-35 Public Housing – 91.205(b)

Introduction

HACT was established in 1945 and is committed to providing rental housing assistance to LMI households, seniors, the disabled, and special-needs populations throughout the County. The agency administers various housing assistance programs, including the public housing program, housing choice voucher program, farm labor program, and senior housing program. HACT currently provides affordable and well-maintained rental housing to over 5,000 households throughout the County.

Additionally, HACT is a participant of HUD’s Moving to Work (MTW) demonstration program, which grants participating public housing authorities (PHAs) the ability to test innovative approaches to delivering housing assistance to households in need. MTW is a HUD effort to build and support innovative programs that enhance the efficacy of PHAs. HACT has capitalized on the organizational and procedural flexibility it has gained through MTW to become a more efficient agency.

Table 26 - Public Housing by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	179	1,063	0	1,063	12	0	0

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

Data Source: Housing Authority of the County of Tulare

Data Source Comments: All data for City of Visalia only.

Table 27 – Characteristics of Public Housing Residents by Program Type

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average annual Income	0	0	\$22,136	\$20,401	\$24,701	\$20,353	\$12,253	0
Average length of stay	0	0	5	4	3	4	N/A	0
Average household size	0	0	4	3	5	3	1	0
# Homeless at admission	0	0	N/A	N/A	N/A	N/A	12	0
# of Elderly program participants (>62)	0	0	24	435	0	435	1	0
# of disabled families	0	0	56	1,139	5	1,134	9	0
# of families requesting accessibility features	0	0	21	541	2	539	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source:

Housing Authority of the County of Tulare

Data Source Comments:

All voucher data is aggregate for Tulare County, except VASH data. HACT does not collect information on HIV/AIDS or Domestic Violence households.

Table 28 – Race of Public Housing Residents by Program Type

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	179	2,498	30	2,468	12	0	0
Black/African American	0	0	6	150	0	150	0	0	0

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	6	36	0	36	0	0	0
American Indian/Alaska Native	0	0	0	3	0	3	0	0	0
Pacific Islander	0	0	1	7	0	7	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Data Source: Housing Authority of the County of Tulare
Data Source Comments: All voucher data is aggregate for Tulare County, except VASH data.

Table 29 – Ethnicity of Public Housing Residents by Program Type

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	2	587	1,447	10	1,437	0	0	0
Not Hispanic	0	0	116	814	1	813	0	0	0

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

Data Source: Housing Authority of the County of Tulare
Data Source Comments: All voucher data is aggregate for Tulare County, except VASH data.

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

The Visalia Area Manager for HACT maintains a separate waiting list for accessible public housing units in the City. As accessible units become available, preference is given to physically handicapped applicants on the waiting list for accessible units. Currently, there are a total of 11 accessible units in HACT's public housing stock in the City and 30 individuals on the waiting list for accessible units in the public housing program.

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

According to HACT, households receiving public housing and Section 8 assistance have an average annual income of \$22,551. Other obstacles, such as inadequate access to employment opportunities, which would enable them to achieve higher incomes, often challenge program participants. Enhancing economic opportunities within the City is a great need for public housing and Section 8 program participants.

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

N/A

Discussion

Please see discussion above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Kings/Tulare County Continuum of Care, now commonly known as “Alliance,” is a consortium of partners working to address the housing and supportive service needs of the homeless population located in the Kings and Tulare County region. Every year, the Alliance conducts the PIT count — a count of sheltered and unsheltered homeless persons on a single night of the year. Data gathered from the PIT count allows the Alliance and housing and service providers to disseminate this data and publish an annual report that provides an overview of the extent of homelessness in the region, which helps to inform future initiatives to address the housing and service needs of the homeless.

The Alliance also produces a quarterly *System and Program Level Indicator Report*, which provides detailed information that allows the Alliance to set and evaluate standard performance measures for programs designed to address homelessness in the region.

Definitions:

- Number experiencing homelessness each year – unduplicated count of all persons enrolled during the program year
- Number becoming homeless each year – unduplicated count of persons appearing in HMIS for the first time during the year
- Number exiting homelessness each year – unduplicated count of persons exiting programs to a permanent destination as defined by HUD
- Number of days persons experience homelessness – average of the sums of the lengths of stay for each person

Table 30 – Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in households with adult(s) and child(ren)	43	3	437	803	249	55
Persons in households with only children	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in households with only adults	186	111	629	1,423	136	117
Chronically homeless individuals (persons)	32	77	341	55	2	141
Chronically homeless families (households)	1	1	11	2	0	46
Veterans	9	4	18	77	7	125
Unaccompanied child	0	0	0	0	0	0
Persons with HIV	2	7	32	9	2	360
Severely mentally ill	61	40	320	271	59	146
Chronic substance abuse	61	45	330	196	53	101
Victims of domestic violence	35	27	192	403	130	76

Data Source: Kings/Tulare Continuum of Care on Homelessness 2014 PIT Report; System & Program Level Indicator Report AHAR 9, Q4

Describe the jurisdiction's Rural Homeless Population

Not applicable.

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction

Not applicable.

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

On January 29, 2014, the night of the Tulare/Kings County PIT count, 763 persons were identified as homeless in the region — 341 (45 percent) of which were located in the City. Three hundred and sixteen (93 percent) of the total number of homeless persons counted in the City were adults and 25 (seven percent) were children under the age of 18. Sixteen (five percent) of homeless households counted in the City were families with children, while 95 percent were only comprised of adults.

The PIT count captured in-depth information about subpopulations experiencing homelessness in the City. On the night of the PIT count, nearly two-thirds (sixty percent) of the City's homeless population reported having a disabling condition. This includes individuals who reported having a physical disability (95 individuals), serious mental illness (101 individuals), substance abuse issues (106 individuals), and HIV/AIDS (9 individuals). Additionally, a total of 111 individuals (33 percent) were categorized as chronically homeless. This number includes two persons in families and 109 individuals.

The homeless veteran population of the City represents four percent (13 individuals) of the total homeless population in the City.

No unaccompanied youth were identified as homeless on the night of the PIT count.

Table 31 – Nature and Extent of Homelessness

Race	Sheltered	Unsheltered (optional)
White, Non-Hispanic	106	58
Black or African American	14	3
Asian	1	0
American Indian or Alaska Native	9	9
Native Hawaii or Pacific Islander	0	0
Multiple Races	1	2
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	101	41
Non-Hispanic	125	68

Data Source: Kings/Tulare Continuum of Care on Homelessness 2014 PIT Report

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

According to the results gathered from the 2014 PIT count, a total of 16 families experiencing homelessness in the City were identified, which represent 13 percent of the total homeless population in the City. These families make up a total of 44 homeless family members. Thirteen homeless veterans were identified during the PIT count, which represent four percent of the total homeless population in the City.

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

Data gathered from the 2014 PIT count indicates that non-Hispanic Whites (106 individuals) make up more than three quarters (81 percent) of the total sheltered homeless population. The Black or African American population represents the next largest sheltered racial group (11 percent), followed by the American Indian or Alaska Native population (seven percent).

Non-Hispanic Whites constitute the largest portion of the unsheltered homeless population (81 percent), followed by the American Indian or Alaska Native population at 13 percent. The Black or African American population represents four percent of the unsheltered homeless population, followed by those who identify themselves as individuals of multiple races (three percent).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Approximately 45 percent of the sheltered homeless population is Hispanic, while 55 percent of the sheltered homeless population is non-Hispanic. Over half (62 percent) of the unsheltered homeless population is non-Hispanic, while 38 percent is Hispanic.

Discussion:

Please see discussions above.

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

Introduction:

The following section addresses the needs of special populations and the special housing and service needs they might require. The special needs populations considered in this section include:

- Seniors and Elderly
- Disabled households

Describe the characteristics of special needs populations in your community:

Special needs populations in the City include the senior and elderly population and disabled households.

Seniors and Elderly

HUD defines elderly as age 62 and older, while the U.S. Census commonly defines elderly as age 65 and older. Households comprised of individuals 62 and over represent 27 percent of the total number of households in the City, while the population 65 and over represents approximately 15 percent of the City's total population.

According to the City's Housing Element, senior households face unique housing challenges. Those who receive fixed retirement incomes may not receive enough to cover the cost of utilities, repairs, and housing insurance. Further, seniors who are no longer able to drive may need alternative forms of transportation, such as public transit, ride sharing, and safe walking routes.⁹

Persons with Disabilities

According to HACT, households with disabled persons make up approximately 10 percent of all households in the City. Additionally, 56 households containing at least one disabled member are participating in the City's public housing program and a total of 1,139 are receiving assistance through the Section 8 program countywide. Currently, 3,283 households containing at least one disabled member are listed on the Visalia Area public housing and countywide Section 8 waiting lists. While there are a total of 11 accessible units in the public housing stock in the City, 30 individuals are on the accessible units' waiting list.

According to the City's Housing Element, persons with disabilities may require unique housing accommodations. These housing modifications may include a need for wheelchair ramps, elevators, and modified fixtures and appliances. Additionally, persons with disabilities who receive social security income as their primary source of income may have trouble paying for market-rate housing.¹⁰

⁹ City of Visalia. "City of Visalia Housing Element Update, 2010."

<http://www.ci.visalia.ca.us/civicax/filebank/blobdload.aspx?blobid=3415#page=>

¹⁰ Ibid

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

Please see discussions above for the housing needs of each group.

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

In the County, from April 2006 through June 2014, a total of 413 cases of AIDS were reported; 187 individuals are still living. During the same period, a total of 129 HIV cases were reported; 121 individuals are still living.¹¹ According to the 2013 County Health Status Profiles, an average of 11.7 AIDS cases were reported in the County from 2009-2011 among the population 13 years and over.¹²

Discussion

Please see discussion above.

¹¹ California Office of Aids. "HIV/AIDS Surveillance in California." June 2014.

¹² California Department of Public Health. "County Health Status Profiles 2013." <http://www.cdph.ca.gov/pubsforms/Pubs/OHIRProfiles2013.pdf>

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

From the community engagement process for the preparation of the Consolidated Plan, including the community needs survey and community forums and meetings, residents and stakeholders of the City provided the following feedback to address the needs associated with public facilities, public improvements, and public services in the City.

Describe the jurisdiction's need for Public Facilities:

Parks and recreation facilities for youth were discussed as being a top priority need for the City during the community outreach meetings. Participants indicated that while the Anthony Community Center stands as a gathering space for residents and visitors of the City, it is not enough to serve the park and recreational needs of the City as a whole. They demonstrated a desire for a community center in each of the four quadrants of the City.

Survey respondents' five highest priorities in this area were:

1. Homeless facilities (transitional housing and emergency shelters)
2. Facilities for abused, abandoned and/or neglected children
3. Youth centers
4. Mental health care facilities
5. Child care centers

How were these needs determined?

Please see above.

Describe the jurisdiction's need for Public Improvements:

The qualitative outreach results suggested that there is a need to address public improvements within the City. Meeting participants and survey respondents rated the level of need for 15 infrastructure and neighborhood improvements. The top five priorities in this area were:

1. Cleanup of contaminated sites
2. Lighting Improvements
3. Street improvement
4. Acquisition and clearance of vacant lots
5. Water/sewer improvements

How were these needs determined?

Please see above.

Describe the jurisdiction's need for Public Services:

Residents and stakeholders raised concern over homelessness in the City and suggested that homeless services be more accessible to individuals in need of assistance. Meeting participants also indicated that there is a strong need for food banks. Services for seniors and disabled were also mentioned as a top concern, along with educational programs, especially those which focus on job training to prepare young adults for the workforce.

Survey respondents rated the level of need for 21 various public service improvements within their neighborhoods. The five highest priorities in this area were:

1. Abused, abandoned and neglected children services
2. Homeless services
3. Mental health services
4. Crime awareness/prevention services
5. Food banks

How were these needs determined?

Please see above.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

There is a disparity between the need and availability of affordable housing in the City. Three quarters (75 percent) of the City's housing stock is comprised of single-family detached homes. The newly adopted General Plan, however, designates a higher proportion for multi-family development than the previous General Plan, which will allow for the development of diverse housing opportunities for LMI households. The City's median household income is not keeping pace with the cost of housing, which may pose financial challenges for households seeking to purchase or rent a home. With 2012 median prices at almost double 2000 rates, families seeking rental units might experience greater difficulty affording housing.

According to 2007-2011 CHAS data, approximately 2,760 households are at 0-30% AMI, yet there are only 375 rental units available that are affordable to these households (no data is available on homeowner units). In total, there are 11,455 units affordable for LMI households earning 80% or less AMI, and yet there are 13,480 households within this income bracket in need of housing. While the shortage of affordable units is most acute for those in the lowest income bracket, even households earning 50-80% AMI might have difficulty finding affordable units.

The following provides a brief overview of the results of the Housing Market Analysis, with more detail included in each corresponding section.

MA-10 Units Available

- The City is comprised of a total housing stock of approximately 43,000 units.
- Single-family detached and attached housing units represent over three quarters (79 percent) of all housing units in the City, while multi-family homes make up less than a quarter (21 percent) of the City's total housing stock.

MA-15 Cost of Housing

- Forty percent of all households (35 percent of owners and 50 percent of renters) spend more than 30 percent of their income on housing costs (including utilities).
- The City needs approximately 2,025 additional affordable housing units to match the housing needs of the population earning 80% AMI or less.
- According to 2014-2023 RHNA allocations, the City needs to have lands designated at a density sufficient to accommodate 4,547 units to adequately address the projected housing needs of low and very low-income households.¹³

¹³ Tulare County Association of Governments. "Regional Housing Needs Plan 2014-2023." www.tularecog.org/DocumentCenter/View/679

MA-20 Condition of Housing

- Forty-two percent of all households in the City live in units built before 1980 and have potential exposure to lead-based paint (LBP).
- An estimated 6,013 units that are an LBP hazard are occupied by LMI families.

MA-25 Public and Assisted Housing

- The Housing Authority of Tulare County (HACT) owns and manages 179 public housing units in the City.
- Currently, 1,063 housing units receive rental assistance through the Section 8 Housing Choice Voucher (Section 8) program; this is 39 percent of all the vouchers administered by HACT.

MA-30 Homeless Facilities

- In the City, emergency shelters, transitional housing, and permanent supportive housing facilities are available to homeless individuals seeking shelter. The City's emergency and transitional housing opportunities often also provide services to assist those experiencing mental health, substance abuse, and domestic violence issues.
- The City is an active participant in the Kings/Tulare Homeless Alliance (Alliance). All programs within the Continuum include supportive services for their clients.

MA-35 Special Needs Facilities and Services

- The City has a number of licensed community care facility beds available for persons with health-related conditions. These facilities may include small family homes, group homes, adult residential facilities, residential care facilities for the elderly, and social rehabilitation facilities.

MA-40 Barriers to Affordable Housing

- The disparity between income and the cost of living stand as barriers to affordable housing.

MA-45 Non-Housing Community Development Assets

- Eighty percent of City residents have a high school diploma or higher and 21 percent have a bachelor's degree or higher.
- Residents with advanced and professional degrees have significantly higher median incomes than those without. Holders of bachelor's degrees have an approximately 56 percent higher median income than those with only an associate's degree, and those with a graduate degree or professional degree have a 128 percent higher median income.

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

Introduction

The City is primarily comprised of single-family owner-occupied units. The City contains approximately 43,000 housing units — 24,871 (62 percent) of which are owner-occupied households, while 15,115 (38 percent) are renter households. Additionally, 79 percent of housing units (34,000 units) are single-family detached or attached housing structures. At only 18 percent (7,683 units), multi-family dwelling units represent less than one quarter of the City’s total housing stock.

Table 32 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	32,352	75%
1-unit, attached structure	1,648	4%
2-4 units	4,729	11%
5-19 units	1,809	4%
20 or more units	1,145	3%
Mobile Home, boat, RV, van, etc.	1,451	3%
Total	43,134	100%

Data Source: 2007-2011 ACS

Table 33 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	30	0%	394	3%
1 bedroom	248	1%	1,926	13%
2 bedrooms	2,653	11%	6,630	44%
3 or more bedrooms	21,940	88%	6,165	41%
Total	24,871	100%	15,115	101%

Data Source: 2007-2011 ACS

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

HACT is committed to providing rental housing assistance to qualifying low and very low-income households, seniors, the disabled, and special needs populations. Income level requirements to receive rental housing assistance vary depending on the federal, state, and/or local program.

For instance, HACT requires that 75 percent of families that receive assistance under the Moving to Work (MTW) Section 8 or public housing program be at or below 50% AMI. If the incomes of program participants exceed that threshold, all newly admitted families must fall under the very low-income category until the participating tenant population falls within the income guidelines.

To qualify for HACT’s public housing program, households must fall under the income limits shown in **Table 34 (AMI Public Housing Income Limits 2014)**. These income limits represent “very low” or 50

percent and below of the AMI, as per HUD’s FY 2014 Income Limits Documentation System for the County.

Table 34 –AMI Public Housing Income Limits 2014

Number in Family	Income
1	19,150
2	21,900
3	24,650
4	27,350
5	29,550
6	31,750
7	33,950
8	36,150
9	38,300
10	40,500
11	42,650
12	*

Data Source: Housing Authority of the County of Tulare
 * Families with >12 members must contact HACT

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

Currently, HACT does not have plans of removing any units from its public housing inventory. The agency, however, is currently leasing eight additional Section 8 voucher contracts to the HUD-designated vouchers it holds. In the future, HACT may be asked to only provide the number of vouchers designated by HUD and terminate the additional Section 8 contracts it currently manages.

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

There are a total of 24,172 households on HACT’s countywide Section 8 and public housing waiting lists, which indicates that the availability of affordable housing in the County does not meet the demand for housing.

According to HACT, in the City, there are a total of 11,455 units affordable for LMI households earning 80% AMI or less, yet there are 13,480 households within this income bracket in need of housing. This indicates that the City needs approximately 2,025 additional affordable housing units to match the needs of the population earning 80% AMI or less.

Describe the need for specific types of housing:

There is growing concern that as the City’s population ages, there will not be an adequate amount of affordable housing to match the needs of seniors and/or the disabled.

Discussion

Please see discussions above.

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

Introduction

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems are directly related to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30 percent of their gross income toward housing costs, including utilities. This section provides an overview of the overall cost of housing in the City.

Table 35 – Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	\$112,200	\$190,500	70%
Median Contract Rent	\$487	\$948	95%

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Table 36 - Rent Paid

Rent Paid	Number	%
Less than \$500	2,626	17.4%
\$500-999	8,874	58.7%
\$1,000-1,499	3,112	20.6%
\$1,500-1,999	283	1.9%
\$2,000 or more	220	1.5%
Total	15,115	100.0%

Data Source: 2007-2011 ACS

Table 37 – Housing Affordability

% Units affordable to Households earning	Renter	Owner	Total
30% HAMFI	375	No Data	375
50% HAMFI	1,655	630	2,285
80% HAMFI	6,300	2,495	8,795
100% HAMFI	No Data	4,110	4,110
Total	8,330	7,235	15,565

Data Source: 2007-2011 CHAS

Table 38 – Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	575	590	768	1,132	1,316
High HOME Rent	575	590	768	945	1,035
Low HOME Rent	507	543	652	753	840

Table 39 – Low- and Moderate-Income Households by Tenure

Income Level	Renter	Owner	Total
Household Income 0-30% AMI	2,760	1,000	3,760
Household Income 30% - 50% AMI	2,515	1,215	3,730
Household Income 50% - 80% AMI	2,885	3,105	5,990
Household Income 80% - 100% AMI	1,825	1,840	3,665
Household Income >100% AMI	5,125	17,710	22,835
Total Households	15,115	24,870	39,985

Source: 2007-2011 CHAS

Is there sufficient housing for households at all income levels?

There is a disparity between need and availability of affordable housing in the City. As shown in **Table 39 (Low and Moderate Income Households by Tenure)**, approximately 2,760 renter households are at 0-30% AMI, yet there are only 375 rental units available that are affordable to these households (no data is available on homeowner units). In total, there are 11,455 units affordable for LMI households earning 80% or less AMI, and yet there are 13,480 households within this income bracket in need of housing. While the shortage of affordable units is most acute for those in the lowest income bracket, even households earning 50-80% AMI might have difficulty finding affordable units.

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

Table 35 (Cost of Housing) shows the median home value and contract rent for housing units in the City. This data demonstrates that from 2000 to 2011 there has been a 70 percent increase in median home values and a 95 percent change in median contract rent. However, during the same time period the median household income increased by only 30 percent. This indicates that the median household income in the City is not keeping pace with the cost of housing, which may pose financial challenges for households seeking to purchase or rent a home. With 2012 median rent prices at almost double 2000 rates, families seeking rental units might experience a greater difficulty affording housing.

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

High median rents in the City pose a challenge to those seeking to increase the availability of affordable housing and diminish the impact of rental housing assistance programs to households in need. In the City’s high-rent environment, strategies to produce affordable housing, such as incentive programs for developers, work to preserve housing affordability, while programs such as Section 8 become less feasible to help families close the gap between their incomes and the high cost of housing.

For nearly all unit sizes, HOME and Fair Market Rent (FMR) limits are considerably lower than the median rents of households in the City. Low FMRs can negatively affect a jurisdictions strategy to promote or preserve affordable housing. One reason is the difficulty in attracting and retaining landlords who may choose to opt out of a subsidized program for financial benefit within the market rate and decrease the availability of units and options for recipients. Further, as the gap between

FMR and market rate increases, so does the subsidy gap between rents and the recipients 30 percent of income payment. An increase in rental payments can lead to a decrease in households served as well as reduced resources for the production or preservation of affordable housing.

Discussion

Please see discussion above.

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

Introduction

HUD’s definition of housing “conditions” is similar to its definition of housing problems previously discussed in the Needs Assessment. These conditions are: overcrowding, cost burden, or a lack of complete plumbing or kitchen facilities. More specifically, substandard housing includes buildings or units that lack complete kitchens or plumbing facilities.

Definitions

The City defines substandard housing as buildings or units that are not in compliance with the California Health and Safety Code. This includes units having structural hazards, faulty weather protection, fire, health and safety hazards, or lacking complete kitchen or plumbing facilities.

Standard condition housing is defined as being in compliance with the California Health and Safety Code.

Table 40 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,908	36%	7,509	50%
With two selected Conditions	506	2%	853	6%
With three selected Conditions	24	0%	44	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	15,433	62%	6,709	44%
Total	24,871	100%	15,115	100%

Data Source: 2007-2011 ACS

Table 41 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	7,146	29%	2,786	18%
1980-1999	7,535	30%	4,297	28%
1950-1979	8,671	35%	6,365	42%
Before 1950	1,519	6%	1,667	11%
Total	24,871	100%	15,115	99%

Data Source: 2007-2011 CHAS

Table 42 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,190	41%	8,032	53%
Housing Units built before 1980 with children present	3,080	12%	2,500	17%

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Table 43 - Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	N/A
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

Need for Owner and Rental Rehabilitation

N/A

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

Building age is used to estimate the number of homes with lead-based paint (LBP), as LBP was prohibited on residential units after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. Forty two percent of all units (18,222 units) in the City were built before 1980 and provide potential exposure to LBP.

As discussed in the Needs Assessment, 33 percent of households (14,000 households) in the City are LMI, with incomes falling between 0-80% AMI. Using this percentage as a baseline, we can estimate that 6,013 LBP units are occupied by LMI families.

Discussion

Please see discussion above.

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

Introduction

HACT administers the public housing and Section 8 programs for jurisdictions located in the County. HACT manages 179 public housing units and 1,063 Section 8 vouchers in the City. **Table 44 (Total Number of Units by Program Type)** provides an overview of the total number of units by program type in the City.

Table 44 – Total Number of Units by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	710	1,603	0	1,603	12	0	0
# of accessible units	0	0	11	N/A	0	N/A	0	0	0

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

Data Source: Housing Authority of County of Tulare

Data Source Comments: All data is for the City of Visalia

Describe the supply of public housing developments:

There are 179 public housing units in the City — eleven of which are fully accessible for individuals who are physically handicapped and require special accommodation.

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

All public housing sites have been recently renovated or have annual maintenance performed. The revitalization efforts coupled with asset preservation allow the public housing sites to be in good condition in regard to interior and exterior conditions.

Public Housing Condition

Table 45 - Public Housing Condition

Public Housing Development	Average Inspection Score
Visalia #CA030000815	REAC 92

Data Source: Housing Authority of County of Tulare

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

In 2014, HACT invested a total of \$514,000 in Capital Fund improvements. These expenditures covered maintenance and rehabilitation in public housing units and various projects, including roofing and carpet replacement, along with landscaping, air conditioning, and heating unit improvements.

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

Since its inception in 1945, HACT has focused on providing affordable housing opportunities to families in need. Over time, the agency has incorporated numerous programs into its housing portfolio — many of which are funded by different types of agencies, including the U.S. Department of Housing and Urban Development (HUD), U.S. Department of Agriculture, the Tax Credit Allocation Committee of the State Treasurer's Office, California's Rental Housing Construction Program, HOME, City Redevelopment Agencies (RDA) and other local agencies. Currently, HACT provides affordable rental housing to over 5,000 households throughout the County.

As a participant of MTW — a demonstration program launched by HUD to facilitate program innovations that work towards enhancing the efficacy of PHAs — HACT has capitalized on the organizational and procedural flexibility granted to the agency through this program.

Under guidelines of the conventional public housing program, PHAs are required to establish rents based on 30 percent of participant's income. MTW, however, grants HACT flexibility in modifying this policy, which has allowed the agency to establish fixed rents that remain unaffected by a household's increase in income. This policy modification was implemented as an effort to encourage self-sufficiency among participants and has worked to benefit both the agency and the households receiving assistance. The goal behind establishing fixed rents is to prevent participants from being penalized if they search for and obtain higher income jobs. Under conventional public housing program guidelines, participants may be discouraged from earning higher incomes as a result of rent increases that may occur as a result of increased income. HACT's modification to this policy encourages program participants to obtain higher-paying jobs and allows them to use the additional income they receive to fix their credit, save to become home owners, or other activities that allow them to work toward self-sufficiency.

This innovation has also become a cost efficiency measure for HACT, as flat rents have made agency operations for this program much simpler. Clerks no longer have to spend extra time sorting out complicated income formulation requirements. The income formulation process is not only expedited but also becomes more effective as clerks are less likely to make mistakes in formulating the participants' income. Furthermore, this innovation allows for more effective informational outreach for all community stakeholders. Explaining flat rents also allows community stakeholders to be able to better understand the benefits of this public housing program.

Under traditional HUD regulations, recipients of public housing assistance and Section 8 vouchers would have the opportunity to be enrolled in the program indefinitely, as long they remained eligible. This traditional system resulted in minimal turnover, making it difficult to enroll new applicants. Traditional programs did not incentivize participants to become financially self-sufficient, as they would become at risk of losing their vouchers if their incomes exceeded eligibility levels.

HACT has established a five-year time limit on assistance for non-elderly and non-disabled participants of public housing and Section 8 programs as an approach to promote self-sufficiency. This has allowed the agency to encourage independence and promote self-sufficiency. Program participants are better informed and guided to utilize the assistance they receive throughout the course of their enrollment in assistance programs to enhance their ability to become self-sufficient. Participants are referred to agencies that provide services that enhance self-sufficiency (i.e. job training, higher education, first time homeownership programs, and personal finance management). Furthermore, this innovation has created a more equitable process for all eligible community members. The ongoing turnover that this innovation creates has allowed HACT to maintain open waiting lists for both the public housing and HCV programs. By having open and shorter waiting lists, the agency is able to provide a more equitable method of distributing housing subsidies to eligible applicants.

Discussion:

Please see discussion above.

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

Introduction

Various organizations provide housing facilities and services to homeless individuals in the City. Housing facilities available to the homeless include emergency shelters, transitional housing, safe havens, and permanent supportive housing opportunities. Support services for homeless individuals include outreach and engagement, housing location assistance, health care services, job education and training, substance abuse services, legal assistance, veteran services, childcare, domestic violence support, and food banks.

Table 46 - Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	30	5	61	67	0
Households with Only Adults	76	0	147	38	0
Chronically Homeless Households	0	0	0	34	0
Veterans	0	0	0	42	0
Unaccompanied Youth	0	0	0	0	0

Data Source: 2014 Housing Inventory Chart

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

The City is an active participant in monthly Alliance meetings, which are comprised of various governmental departments and service providers who share updates on their existing programs and needs. Each meeting includes a speaker and information on services and agency providers. These collaborative efforts result in enhanced coordination, exchange of best practices, and greater understanding of community needs.

In addition to these collaborative meetings, each program designs and implements supportive services based on their target population and partnerships leveraged within the community. The overarching goal of the supportive services offered is to link individuals and/or families with mainstream benefits and income support, education and employment services, as well as health and life skills services. These linkages are a critical component to assisting clients in self-sufficiency, reducing episodes of homelessness, and preventing recidivism.

Examples of services that homeless persons are connected to as a part of their Individualized Service Plan are shown below in **Table 47 (Individualized Service Plan for Homeless Individuals)**.

Table 47 – Individualized Service Plan for Homeless Individuals

Agency	Program(s)	Description
Department of VA	VASH Program	Permanent housing for homeless veterans and their families.
Visalia Health Clinic	N/A	Provide Medi-Cal enrollment and provide health care for persons who do not qualify for Medi-Cal and meet the eligibility criteria.
Family Healthcare Network	N/A	Provide medical and dental assistance on a sliding scale/ability-to-pay fee structure.
Central Valley Recovery Services	N/A	Drug addiction help, residential treatment, methamphetamine, withdrawal from opiates, outpatient treatment, drug addiction help.
Tulare County HHS	Veteran’s Service Office	Veterans Services (County HHS).
Tulare County HHS	Visalia Adult Integrated Clinic	Mental health services.
Turning Point	North Tulare County ONE-STOP	Mental health services.
Tulare County HHS	Visalia Tulare WORKs	General Assistance (GA) is for single adults who have little, or no, income.
ABLE Industries	N/A	ABLE Industries provides job training, employment, life skills education and community supportive services to people with disabilities.
Tulare County Workforce Investment Board	Employment Connection	Full access to all job search, career search, labor market information, and job training activities.

Data Source: Kings/Tulare County Continuum of Care

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

The City supports and collaborates with local service providers, through the Alliance, to assist homeless individuals and families.

The Alliance has recently implemented Every Door Open, a coordinated entry and assessment system serving Kings and Tulare Counties. Every Door Open assists individuals and families who are at-risk of

or experiencing homelessness within the region. Clients seeking assistance can access the system through any provider. Within 72 hours of completion and submittal of the Kings/Tulare Housing Assistance Application, staff/case managers complete a Needs Assessment to determine the appropriate level of services. By using the Needs Assessment tool, each applicant is evaluated on a variety of criterion, including rental history, criminal history, domestic violence, mental health challenges, disabling conditions, language barriers, educational attainment, employment status, and length of homelessness. Services are then assigned based on the client-level determination. The coordinated intake and assessment system is a best practice for prioritizing people who are homeless and most vulnerable, which include people who are chronically homeless, families with children, veterans, and unaccompanied youth.

All programs within the Alliance include supportive services for their clients. Each program designs and implements supportive services based on its target population and partnerships leveraged within the community. The overarching goal of the supportive services offered is to link individuals and/or families with mainstream benefits and income support, education and employment services, as well as health and life skills services. These linkages are a critical component to assisting clients in self-sufficiency, reducing episodes of homelessness, and preventing recidivism.

Table 48 (Programs that Serve Vulnerable Populations) provides a list of programs that serve vulnerable subpopulations:

Table 48 – Programs that Serve Vulnerable Populations

Agency	Program(s)	Description
Family Services of Tulare County	Myrtle Court Tracy Court United Way PSH	Permanent supportive housing for homeless individuals and families with a disability.
Family Services of Tulare County	Tulare Housing First Tulare Housing First II Tulare Housing First II Bonus	Permanent housing with supportive services for chronically homeless single males and females.
Family Services of Tulare County	Transitional Housing + Services	Transitional housing for women with children who are victims of domestic violence.
Family Services of Tulare County	Karen’s House	Emergency shelter for single women and women with children who are victims of domestic violence.
Community Services & Employment Training	Tulare County PSH	Permanent Supportive Housing for homeless individuals and families with a disability.
Turning Point	Visalia Re-entry Center	Single males only; housing, laundry, transportation, and life skills (all no fee to client); no registered sex offenders or registered arson.

Agency	Program(s)	Description
Turning Point	Casa de Robles	Transitional and permanent supportive housing (for individuals with disabilities) for single males.
Turning Point	Court Street	Transitional housing for single men.
Visalia Rescue Mission	Overnight Guest	Overnight emergency shelter for single men who are homeless.
Visalia Rescue Mission	Shelter of Hope	Overnight emergency shelter for single women and women with children who are homeless.
Visalia Rescue Mission	Next Steps	Transitional housing program for single men experiencing homelessness.
Visalia Rescue Mission	House of Hope	Transitional housing program for single women experiencing homelessness.
Visalia Rescue Mission	Men's Recovery Program	Residential treatment program that serves homeless and non-homeless men.
Department of VA	VASH Program	Permanent housing for homeless veterans and their families.
Aspiranet	THP Plus	Housing and services for transitioning age youth Age 18-24
Bethlehem Center	N/A	Provides hot meals six days a week (breakfast and lunch M-F) and lunch only Saturday and Sunday, emergency food and clothing.
Community Impact Central Valley	EHAP	Transitional housing program for single men, women and families experiencing homelessness.
Visalia Emergency Aid	N/A	Food pantry, clothing, financial counseling and homeless prevention.
Visalia Corps (Salvation Army)	N/A	Food basket distribution, material assistance, youth activities, and emergency and miscellaneous services.
Visalia Health Clinic	N/A	Provide Medi-Cal enrollment and provide health care for persons who do not qualify for Medi-Cal and meet the eligibility criteria.
Family Healthcare Network	N/A	Provide medical and dental assistance on a sliding scale/ability-to-pay fee structure.

Agency	Program(s)	Description
Central Valley Recovery Services	N/A	Drug addiction help, residential treatment, methamphetamine, withdrawal from opiates, outpatient treatment, drug addiction help.
Tulare County HHSA	Veteran's Service Office	Veterans Services (County HHSA).
EMQ Families First	TAY Housing	Housing and services for transitioning age youth Age 18-24.
Tulare County HHSA	Visalia Adult Integrated Clinic	Mental health services.
Tulare County HHSA	Transitional Living Center	Transitional housing for single men and women with a serious mental illness.
Tulare County HHSA	East Tulare Avenue Cottages	Permanent supportive housing for single men and women with a serious mental illness.

Data Source: Kings/Tulare County Continuum of Care

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

Introduction

N/A

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

N/A

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

The City has a number of licensed community care facility beds available for persons with health-related conditions. This may include the following type of licensed care facilities:

- **Small Family Homes:** Small Family Homes provide 24-hour care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.
- **Group Homes:** Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youth.
- **Adult Residential Facility:** Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- **Residential Care Facilities for the Elderly:** Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes, and board and care homes. The facilities can range in size from fewer than six beds to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision. Because of the wide range of services offered by RCFEs, consumers should look closely at the programs of each facility to see if the services will meet their needs.

- **Social Rehabilitation Facility:** A Social Rehabilitation Facility is any facility that provides 24-hours-a-day non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling.

Table 49 - Licensed Assisted Living Residential Care for the Elderly

Facility Name	Address	# of units
Augdon Senior Care Home	2610 S. Dollner Street	6
Casa Grande Assisted Living	347 East Walnut	49
Casa Grande Senior Care Home	#2 417 E. Walnut Ave	46
Evergreen Residence	3030 W. Caldwell Ave	40
Glory Days Assisted Living For Seniors	1303 S. Pinkham	10
J & M Elderly Homecare	3510 W. Elowin Avenue	6
James Linwood Rch, Inc.	111 1/2 S. Linwood St.	6
Jordeth Senior Care Home	2226 W Perez Ct	5
Park Visalia Assisted Living	3939 West Walnut Avenue	123
Prestige Assisted Living At Visalia	3120 W. Caldwell	72
Quail Park Memory Care Residences	5050 Tulare Avenue	44
Quail Park Retirement Village, Llc	4600 Cypress	175
Sierra Village Assisted Living	73 Molenstraat	22
Sunflower Gardens	1818 S Thomas Street	6
T.L.C Assisted Living For Seniors	2530 S. Ben Maddox Way	26
Facility Name (City Assisted Projects)	Address	# of units
Sierra Meadows	1120 E. Tulare Ave.	42
Oak Meadows	111 W. School Ave.	59
The Meadows	3900 W. Tulare Ave.	100
Town Meadows	115 W. Murray Ave.	100

Data Source: City of Visalia

The City supports over three hundred units of assisted senior housing via Redevelopment and HOME funding.

Table 50 – Licensed Community Care Facilities

Facility Name	Address	# of units
24-Hour Residential Care For Children		
Grace Homes - Sumter Campus, The	1100 North Sumter	70
Kids First Alborada	3710 W. Sunnyside Ave	4
New Journey - Vista	4137 East Vista	6
New Journey Princeton	1627 W. Princeton	6
Pride Ranch, Inc.	4726 W. Concord	6
Success In Recovery	3713 W. Howard Ave	6
Success In Recovery II	3424 Packwood St.	6
Aspiranet-Visalia Office	4128 S. Demaree St., Suite B	6
Residential Elder Care Facility		
Magnolia Park Assisted Living	2950 E. Douglas Ave.	48

Augdon Senior Care Home	2610 S. Dollner Street	6
Casa Grande Assisted Living	347 East Walnut	49
Casa Grande Senior Care Home #2	417 E. Walnut Ave	46
Evergreen Residence	3030 W. Caldwell Ave	40
Glory Days Assisted Living For Seniors	1303 S. Pinkham	10
J & M Elderly Homecare	3510 W. Elowin Avenue	6
James Linwood Rch, Inc.	111 1/2 S. Linwood St.	6
Jordeth Senior Care Home	2226 W Perez Ct	5
Park Visalia Assisted Living	3939 West Walnut Avenue	123
Prestige Assisted Living At Visalia	3120 W. Caldwell	72
Quail Park Memory Care Residences	5050 Tulare Avenue	44
Quail Park Retirement Village, LLC	4600 Cypress	175
Sierra Village Assisted Living	73 Molenstraat	22
Sunflower Gardens	1818 S Thomas Street	6
T.L.C Assisted Living For Seniors	2530 S. Ben Maddox Way	26
Adult Residential Facilities And Day Programs		
Central Valley Training Center	9838 W. Grove Ave	75
Chances Learning Center	220 N. Stevenson	24
Creative Center, The	410 E. Race Street	115
Life Skills Learning Center	2544 Valley Oaks Drive	76
People's Care Bliss Center	909 Murray Rd.	60
Social Vocational Services	1814 Dinuba Blvd.	90
Social Vocational Services, Visalia #2	3140 West Caldwell Avenue	75
Abarquez Homes Inc.	312 NW 4th Street	4
Anderson Family Care Home	722 W. Cambridge	6
Bradberry Family Home, The	616 W. Loyola	6
Bryant-Little Home	2042 N. Quincy	6
Bryant-Little Home 2	2733 West Country Lane	4
Casabar Manor	1735 South Rio Linda St.	4
Dago Residential Facility	1741 W. Vine	6
Dago Residential Facility 2	3425 South San Joaquin	6
Dago Residential Facility #3	2850 S. Maselli Ct.	6
Facility Name	Address	# of units
Diana's Family Home	2248 N Thomas Court	6
Diaz Care Home 3	2313 S. Jacques St	6
Diaz Care Home li	2128 South Ashton Court	6
Diaz Family Care Home	1603 S. Peppertree Ct.	6
Diaz Oak View Home	144 W. Oak View Dr	6
Dorothy Wilson Home	3611 Millcreek Drive	6
D.P. Butler Home	3500 W. Victor	6
Ewing Palm Home, Llc	4836 W. James Ct	6
Gumbiner Home	19525 Lort Dr.	6
Kaiser Specialized Residential Tulare	2816 W. Taylor Ave	4
Kaiser Specialized Residential Vassar	4224 E. Vassar Ave.	4
Kenyon Home #1, The	2511 N. Liberty Ct.	6
Lee's Country Home	11282 Avenue 272	5

Lee's Town Home	3615 W. Iris Street	6
Lewis-Graves Arf #3	3143 Douglas	4
L&M Homes, LLC	3635 West Laurel Avenue	6
M. Key Care Home	3037 W. Laura Avenue	6
Nieblas Home	531 West Feemster	6
Peel Home, The	2541 E. Mary Avenue	6
Petit & Peel Home	3537 W. Cutler Avenue	4
Pira Board And Care	3827 S. Bollinger St	6
Pira Home Care	4222 S. Rova St	4
Pira Homecare #2	4043 W Clinton Avenue	4
Plumlee's #1	2030 N. Bridge	15
Plumlee's #2	2032 N. Bridge	15
Sails Sunnyside	5712 Sunnyside Drive	4
Sandoval Home	1537 W. La Vida	6
Sandoval Home li	3815 S. Silvervale	6
Sandoval Home lii	13851 Avenue 320	6
Sue's Care Facility	1616 Castlevew	6
Transitional Living Center	546 E. Tulare Avenue	38
Violet Colegrove	3501 W. Fairview Ave	6
Walnut Grove House, Inc. Dba Lewis Graves Arf #1	25401 Road 152	6
Zanyk Facility	1317 West Oak	6
Zanyk li	421 N. Divisadero	6

Data Source: California Department of Social Services

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

N/A

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

Not applicable.

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

Describe any negative effects of public policies on affordable housing and residential investment.

The disparity between income and the cost of living stand as the greatest barriers for households seeking to obtain affordable housing in the City. In general, permit and development impact fees, building codes, and off-street parking standards stand as public policies that negatively affect the development of affordable housing and residential investment in jurisdictions across the state.

- 1) **Permit and Development Impact Fees:** The City collects permit and development impact fees to offset the administrative and service costs generated from these projects, such as processing permits and building inspections. California law requires that City-enforced fees be reasonable and relative to the cost of providing specific services. In many jurisdictions across the state, these fees often limit the supply of affordable housing produced due to the additional costs associated with housing construction.
- 2) **Building Codes:** Building codes set guidelines that identify minimum standards to ensure that building and non-building structures protect the health and safety of the community. Local building codes, however, often mandate that costly improvements be made to meet regulation requirements. The City adopted the 2013 California Building Code (CBC), which is grounded on the 2012 International Building Code. The City has not made any amendments nor changes to the 2013 CBC. The City's building codes prove to be in line with those of other California jurisdictions and do not have significant negative consequences on the development of affordable housing in the City.
- 3) **Off-street Parking Standards:** The City's basic parking requirements generally concede parking within affordable housing and do not require structures for parking in multifamily housing. The City's basic parking requirement is 1.5 spaces per unit. This automatically applies to market rate units and is essential for that type of tenant. Parking spaces do not need to be enclosed or covered, which minimizes the cost for market rate units. Additionally, SRO units do not require any tenant parking, senior apartments only require one space, and affordable housing projects can reduce the onsite parking requirements.

Under SP-55: In relation to HACT, they are committed to addressing the growing need for affordable housing. HACT is currently a participant of the Moving to Work (MTW) Demonstration Program. This demonstration is an effort by HUD to facilitate program innovations and enhance the efficacy of Public Housing Authorities (PHAs). HACT has capitalized on the organizational and procedural flexibilities offered by the MTW Demonstration Program to become a more effective and efficient agency. Currently, HACT provides affordable and well-maintained rental housing to over 5,000 households throughout the County. HACT recognizes that the current housing stock does not match the growing need for affordable housing. Rental assistance programs such as the Section 8 Housing Choice Voucher Program and the Conventional Low Rent Public Housing Program are not entitlement programs and funding is limited. Funding levels do not meet the current demand. HACT has not seen an increase in the number of HUD allocated Section 8 Housing Choice Vouchers for over fifteen years although the need has grown over time. There is not enough available funding to meet the demand.

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

Introduction

The needs of a community can generally be defined by three distinct categories: public facilities, public services and economic development. Most of these items can be provided by the local jurisdiction, but other items may need to be provided through the community at-large.

Public Facilities

Within the City budget, many public improvement projects are identified but are funded through other methods, such as impact fees or benefit assessment districts. Public facility improvement needs can include landscaping, lighting, tree planting, ADA accessibility, recreational facilities, sidewalk improvements, and public parking.

Public Services

Various specialty groups rely on specific programs that are provided by either the City or nonprofit organizations. These programs are designed to fill voids left by households' lack of resources or lack of direct access or education to these necessities. For example, fair housing education, provides education to the community including landlords regarding their rights and responsibilities.

Economic Development

This discipline involves the collaboration of multiple economic development agencies that support the County, which includes the Visalia metropolitan area. Some of the economic development entities that provide resources to the City include the following:

- **Tulare County Workforce Investment Board (WIB):** This public/private partnership is the primary funding source for the Tulare County Employment Connection. It provides training and career information, financial and technical assistance to businesses, and is the federally designated local agency for coordination of Workforce Investment Act funds in the County.
- **Tulare County Economic Development Corporation (TCEDC):** A marketing and business recruitment organization, TCEDC works to attract new businesses to the Visalia/Tulare County area. The organization manages the Business Incentive Zone and the Recycling Market Development Zone, which are designed to stimulate business development and employment growth through a combination of loans, tax incentives, technical assistance, and marketing for business located within the zones. Various participating cities and private investors fund this nonprofit agency. TCEDC is also the lead agency for a regional Promise Zone application that was recently submitted to HUD for consideration. Our regional Promise Zone includes the City, all of the other incorporated cities in Tulare County, most of the County of Tulare itself, and is a partnership that includes local educational institutions, workforce development groups, regional planning groups, private industry, and other key stakeholders focused on job creation, enhanced educational attainment/job training access, and overall increasing access to opportunity for those in the targeted Promise Zone areas.
- **Visalia Economic Development Corporation (VEDC):** This nonprofit organization was formed to stimulate the City's economy and support local businesses. VEDC focuses on

business attraction, retention, expansion and workforce education and training. It is funded through a joint partnership between the City and local businesses.

- **Tulare-Kings Hispanic Chamber of Commerce (TKHCC):** TKHCC's mission is to promote business development and business growth within the Hispanic community. TKHCC's primary objectives are to provide business development services; provide capital access for its members; inform and educate members how to reach the Hispanic market; create an inventory of the targeted market and businesses; identify needs and create services; be a venue for businesses to be involved in the greater community; collaborate with state, regional and national Hispanic Chambers of commerce; offer value-added incentives for businesses to participate in the TKHCC; and promote business career opportunities for Hispanic youth.
- **Visalia Chamber of Commerce (Chamber):** The Chamber advances business vitality and prosperity for its members and the Visalia community. It provides networking opportunities for business members and represents the interests of the business community with government.
- **Downtown Visalians/Downtown Visalia Alliance:** Downtown Visalians was formed to help stimulate the downtown economy, provide marketing and promotions within the downtown core area of the city and work on revitalization efforts. The Property -Based Improvement District (PBID) was formed as a benefit assessment district, covering the same general 70-block area as the focus of the Downtown Visalians, to provide environmental, infrastructure and business improvements.
- **Fresno State Small Business Development Center (SBDC):** The Fresno State SBDC provides one-on-one business consulting, workshops, research, and online learning services. It is part of the UC Merced SBDC regional network.

The City works closely with its local partners, TCEDC, WIB, and VEDC, and private industry to attract and expand business. The City's community development strategy relates to efforts to provide new and/or improve existing services, facilities, infrastructure, and economic opportunities for target income households and areas.

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

As **Table 51 (Business Activity)** indicates, Retail Trade, Education/Healthcare and Arts/Entertainment/Accommodations represent the top three employment sectors within the reported area. This can be attributed to the City being the metropolitan hub of the region between Bakersfield and Fresno. However, the top three industries that represent the work experience of the most workers are Retail, Education/Healthcare and Agriculture. The data also indicates an over saturation of workers in Agriculture, Manufacturing, and Transportation and Warehousing. This presents an opportunity to grow the Manufacturing and Food Processing industries. A specific strategy could include working with local industrial businesses to identify any value chain development opportunities and providing skill enhancement opportunities to their incumbent workforce and any unemployed individuals interested in working in the manufacturing or food processing industry that may have previous experience in the agricultural industry. With a workforce familiar with agriculture and a robust agricultural business presence throughout the region, the City

has a unique opportunity to grow food processing jobs. **Table 6o –(Detailed Short Term Industrial Job Projections for Tulare County)** indicates short term industrial job projections for the County.

Table 51 – Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	3,483	2,280	12	7	-5
Arts, Entertainment, Accommodations	3,388	4,359	12	13	1
Construction	1,355	1,480	5	5	0
Education and Health Care Services	4,342	6,266	15	19	4
Finance, Insurance, and Real Estate	1,706	2,522	6	8	2
Information	444	529	2	2	0
Manufacturing	3,032	2,519	11	8	-3
Other Services	1,549	1,806	5	6	1
Professional, Scientific, Management Services	1,647	1,941	6	6	0
Public Administration	0	0	0	0	0
Retail Trade	4,522	6,032	16	19	3
Transportation and Warehousing	1,121	913	4	3	-1
Wholesale Trade	1,575	1,907	6	6	0
Total	28,164	32,554	--	--	--

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Table 52 – Labor Force

Total Population in the Civilian Labor Force	56,409
Civilian Employed Population 16 years and over	50,845
Unemployment Rate	9.86
Unemployment Rate for Ages 16-24	24.77
Unemployment Rate for Ages 25-65	5.94

Data Source: 2007-2011 ACS

Table 53 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	10,204
Farming, fisheries and forestry occupations	2,285
Service	5,615
Sales and office	12,739
Construction, extraction, maintenance and repair	5,472
Production, transportation and material moving	2,530

Data Source: 2007-2011 ACS

Table 54 – Travel Time

Travel Time	Number	Percentage
< 30 Minutes	37,442	79%
30-59 Minutes	7,904	17%
60 or More Minutes	2,168	5%
Total	47,514	100%

Data Source: 2007-2011 ACS

Table 55 – Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,531	774	4,401
High school graduate (includes equivalency)	9,354	1,141	3,641
Some college or Associate's degree	17,172	1,374	4,904
Bachelor's degree or higher	10,607	329	1,561

Data Source: 2007-2011 ACS

Table 56 – Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	355	1,200	1,471	2,790	2,167

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
9th to 12th grade, no diploma	2,019	1,916	1,257	2,072	1,341
High school graduate, GED, or alternative	3,480	4,391	3,488	6,270	3,167
Some college, no degree	4,333	5,647	4,087	7,200	2,662
Associate's degree	531	1,839	1,411	3,356	976
Bachelor's degree	537	2,539	1,917	3,622	1,444
Graduate or professional degree	0	847	1,455	2,126	809

Data Source: 2007-2011 ACS

As shown in **Table 57**, the educational attainment for residents 25 years of age and older is as follows:

- 19% have not graduated high school
- 24% have graduated high school (including equivalency), but no further education
- 25% have some college but no degree
- 10% have an associate’s degree
- 14% have a bachelor’s degree
- 7% have a graduate or professional degree

Overall, 80 percent of City residents have at least a high school diploma or higher and only 21 percent have a bachelor’s degree or higher. As a result, over 79 percent of the workforce 25 years of age and older is without an advanced or professional degree, making it more difficult for them to compete for jobs requiring higher education or technical skills.

Table 57 – Educational Attainment for Residents by Age (25 and older)

	Age				Total	% of Total
	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.		
Less than 9th grade	1,200	1,471	2,790	2,167	7,208	10%
9th to 12th grade, no diploma	1,916	1,257	2,072	1,341	6,653	9%
High school graduate, GED, or alternative	4,391	3,488	6,270	3,167	17,088	24%
Some college, no degree	5,647	4,087	7,200	2,662	18,005	25%
Associate's degree	1,839	1,411	3,356	976	7,264	10%
Bachelor's degree	2,539	1,917	3,622	1,444	9,881	14%
Graduate or professional degree	847	1,455	2,126	809	4,961	7%
Total	18,109	15,162	25,814	11,975	71,060	100%

Source: 2007-2011 ACS Estimates

Table 58 (Median Earnings in the Past 12 Months) shows that those residents with advanced and professional degrees have significantly higher median incomes, with holders of bachelor’s degrees having an approximately 56 percent higher median income than those with only an associate’s

degree, and those with a graduate degree or professional degree having a 128 percent higher median income.

Table 58 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,147
High school graduate (includes equivalency)	30,995
Some college or Associate's degree	33,148
Bachelor's degree	51,562
Graduate or professional degree	75,841

Data Source: 2007-2011 ACS

Table 59 – Tulare County Overall Agricultural Output

	2012	2011
Field Crops	\$765,840,000	\$615,898,000
Vegetable Crops	\$19,700,000	\$19,506,000
Nursery Products	\$67,370,000	\$65,717,000
Fruit & Nut Crops	\$2,835,406,000	\$2,201,584,000
Apiary Products	\$39,203,000	\$36,787,000
Seed Crops	\$2,654,000	\$1,511,000
Industrial Crops	\$1,830,000	\$1,669,000
Livestock & Poultry	\$660,661,000	\$624,339,000
Livestock & Poultry Products	\$1,818,029,000	\$2,062,385,000
Grand Total	\$6,210,693,000	\$5,629,396,000

Data Source: Applied Development Economics, Inc., Visalia Industrial Strategy Final Report June 26, 2014

Table 60 – Detailed Short Term Industrial Job Projections for Tulare County

NAICS Code	Description	2012 Jobs	2017 Jobs	Change	% Change
31	Manufacturing	11,307	12,496	1,189	10.5%
48	Transportation and Warehousing	4,915	5,874	959	19.5%
42	Wholesale Trade	3,612	3,785	173	4.8%
22	Utilities	665	747	82	12.3%
21	Mining, Quarrying, and Oil and Gas Extraction	40	45	5	12.5%
23	Construction	3,968	3,946	(22)	(0.6%)
	Total	24,507	26,893	2,386	9.74%

Data Source: EMSI 2013.2 Class of Worker Dataset QCEW Employees

Table 61 identifies the City's specific major employers.

Table 61 – City of Visalia's Major Employers

Top Employers	Employees	Top Employers	Employees
County of Tulare (Headquartered in Visalia; countywide employment figure)	4,300	JoAnn Stores Distribution Center	260
Visalia Unified School District	2,427	Costco	250
Kaweah Delta Health Care District	2,132	ConAgra Foods	225

Top Employers	Employees	Top Employers	Employees
College of the Sequoias	1,160	Voltage Multipliers	215
CIGNA HealthCare	700	Family HealthCare Network	200
City of Visalia	513	Gropetti Automotive	191
VF Corporation	450	Kawneer Company	178
Wal Mart	400	Sequoia Beverage	130
International Paper	350	VWR	122
Josten's	320	Kohl's	112
Visalia Medical Clinic	300	American Air Company	105
Blue Scope Steel/Butler Mfg.	300	California Dairies	102

Describe the workforce and infrastructure needs of the business community:

The City has a diverse business community with different workforce and infrastructure needs. The City’s job creators, such as manufacturing, food processing, and distribution generate ‘export income’ and support the secondary job creators in the local economy, such as retail and arts/entertainment/accommodations. In assessing local workforce needs for most entry-level ‘industrial’ jobs, a common factor across many business types seems to be a heightened ability to understand and use ‘basic technology.’ Many jobs that historically may have been less technology intensive now include at least some form of interaction with desktop computing, tablets, or automated equipment. Therefore, basic computer literacy becomes a necessary workforce skill. Many employers also indicate that a lack of ‘soft skills’ is sometimes a factor in why they are unable to keep some entry-level job seekers. It is important to work with local employers and job training/educational institutions to further define these skill requirements and find opportunities for on-the-job training to exercise these specific skills. Additionally, language barriers sometimes exist and workplace English skills should be incorporated whenever possible. Lastly, programs that assist job seekers to pass high school equivalency tests and obtain their GEDs must be supported. A focus on offering these training services to the migrant farm worker job seeker population is absolutely essential to prepare the regional workforce for additional industrial growth.

For higher paying, higher skilled industrial occupations, the City must enhance its ability to increase the educational attainment levels and on-the-job training opportunities for the City’s youth and adult job seekers in the surrounding communities. The City’s ability to attract more manufacturing jobs is sometimes limited not because of the educational attainment levels within the City but because of that of the County. Continuing to develop local solutions with an eye towards regional partnerships is paramount to building the City’s advanced manufacturing and food processing industrial presence. In addition to post-secondary degree programs, vocational programs and flexible, customizable training programs that may be delivered to local employers can accommodate much of the higher wage job opportunities available.

There are three key issues associated with infrastructure needs for industrial jobs in the City. First, additional access to rail service is becoming increasingly important. According to VEDC, recent Industrial Strategy Report (prepared by Applied Development Economics, Inc.), “The [San Joaquin Valley Rail Company (SJVR)] line needs repairs between Exeter and Dinuba, which currently limits the

tonnage that can be shipped as well as the number of hazardous materials loads per train. Train speed is severely limited. In addition, rail spur service is not available north of Riggin Avenue, which will affect land designated for industrial development in the City's new General Plan." Secondly, access to high-speed Internet service in the industrial park is very limited. For Visalia to continue to offer a world-class industrial park and compete for jobs, investments must be made into such services. Third, while the City has a good supply of land available for industrial development, it must be brought to the market and developed. A focus will first be placed on infill development opportunities.

In regards to other infrastructure, the City fares rather well. As noted VEDC's Industrial Strategy Report, in regards to air freight, "Visalia Municipal Airport has limited commercial service currently, but it does offer limited air cargo service by smaller feeder aircraft accessing the UPS and Federal Express networks." As it pertains to water availability, the City's infrastructure is currently serviced and maintained by the California Water Service Company (Cal Water). As indicated in VEDC's Industrial Strategy Report, "[Cal Water] reports a design capacity to pump 100,829 acre-feet per year (afy) from groundwater [whereas] actual demand was 31,762 afy in 2010 and the unused capacity is projected to suffice well past 2030. Over the long term, there is a need to increase water conservation and groundwater recharge to address declines in the groundwater basin. However, compared to many other areas in the Central Valley, Visalia has a relatively sustainable source of water." In terms of wastewater treatment capacity, the City has made significant investments in its Water Conservation Plant and has plenty of capacity for both residential and commercial/industrial growth. Southern California Edison and Sempra Gas Co. are good working partners of the City and have ample infrastructure in place for continued industrial growth. Lastly, local street/transportation infrastructure is in good quality and the City's transportation impact fee program ensures future quality as well.

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

- The Diversified Development Group (DDG), a local development firm, is approved to build 400,000+ square feet of 'spec' industrial warehousing space in the Visalia Industrial Park. Preliminary site plans indicate three warehouse buildings that could potentially include rail service. This will generate numerous industrial jobs and improve the SEC of Riggin Avenue and Road 76.
- The City is currently working with a local food processor on a potential expansion project that could generate 200 new jobs and include an international headquarters facility that would include a regional laboratory space that local educators could potentially access for student training purposes.
- As indicated in the VEDC Industrial Strategy Report, "the recent policymaking focus on boosting America's export trade has important implications for future goods movement needs in the Central Valley. The Central Valley produces a very large share of California's exports, especially agricultural products. The President's export growth initiative is intended to double the value of U.S. exports in five years. This initiative complements long-standing state, regional, and industry export growth efforts. To the extent that ongoing export growth initiatives succeed in increasing those exports there will be an increasing need to

move agricultural and other commodities by truck and rail to Canada and to California's seaports."

- Additionally, the VEDC Industrial Strategy Report indicates that, "projections of Port traffic in the L.A. region suggest that by 2035 there could be a shortage of 228 million sq.ft. of warehouse space. This would suggest that there will be continued demand for distribution centers in the Central Valley."
- The City has approved its 2030 General Plan Update and Environmental Impact Report that outlines development priorities and guides future development.
- As previously mentioned, the City is participating in a regional Promise Zone application that was recently submitted to HUD for consideration. Again, the regional Promise Zone includes the City, all of the other incorporated cities in the County, most of the County of the County itself, and is a partnership with local educational institutions, workforce development groups, regional planning groups, private industry, and other key stakeholders that will lead to job creation, enhanced educational attainment/job training access and overall increase access to opportunity for those in the targeted Promise Zone areas.

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

Many of the positions in demand locally can be filled with the current workforce. To attract additional manufacturing jobs that may require more technical expertise or business management experience, the City must work with local training and educational partners to elevate the educational attainment and vocational aptitudes of not only youth but also the adult migrant farm worker job seeker population. Additionally, in order to keep up with growing demand for education and healthcare jobs the City must continue to support training efforts for these respective industries.

It should be noted that two of the largest employment sectors in the City, Retail and Accommodations, can be seen as entrepreneurial training opportunities as well. The formation or support of small business incubator programs can partially reduce the startup risk for some job seekers that may be interested in launching small businesses. While various incubator models exist and local applications could take many forms, the City's marketplace presents a unique opportunity to grow food entrepreneurship. With access to proper business training and the right equipment, food entrepreneurship is a form of business that transcends income classes and educational attainment levels.

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

- Innovate Tulare Kings: INNOVATE Tulare-Kings (ITK) was established in 2013 as an employer-driven intermediary to support the [Tulare-Kings Pathways Project](#) and [Tulare-Kings Linked Learning Consortium](#). ITK provides employer engagement services, including collective impact and measurement services, work-based learning, and industry-sector planning. Through the Pathways Project, funded in large part by the California Career Pathways Trust, ITK's efforts further enables the expansion of employer and workforce partnerships for the 45+ pathway programs that currently exist in the two counties. By 2017, their goal is

providing opportunities for 10,500 students in the region to explore careers and gain job skills, working side-by-side with local employers and community colleges.

- Visalia Unified Linked Learning Academies: Linked Learning is a proven approach that is transforming education for California students by integrating rigorous academics with career-based learning and real world workplace experiences. Linked Learning ignites high school students’ passions by creating meaningful learning experiences through career-oriented pathways in fields such as engineering, health care, performing arts, law, and more. When students love what they’re learning, they work harder, dream bigger, and learn more.
- Placement of California Community Colleges Deputy Sector Navigator – Advanced Manufacturing: Where a sector is a priority in multiple regions, industry benefits from having a first contact amongst the community colleges in the form of Sector Navigators. Sector Navigators cross coordinate amongst regions along a sector to bring forth relationships, assets, and resources– including collaborative communities, hubs, and industry advisory bodies – to advance career pathways and workforce solutions to close the skills gap. The placement of a Deputy Sector Navigator (DSN) for the Advanced Manufacturing industry at COS brings industry knowledge and additional resources to any workforce development initiatives supporting the growth of this industry in the City. The DSN may act as a catalyst for local initiatives.
- As previously discussed, the Workforce Investment Board, College of the Sequoias, and other educational and workforce training partners are involved in the regional Promise Zone application as well. As such, there have been specific goals identified in the plan that will spur job creation and job training in the Promise Zone geography.
- According to Cal JOBS, **Table 62 (WIA Available Training In Visalia)** provides a list of available trainings in the City with approximate costs, locations, and duration most of which are eligible for financial assistance available through WIA:

Table 62 – WIA Available Training in Visalia

Provider	Address	City	State
Advanced Career Institute (www.Advanced.edu)	1728 N. Kelsey St.	Visalia	CA
Program Name	Tuition	Eligible for financial assistance under the WIA	Program Length
Advanced Professional Truck Driver - Employment & Training Program Completers	\$5,575.00	Yes	6 Weeks
Advanced Welding Technology - Postsec. Awards/Cert./Diplomas; <1 yr.	\$10,600.00	Yes	38 Weeks
Ag Transportation - Postsec. Awards/Cert./Diplomas; <1 yr.	\$9,045.00	Yes	20 Weeks
Commercial Bus Driver-4WKS - Postsec. Awards/Cert./Diplomas; <1 yr.	\$3,080.00	Yes	4 Weeks
Commercial Driver - 1 Week - Postsec. Awards/Cert./Diplomas; <1 yr.	\$1,200.00	Yes	1 Weeks

Commercial Driver - 2 Week - Postsec. Awards/Cert./Diplomas; <1 yr.	\$2,200.00	Yes	2 Weeks
Professional Truck Driver - Employment & Training Program Completers	\$5,075.00	Yes	4 Weeks
School Bus Driver - Postsec. Awards/Cert./Diplomas; <1 yr.	\$5,408.00	Yes	8 Weeks
Provider	Address	City	State
Career Development Institute (www.cdvisualia.com)	1335 N. Plaza Drive	Visalia	CA
Program Name	Tuition	Eligible for financial assistance under the WIA	Program Length
Green Job Training Building Maintenance - Postsec. Awards/Cert./Diplomas; <1 yr.	\$5,275.00	Yes	16 Weeks
Computer Repair Technician - Postsec. Awards/Cert./Diplomas; <1 yr.	\$5,275.00	Yes	16 Weeks
Office Automation - Postsec. Awards/Cert./Diplomas; <1 yr.	\$5,275.00	Yes	16 Weeks
Provider	Address	City	State
College of the Sequoias http://www.cos.edu	915 S. Mooney Blvd.	Visalia	CA
Program Name	Tuition	Eligible for financial assistance under the WIA	Program Length
Green Job Training Accounting - Certificates < 2yrs.	\$1,483.00	Yes	3 Semesters/Terms
College of the Sequoias - Sum of all types	\$20,000.00	No	24 Months
Green Job Training Environmental Control Technology - Employment & Training Program Completers	Not Available	Yes	26 Semesters/Terms
Fire Technology - Certificates < 2yrs.	\$948.00	No	774 Hours
Industrial Maintenance Technology-Option A - Certificates < 2yrs.	\$1,432.00	Yes	875 Hours
Industrial Maintenance Technology-Option B - Certificates < 2yrs.	\$1,484.00	Yes	1440 Hours
P.O.S.T. Basic Police Academy - Certificates < 2yrs.	\$847.00	Yes	1600 Semesters/Terms
Physical Therapist Assistant Program - Associate's Degree	\$2,400.00	Yes	1567 Hours

Registered Nursing - Associate's Degree	\$2,090.00	Yes	1750 Hours
Welding - Certificates < 2yrs.	\$1,158.00	Yes	743 Hours
Provider	Address	City	State
Marinello Schools of Beauty (www.marinello.com)	2335 S Mooney Blvd	Visalia	CA
Program Name	Tuition	Eligible for financial assistance under the WIA	Program Length
Cosmetology - Postsec. Awards/Cert./Diplomas; <1 yr.	\$19,200.00		1600 Hours
Esthetician - Postsec. Awards/Cert./Diplomas; <1 yr.	\$9,600.00		600 Hours
Manicuring - Postsec. Awards/Cert./Diplomas; <1 yr.	\$2,200.00		400 Hours
Provider	Address	City	State
Milan Institute	1720 W Walnut Ave	Visalia	CA
Milan Institute	3238 S. Fairway	Visalia	CA
Milan Institute http://www.milaninstitute.edu	6500 S. Mooney	Visalia	CA
Program Name	Tuition	Eligible for financial assistance under the WIA	Program Length
Accounting - Certificates < 2yrs.	\$12,421.48	Yes	760 Hours
Nurse Assistant - Certificates < 2yrs.	\$1,661.24	Yes	152 Hours
Provider	Address	City	State
OSC Computer Training http://www.oscct.com/OSCDistanceEducation.htm	OSC Distance Education for Visalia and nearby residents	Visalia	CA
Program Name	Tuition	Eligible for financial assistance under the WIA	Program Length
AIPB Certified Bookkeeper - Certificates < 2yrs.	\$5,975.00	Yes	25 Weeks
AIPB Certified Bookkeeper-DISTANT STUDENT - Certificates < 2yrs.	\$6,475.00	Yes	25 Weeks
Bookkeeping & Office Specialist - Certificates < 2yrs.	\$5,595.00	Yes	20 Weeks
Bookkeeping & Office Specialist-DISTANT STUDENT - Certificates < 2yrs.	\$6,095.00	Yes	20 Weeks

Business Administrative Assistant - Certificates < 2yrs.	\$5,595.00	Yes	21 Weeks
Business Administrative Assistant-DISTANT STUDENT - Certificates < 2yrs.	\$5,595.00	Yes	21 Weeks
Graphic Design and Office Specialist - Certificates < 2yrs.	\$6,080.00	Yes	26 Weeks
Graphic Design and Office Specialist-DISTANT STUDENT - Certificates < 2yrs.	\$6,580.00	Yes	26 Weeks
Medical Billing/Coding for Hospitals - Certificates < 2yrs.	\$4,525.00	Yes	15 Weeks
Medical Billing/Coding for Hospitals-DISTANT STUDENT - Certificates < 2yrs.	\$4,525.00	Yes	15 Weeks
Medical Billing/Coding/Admin for Physicians - Certificates < 2yrs.	\$5,595.00	Yes	25 Weeks
Medical Billing/Coding/Admin for Physicians & Hospitals - Certificates < 2yrs.	\$8,300.00	Yes	40 Weeks
Medical Billing/Coding/Admin for Physicians & Hospitals-DISTANT STUDENT - Certificates < 2yrs.	\$8,300.00		40 Weeks
Medical Billing/Coding/Admin for Physicians-DISTANT STUDENT - Certificates < 2yrs.	\$5,595.00	Yes	25 Weeks
Microsoft Office Core Skills - Certificates < 2yrs.	\$4,820.00	Yes	16 Weeks
Microsoft Office Core Skills-DISTANT STUDENT - Certificates < 2yrs.	\$4,820.00	Yes	16 Weeks
Microsoft Office Specialist (MOS Cert) - Certificates < 2yrs.	\$6,095.00	Yes	31 Weeks
Microsoft Office Specialist (MOS Cert)-DISTANT STUDENT - Certificates < 2yrs.	\$6,095.00	Yes	31 Weeks
Web Design & Programming - Certificates < 2yrs.	\$5,975.00	Yes	25 Weeks
Web Design & Programming - DISTANT STUDENT - Certificates < 2yrs.	\$5,975.00	Yes	25 Weeks
Provider	Address	City	State
San Joaquin Valley College	5607 Avenida de los Robles	Visalia	CA
San Joaquin Valley College	8400 W. Mineral King Ave.	Visalia	CA
Program Name	Tuition	Eligible for financial assistance under the	Program Length

		WIA	
Registered Nursing - Associate's Degree	\$58,970.00	Yes	87 Weeks
Provider	Address	City	State
TCOE/SEE http://www.tcoe.org	626 N. Akers	Visalia	CA
Program Name	Tuition	Eligible for financial assistance under the WIA	Program Length
Hospitality Training Program. - Certificates < 2yrs.	\$2,500.00	Yes	6 Weeks
Provider	Address	City	State
Visalia Adult School	3110 E. Houston Ave.	Visalia	CA
Program Name	Tuition	Eligible for financial assistance under the WIA	Program Length
Administrative & Clinical Medical Assistant - Certificates < 2yrs.	\$300.00	Yes	18 Weeks
Certified Nurse Assistant Program - Certificates < 2yrs.	\$200.00	Yes	9 Weeks
Metal Fabrication/Welding Day Program - Certificates < 2yrs.	\$300.00	Yes	1 Semesters/Terms
Vocational Nursing Program/Practical Nurse License - State-defined Completion Types	\$2,700.00	Yes	13 Months
Provider	Address	City	State
William M. Maguy School of Education A Division of Proteus	1100 N. Miller Park Ct.	Visalia	CA
William M. Maguy School of Education A Division of Proteus (www.proteusinc.org)	7940 Doe Ave.	Visalia	CA
Program Name	Tuition	Eligible for financial assistance under the WIA	Program Length
<u>Green Job Training</u> Energy Efficiency Renewable Energy (EERE) Technician - Certificates < 2yrs.	\$5,204.00	Yes	10 Weeks
<u>Green Job Training</u> PHOTOVOLTAIC SOLAR DESIGN & INSTALLATION - Certificates < 2yrs.	\$3,701.00	Yes	6 Weeks
TRUCK DRIVING - Certificates < 2yrs.	\$4,055.00	Yes	6 Weeks

Green Job Training WEATHERIZATION - Certificates < 2yrs.	\$1,603.00	Yes	4 Weeks
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Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes.

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

The following is a list of specific economic development infrastructure projects (with current status) from the countywide CEDS (specific to City) that align with serving the population and/or geography identified in the Consolidated Plan:

- ADA compliance/City Wide (CEDS project #142) – Improves accessibility for disabled citizens throughout the city for disabled citizens.
 - Status: Ongoing - Accessibility projects as requested by the Citizens with Disabilities Committee and the general public are evaluated and often implemented.
- Santa Fe Widening from “K” Street to Riggin Road (#147) – Widens and improves existing north/south arterial to accommodate increasing traffic.
 - Status: Developing master plan of Santa Fe alignment.
- Tulare widening from Encina to Church (#148) – Widens and improves existing arterial to accommodate increasing traffic.
 - Status: Environmental study complete. Need to acquire right of way.
- Downtown Lighting Project (#158) - Provide safer well lit streets in the downtown for greater safety and visibility.
 - Status: New and replacement of pedestrian and traffic lighting in the downtown area. In planning stage.
- Property Acquisition (#159) - The city is undertaking efforts to expand economic development and affordable housing efforts. This includes acquiring properties that will provide opportunities for commercial/retail or mixed development or expansion.
 - Status: Ongoing
- Central Visalia Development (#160) - This activity will work with local property owners, developers, retail and commercial companies to improve, expand and promote the historic downtown area. Activities include the renewal and expansion of the Property and Business Improvement District, developing commercial, retail, professional office, medical and mixed-use developments. The City will pursue the acquisition of appropriate available properties and construction of parking structures in key locations in order to provide adequate parking for downtown businesses to further employment and services in the area.
 - Status: Ongoing
- Northeast Visalia Infrastructure Improvements (#166) - Project will improve aging infrastructure in the NE Visalia area to allow future expansion of downtown area. Upgrade aging infrastructure and install new infrastructure in NE Visalia including sanitary sewer, storm sewer, roads, etc.
 - Status: Not completed

Discussion

Please see discussion above.

MA-50 Needs and Market Analysis Discussion

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

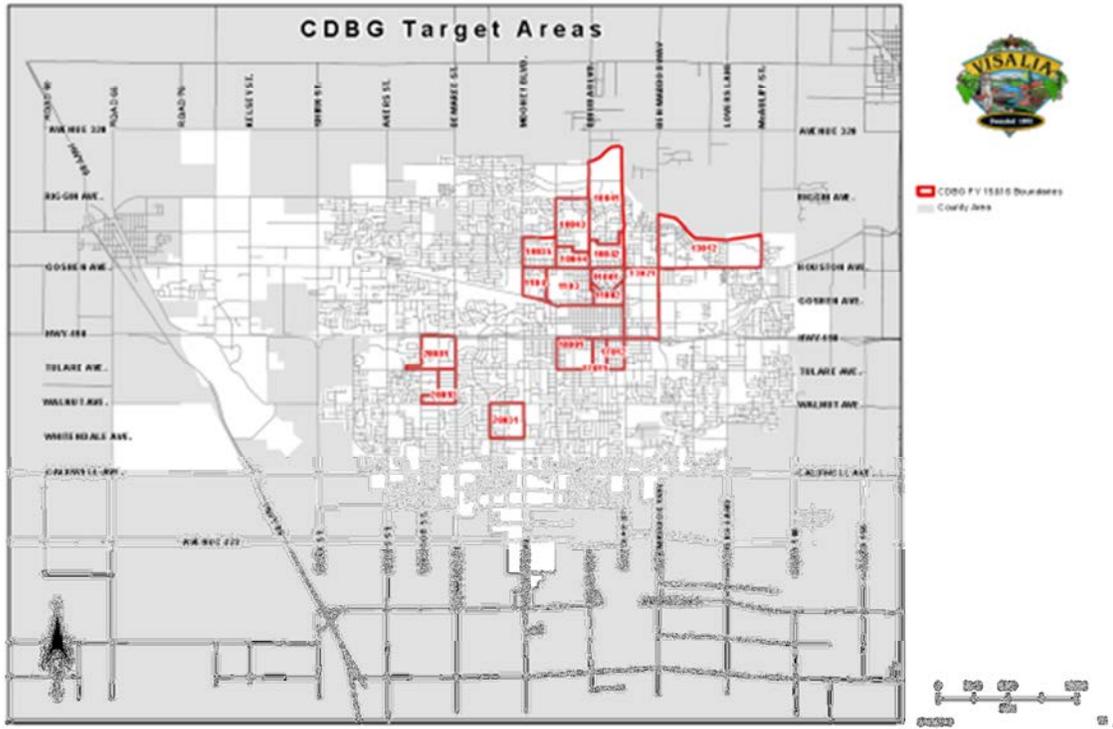
Housing problems disproportionately affect low income and minority populations. For the disproportionate needs by racial/ethnic group, please see the discussion for NA-15, NA-20, and NA-25 for the jurisdiction, as a whole.

- Eighty-nine percent of Black/African households in the 50-80% AMI category experience housing problems, compared to 68 percent of the jurisdiction as a whole.
- Seventy-five percent of Asian households in the 50-80% AMI category experience housing problems, compared to 33 percent of the jurisdiction as a whole.
- Among cost burdened households paying more than 30 percent of their income toward housing costs, American Indian, Alaska Native, and Pacific Islander households both experience a disproportionate need, with 36 percent of American Indian, Alaska Native households experiencing cost burden, compared to 21 percent of the City as a whole.
- Among severely cost-burdened households paying more than 50 percent of their income toward housing costs, Black/African American households are the only racial/ethnic group that experiences a disproportionate need, with 31 percent experiencing severe cost burden, compared to 18 percent of the City as a whole.

Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average.

Low and moderate income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction as a whole. **Map 2** below illustrates areas of the jurisdiction that have LMI concentration.

Map 2: Low Mod CDBG Eligible Tracts



Data Source: ACS 2015-2016
Data Source: Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction as a whole. Based on median household income of \$53,718.
Comment:

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

Map 1 above, depicts two census tracts with a minority, Map 2 depicts census tracts with low-income family concentration. Specifically, census tracts 10.04 & 11.00.

Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average.

Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction as a whole. **Map 2** below illustrates areas of the jurisdiction that have LMI concentration.

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

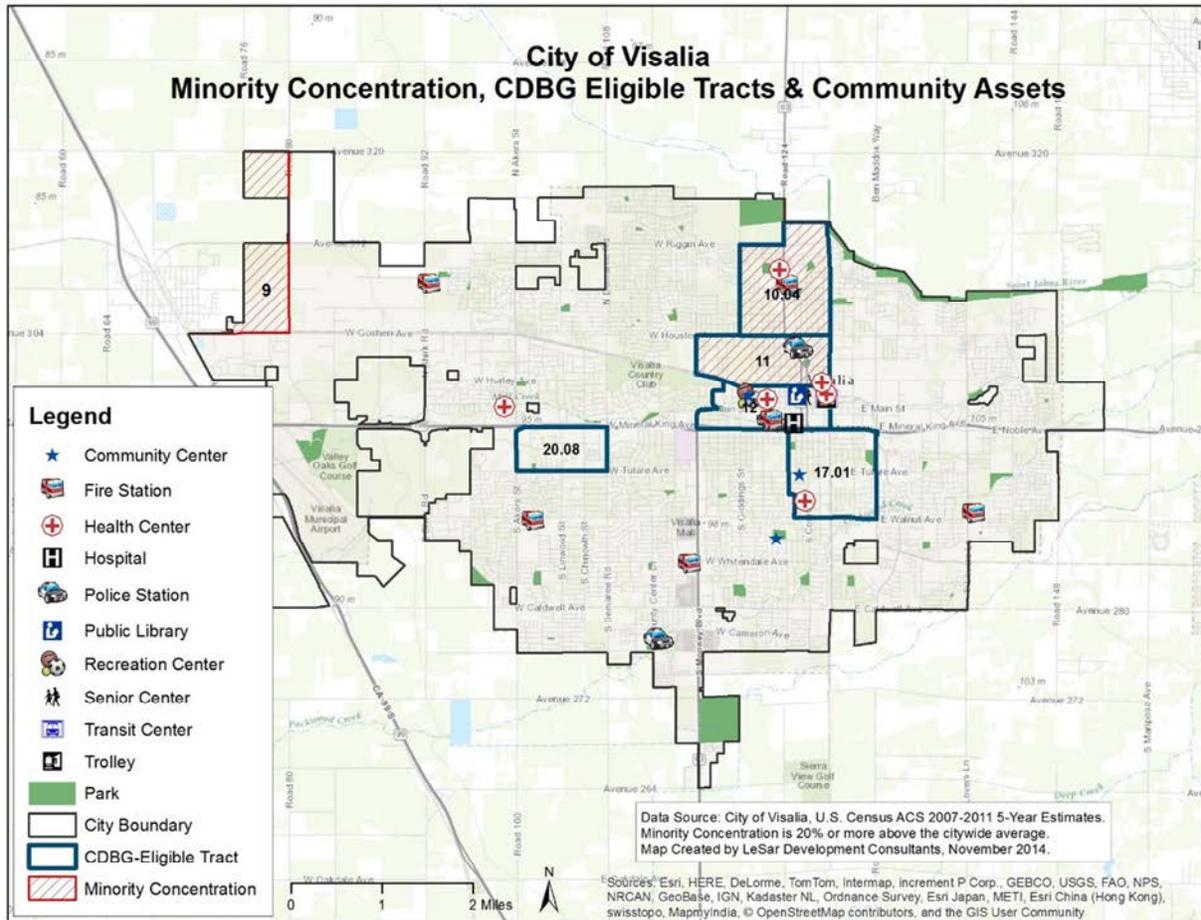
N/A

Are there any community assets in these areas/neighborhoods?

Map 3 displays a sample of community assets and amenities that may represent strategic investment opportunities for these areas, including:

- Fire Stations
- Community Stations
- Healthcare Facilities
- Police Stations
- Public Libraries
- Recreation Centers
- Senior Centers
- Transit Centers
- Parks

Map 3: Original Minority Concentration, CDBG Eligible Tracts, & Community Assets



Data Source: ACS 2007-2011
Data Source: Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. Low-Mod Income (LMI)
Comment: concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction as a whole. Based on median household income of \$53,718.

Are there other strategic opportunities in any of these areas?

N/A

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The four Consolidated Plan goals below represent high priority needs for the City of Visalia (City) and serve as the basis for the strategic actions the City will use to meet these needs. Based on the Needs Assessment, Market Analysis, and community outreach conducted for the current Consolidated Plan cycle, the goals from the previous Consolidated Plan were found to still be consistent with current needs.

- 1) Creation and preservation of decent affordable housing
- 2) Provide a suitable living environment
- 3) Promote economic opportunity
- 4) Provide program administration, planning, and management

The City's Consolidated Plan update coincides with the development of the first year Action Plan. The City awards Community Development Block Grant (CDBG) funding to several nonprofit agencies to provide public services and housing for LMI and special needs households. The City allocates entitlement funds on a one or two-year grant funding cycle for CDBG public service grants, and a one-year cycle for CDBG capital housing projects.

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

Geographic Area

The ConPlan does not specifically target areas, except to identify low/mod census tract areas for the use of funding for eligible projects/programs, such as Code Enforcement and Park/Public Improvements, which lie within such area.

Visalia Citywide: The City of Visalia (City) is located in the northwestern area of the County of Tulare (County) in the Central San Joaquin Valley of California. It is the largest city in the County and is currently home to approximately 129,582 residents. The City covers approximately 36 square miles and is surrounded by farmland, leading the agricultural industry to be its top economic driver.

2013: IDIS Low/Mod Census Tracts (eligible CDBG Target Areas)

Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction as a whole. There are 5 census tracts identified meeting low/mod income areas. The City's CDBG Boundaries are:

- Bound by east side of Giddings, south side of Riggins, east side of Dinuba (Road 124), Shannon, west side of Santa Fe alignment and north side of Houston Avenue.
- Bound by east side of Mooney Boulevard, South side of Houston Avenue, west side of Santa Fe and north side of Murray/Goshen Avenue
- Bound by east side of Mooney Boulevard, north side of Main Street, east side of Fairway, south side of School, east side of Hall, south side of Goshen onto Murray, west side of Santa fe and north side of Mineral King Avenue.
- Bound by east side of Encina, north side of Paradise, East side of Watson, south side of Noble Avenue, west side of Ben Maddox Alignment, north side of Walnut Avenue.
- Bound by east side of Akers, south side of Noble Avenue, West side of Demaree and north side of Tulare Avenue.

These areas may expand as they are in reference of low/mod census tract areas. Low/Mod areas are identified in Maps 2 and 3.

Updated Geographic Area

2015: IDIS Low/Mod Census Tracts (eligible CDBG Target Areas)

Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction as a whole. There were 5 census tracts identified meeting low/mod income areas up through 2014-15, and recently HUD updated census tract and block information, which increased eligible census tracts and blocks to nine (9) census tracts, specifically seventeen (17) blocks. The updated City's CDBG Boundaries are now as follows:

- **Census Tract/block No. 1003.5:** bound by W. Clinton Avenue, east to N Giddings Street, south to W. Houston Avenue, west to N Mooney Boulevard, north to W. Clinton Avenue.
- **Census Tract/block No. 1004.1:** bound by W Riverway Avenue, east to N Santa Fe Street, south to E. Ferguson Avenue, west to N Bridge Street, south to W Buena Vista Avenue, west to N. Encina Street, south to W. Vine Street, west to N Dinuba Boulevard.
- **Census Tract/block No. 1004.2:** bound by W Vine Avenue, east to N Encina Street, south to W Buena Vista Avenue, east to N Bridge Street, south to E Ferguson Avenue, east to N Santa Fe Street, south to W Houston Avenue, west to N Dinuba Boulevard, north to W Vine Avenue.

- **Census Tract/block No. 1004.3:** bound by W Riggin Avenue, east to N Dinuba Boulevard, south to W Prospect Avenue, west to N Conyer Street, north to W Buena Vista Avenue, west to N Giddings Street, north to W Riggin Avenue.
- **Census Tract/block No. 1004.4:** bound by W Buena Vista Avenue, east to N Conyer Street, south to W Prospect Avenue, east to N Dinuba Boulevard, south to W Houston Avenue, west to N Giddings Street, north to W Buena Vista Avenue.
- **Census Tract/block No. 1100.1,** bound by E. Houston Avenue, east to Santa Fe Street, south to NE 1st Avenue, southwest to N Court Street, northwest to NW 1st Avenue, northwest again to N West Street, north back to Houston Avenue.
- **Census Tract/block No. 1100.2,** bound by NW 1st Street, southeast to N Court Street, northeast to NE 1st Street, northeast to Santa Fe Street, south to E. Murray Street, west to N Floral Street, north to Grove Street, west to N. West Street, north to NW 1st Street.
- **Census Tract/block No. 1100.3,** bound by W. Houston Avenue, east to N. West Street, south to W Grove Avenue, east to N Floral Street, south to W Murray Avenue, west on Goshen Avenue, north W Switzer Avenue, west to N Rinaldi Street, north to W. Houston Avenue.
- **Census Tract/block No. 1100.4.** bound by W. Houston Avenue, east to N. Rinaldi Street, south to W. Switzer Avenue, west on W. Goshen Avenue to N. Mooney Boulevard, north to W. Houston Avenue.
- **Census Tract/block No. 1301.2,** bound by St Johns River, including properties on the north side of E St. Johns Parkway, east to Ben Maddox Way, east on St Johns to Mc Auliff, south on McAulliff Street to E Houston Avenue, west on E. Houston Avenue, south on Ben Maddox Way, to St. Johns River.
- **Census Tract/block No. 1302.1,** bound by E. Houston Avenue, east to Ben Maddox Way, south to Mineral King Avenue, west to Santa Fe Street, north to Houston Avenue.
- **Census Tract/block No. 1701.1,** bound by W. Noble Avenue, east to S. Court Street, south to W. Tulare Avenue, west to W Watson Street, north to W. Noble Avenue.
- **Census Tract/block No. 1701.2** bound by W. Noble Avenue, east to S. Santa Fe Street, south to E. Tulare Avenue, west to S. Court Street, north to W. Noble Avenue.
- **Census Tract/block No. 1800.1** bound by W. Noble Avenue, east to S. Watson Street, south to W. Tulare Avenue, west to S. Giddings Street, north to W. Noble Avenue.
- **Census Tract/block No. 2003.1** bound by W. Walnut Avenue, east to S. Mooney Boulevard, south to W. Whitendale Avenue, west to S County Center Drive, north to W. Walnut Avenue.
- **Census Tract/block No. 2008.1** bound by W. Noble Avenue, east to S. Demaree Street, south to W. Tulare Avenue, west to S. Noyes Court, north to W. Laurel Avenue, east to S. Linwood Street, north to W. Noble Avenue.
- **Census Tract/block No. 2009.3** bound by W. Tulare Avenue, east to S. Demaree Street, south to W. Walnut Avenue, west to S. Linwood Street, north to W. Cambridge Avenue, east to S. Chinowith Street, north to W. Tulare Avenue.

General Allocation Priorities

The Consolidated Plan allocates federal entitlement dollars according to low and moderate income (LMI) eligibility and census tracts without target areas.

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

Priority Needs

Based on the Needs Assessment, Market Analysis, and community outreach conducted for the current Consolidated Plan cycle, the goals were established to meet the priority needs. Projects will only be considered for funding within the Consolidated Plan period if they address these high priority needs, summarized in the table below.

Table 63 – Priority Needs Summary

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
Affordable Housing	High	There is a need for additional affordable, decent, safe, and sanitary housing for homebuyers and renters, through the down payment assistance, revolving loan activities, Housing Counseling, acquisition/rehabilitation of existing housing, and production of new multi-family units (single or multi-family). There is also a need for maintaining/improving existing housing through owner-occupied rehabilitation loan assistance, senior mobile home repair assistance, and acquisition/rehabilitation and resell of existing homebuyer units.	<p>Income Level:</p> <ul style="list-style-type: none"> • Extremely low • Low • Moderate <p>Family Types:</p> <ul style="list-style-type: none"> • Large families • Families with children • Elderly <p>Homeless:</p> <ul style="list-style-type: none"> • Chronic Homelessness • Families with children • veterans <p>Non-homeless Special Needs:</p> <ul style="list-style-type: none"> • Elderly • Persons with physical disabilities • Non-housing community development 	Creation and preservation of decent affordable housing	<p>After broad community and stakeholder outreach, the City narrowed its focus to four goals each with an accompanying priority need — all of which are high priority.</p> <p>Qualitative feedback collected through the regional forums and regional needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization</p>
Public Services, Public Facilities,	High	There is a need to provide a suitable living environment through	Income Level:	Promote a suitable living	After broad community and stakeholder outreach,

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
and Public & Park Improvements, Neighborhood Preservation		<p>improvements to our community facilities, infrastructure, public improvements, park improvements, ADA accessibility, and public services, such as Fair housing, Continuum of Care, Voucher Program TBRA, and Code Enforcement programs. This assist with sustaining and making available and/or accessible a quality of life in Visalia.</p> <p>There is a need for housing opportunities for homeless persons and persons at-risk of becoming homeless by supporting the Continuum of Care members efforts in obtaining grants and development of a range of housing options, support and services.</p>	<ul style="list-style-type: none"> Extremely low Low Moderate <p>Family Types:</p> <ul style="list-style-type: none"> Large families Families with children Elderly <p>Homeless Needs:</p> <ul style="list-style-type: none"> Families with Children Victims of Domestic Violence <p>Non-homeless Special Needs:</p> <ul style="list-style-type: none"> Persons with physical disabilities Victims of Domestic Violence Non-housing community development Code Enforcement 	environment	<p>the City narrowed its focus to four goals each with an accompanying priority need — all of which are high priority.</p> <p>Qualitative feedback collected through the regional forums and regional needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization</p>
Economic Development	High	There is a need to provide access to economic development opportunities,	<p>Income Level:</p> <ul style="list-style-type: none"> Extremely low Low Moderate <p>Family Types:</p> <ul style="list-style-type: none"> Public housing residents <p>Non-homeless Special Needs:</p> <ul style="list-style-type: none"> Non-housing community development 	Promote economic opportunity	<p>After broad community and stakeholder outreach, the City narrowed its focus to four goals each with an accompanying priority need — all of which are high priority.</p> <p>Qualitative feedback collected through the regional forums and regional needs survey, which was substantiated</p>

Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
					by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.
Program administration, planning, and management	High	There is a need for planning, administration, management, monitoring, and oversight of sub-recipients, nonprofits, developers, and oversight of federal, state, and local funded programs.	<ul style="list-style-type: none"> • Non-housing community development 	Provide program administration, planning, and management	<p>After broad community and stakeholder outreach, the City narrowed its focus to four goals each with an accompanying priority need — all of which are high priority.</p> <p>Qualitative feedback collected through the regional forums and regional needs survey, which was substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.</p>

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

Table 64 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As per the Needs Assessment, 21 percent of households in the City are cost burdened and paying 30-50 percent of their income toward housing costs. Eighteen percent of households in the City are cost burdened and paying more than 50% of their incomes on housing costs.
TBRA for Non-Homeless Special Needs	Special needs populations generally face unique housing challenges and housing affordability may be a significant issue for those relying on fixed incomes. This indicates that as a result of the high cost of housing, special needs groups may be at greater risk of experiencing cost burden and have more trouble finding housing that is affordable to them. They may require rental subsidies to meet the cost of housing.
New Unit Production	In total, there are 11,455 units affordable, as per 2007-2011 CHAS data, and reflected in Table 31, to LMI households earning 80% or less AMI, yet there are 13,480 households within this income bracket in need of housing.
Rehabilitation	As per the Needs Assessment and Market Analysis, there is a need for maintaining and improving existing renter and owner households, as well as senior mobile homes.
Acquisition, including preservation	As per the Needs Assessment and Market Analysis, 23 percent of renter households are cost burdened and paying 30-50 percent of their income toward housing costs, while 27 percent are severely cost burdened and paying more than 50 percent of their income on housing costs. Twenty-two percent of owner households are cost burdened and spending 30-50 percent of their income on housing costs, while 13 percent are spending more than 50 percent of their income on housing costs. HACT currently has 4,751 households on the Visalia Area public housing waiting list and 16,242 on the countywide Section 8 waiting list.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Table 65 shows federal entitlement funding from Fiscal Year (FY) 2010 to the present. Additionally, in relation to AP-15 Expected Resources - 91.220 (c) (1,2).Introduction:

For Fiscal Year (FY) 2015-2016, the City estimates that it will have a total of up to \$1,108,150 in CDBG funds eligible to allocate and \$50,000 in program income. The City also expects to have a total of up to \$338,898 in HOME funds eligible to allocate and \$150,000 in program income.

SP-35 & AP -15 was updated to include the 2015 Action Plan Amendments, carryover, and additional HOME PI received.

Currently, the City is not eligible to receive direct funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) – also programs covered under the Consolidated Plan Regulations.

Resources were updated to reflect the 2015 Amendments.

Table 65 - City Entitlement Funding Received FY 2010 - FY 2015

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15	Total
CDBG	\$1,331,190	\$1,110,914	\$1,010,727	\$1,071,981	\$1,072,837	\$1,108,150	\$6,705,799
HOME	\$561,002	\$459,227	\$347,992	\$338,665	\$352,003	\$338,898	\$2,397,787

Table 66 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	<ul style="list-style-type: none"> • Acquisition • Administration and Planning • Economic Development • Housing rehab • Public Improvements • Neighborhood Preservation • Public Services • TBRA-Case Management 	\$1,108,150	\$50,000	\$133,388	\$1,291,538	\$4,632,600	CDBG funds will be allocated to eligible projects and programs, such as housing rehab, public services, including TBRA case management, public improvements, facility improvements, parks, Neighborhood Preservation, administration, and economic development -section 108 loan).
HOME	Public Federal	<ul style="list-style-type: none"> • Acquisition • Homebuyer assistance • Homeowner rehab • Multifamily rental new construction • Multifamily rental rehab • TBRA • New construction for ownership 	\$338,898	\$1,109,023	\$903,327	\$2,351,248	\$1,955,592	HOME funds will be allocated to eligible housing projects and programs, including CHDO, TBRA, and administration.

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 continues to prioritize the needs of the community. This year, \$16,500 in CDBG funding will be utilized as matching and institutional delivery funds in partnership with Family Services toward vouchers. These funds will help up to 11 homeless families in the City. Code Enforcement staff anticipates working with non-profit agencies in outreach to the City's homeless. The City also contributes CDBG funds toward the Alliance and promotes increased collaboration among housing, service, and faith based organizations.

Below is a list of potential financial resources considered a part of the City's overall financial plan to address priority needs and specific objectives identified in the Consolidated Plan. The number and availability of these programs to assist cities is limited, and funding for new projects is unpredictable. The following programs are local, state, and federal programs. None of these are managed locally by the City through funds accessed directly from HUD.

- **HACT:** HACT is a public housing authority with jurisdiction within the City and the County. It administers federal and state funds for its public housing projects and government-assisted housing units, such as Section 8 and Veterans Affairs Supportive Housing (VASH) vouchers.
- **Low-Income Housing Tax Credit Program (LIHTC):** The LIHTC program provides federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program. The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.
- **Multi-Family Housing Program:** If California's Housing and Community Development Department awards Multi-Family Housing Program loans to assist rental housing developments affordable to low-income households in the City, the City will assist the developers with identifying local funding.

The City will continue to apply to the Department of Housing and Community Development Housing-Related Parks Program for funding improvements at HCD Qualifying Disadvantaged Parks. If awarded, these funds will assist with park improvement efforts.

The City is currently pursuing a federal Promise Zone designation as a part of a greater countywide regional zone. Should the City be successful in acquiring this designation, the Promise Zone boundaries within the City would be a geographic priority for job creation, job training, and economic development.

The City will also continue to look for other grant opportunities such as the Strategic Growth Council's Affordable Housing and Sustainable Communities Program.

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

As the Housing Successor Agency of the former Redevelopment Agency (RDA), the City is working on a plan for the development and disposition of the RDA's low/mod properties. The City will publish RFPs to encourage local nonprofits to submit proposals for the development and disposition of these properties.

Discussion

Please see discussions above.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Table 67 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Visalia	Local Government Departments	Planning	Jurisdiction
Kings/Tulare Counties Continuum of Care	Non-profit Continuum of Care	Homelessness	Region

Assess of Strengths and Gaps in the Institutional Delivery System

The City is a charter city and is managed utilizing the council-manager form of government. The five-person City Council provides policy direction to the City Manager who is responsible for administering City operations. The City Council members are the leaders and policy makers elected to represent the community and to concentrate on policy issues that are responsive to citizens’ needs and wishes. The City Manager is appointed by the City Council to carry out policy and ensure that the entire community is being served. The City Council is the legislative body; its members are the community’s decision makers.

The Community Development Department Director administers the day-to-day activities of the CDBG, CalHome, Neighborhood Stabilization Program 1 (NSP 1) and HOME programs. Currently, department staff works together with various City departments to develop programs and activities that improve low and moderate-income neighborhoods throughout the City. The administration of program activities includes housing, public facility, public services, park and infrastructure improvements, and economic development activities.

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments works with local organizations and agencies that assist low-income households and individuals in Visalia and residents. During the ConPlan public review, those priorities were established. As a result, the Annual Action Plan is prepared based on the needs as well as the funding anticipated by HUD. Unfortunately, the need exceeds the resources available. Therefore, Staff will continue to direct the limited funding towards the highest need. As such, the highest priorities or each program year will be evaluated in order to continue providing affordable housing, improving neighborhoods, and addressing homelessness. This may be accomplished by supporting our local non-profit agencies who work directly with Visalia’s homeless, providing funds to the Continuum for administration of the HMIS system, and providing CDBG funds to Family Services as matching funds for the Voucher program. It also includes working with our local certified Community Housing Development Organization (CHDO) to sustain neighborhoods, and increase affordable rental and ownership housing. As referenced in previous years Action Plan, “even projects with a high priority may have to wait years to be funded”.

Any service delivery gaps that may exist are due to the lack of housing subsidies for low- and moderate-income and working poor residents. There are limited resources county-wide or in Visalia

to address the gap between the income and housing cost burden experienced by low- and moderate income seniors, large families and residents with disabilities.

Additionally, the Kings/Tulare Homeless Alliance (Alliance) is a 501c3 consortium of partners that includes homeless service providers, advocacy groups, housing and shelter providers, government agencies and homeless individuals who are working together to address the housing and support service needs of the homeless in Kings and Tulare counties.

The Alliance serves as the local Continuum of Care and holds monthly meetings, which serve as a forum for discussing community-wide issues while providing opportunities for participants to learn about services available in the community for the homeless population. Additionally, the Alliance works to expand understanding of the services needed by those who are homeless, to facilitate consolidation and coordination of such services, to reduce duplication of such services, and to improve service delivery to homeless people. The Housing Specialist of the City’s Community Development Department regularly attends Alliance meetings.

Other public agencies that work together to increase the City’s supply of affordable housing include HACT, Self-Help Enterprises (SHE), CSET, and Habitat for Humanity.

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

Table 68 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Other			

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

All programs within the Alliance, including emergency, transitional, and permanent housing programs provide supportive services for clients. Each program designs and implements supportive services based on their target population and partnerships leveraged with the community. The overarching goal of the supportive services offered is to link individuals and /or families with mainstream benefits and income support, education and employment services, as well as health and life skills services. These linkages are a critical component to assisting clients in self-sufficiency, reducing episodes of homelessness, and preventing recidivism.

Programs that serve these vulnerable subpopulations include:

- CSET, Family Services, Turning Point and Tulare County HHSA provide PSH programs for chronically homeless individuals and families and/or families with children.
- The Veterans' Administration, in conjunction with HACT, operates the VASH program, which provides 35 permanent supportive housing vouchers for homeless veterans and their families.
- Turning Point of Central California operates a PSH program for transitioning age youth.

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

The City coordinates with other departments, county agencies, non-profit partners, community stakeholders, public assisted housing providers and collaborates with the Alliance, which works closely with private and governmental health, mental health, and service agencies to enhance coordination and efforts to address the needs of the community.

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

The City will continue to work with its non-profit partners to identify grant opportunities, which will provide additional housing and service opportunities. Additionally, the City will continue to partner with the Alliance and encourage partnerships among housing, service and faiths based organizations, as well as identify areas service gaps and overlap. Recently the housing and service providers established quarterly meetings to discuss the top priorities identified in the 10-year strategic plan to reduce homeless. Members were encouraged to select one of the topics as their primary focus and work with other members to identify grant opportunities, strategies, services and much more.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Table 69 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	<ul style="list-style-type: none"> Affordable Housing 	Visalia CDBG Low Mod Target Areas	Affordable Housing	HOME: \$13,150,036	Rental Units Constructed: 11 Household Housing Units Rental Units Rehabilitated: 11 Direct Financial Assistance to Homebuyers: 11 Households Assisted household Housing Units

2	Suitable Living Environment	2015	2020	<ul style="list-style-type: none"> • Affordable Housing • Non-Homeless Special Needs • Homeless • Non-Housing Community Development • Code Enforcement 	Visalia CDBG Low Mod Target Area	Public Services, Public Facilities, Public Improvements, Neighborhood Preservation, Affordable Housing, Suitable Living Environment, Infrastructure, Community Development, Homelessness	CDBG: \$2,645,988 HOME: \$912,358	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: 21,906 Persons Assisted Public Service Activities Other than Low/Moderate Income Housing Benefit: 1025 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 2 Households Assisted Homeowner Housing Rehabilitated: 16 Household Housing Units Tenant Based Rental Assistance: 6 Households Housing Unit Housing for Homeless Added: 5 Household Housing Unit Housing Code Enforcement: 1,000 Housing units
3	Economic Development	2015	2020	<ul style="list-style-type: none"> • Other • Non-Housing Community Development 	Visalia	Economic Development	CDBG: \$2,120,000	Other- Section 108 loan: 4
4	Program Administration, Planning, and Management	2015	2020	<ul style="list-style-type: none"> • Other • Non-Housing Community Development 	Visalia	Program Administration, Planning, and Management	CDBG: \$1,158,150 HOME: \$244,445	Other: 10

Goal Descriptions

1	Goal Name	Affordable Housing
	Description	Creation and preservation of decent affordable housing
2	Goal Name	Suitable Living Environment
	Description	Provide a suitable living environment
3	Goal Name	Economic Development
	Description	Promote economic opportunity
4	Goal Name	Program administration, planning, and management
	Description	Provide program administration, planning, and management

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

Goals for the 5-year term pertaining to HOME and CDBG funding shall be directed to housing, economic development and community development projects and programs identified in the Action Plan, which will assist low, very low and extremely low-income households and low-income areas. The figures below do not include Low Mod benefit area benefit, only the number of estimated families/households Visalia’s projects and/or programs may assist during the five-year Consolidated Plan term.

Extremely Low (30%)	Very Low (50%)	Low (80%)
7	32	15

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

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

HACT is not under the terms outlined in the Section 504 Voluntary Compliance Agreement. Such terms are not a regulatory requirement for HACT. However, HACT and its staff members shall adhere to our fair housing policy, which is to: Obey all applicable federal, state and local fair housing laws; refrain from discrimination regarding any application for housing on the basis of race, color, religion, sex, age, source of income, marital or familial status, national origin, or physical or mental disability (applicants must have capacity to execute a legal contract); and affirmatively promote fair housing. Governing laws shall include the provisions of Title VI of the Civil Rights Act of 1964 (P.L. 88-352, 78 Stat. 241), Title VIII of the Civil Rights Act of 1968, and the Fair Housing Amendments of 1988, E. O. 11246, and the Equal Credit Opportunity Act of 1974, as they relate to the United States Department of Agriculture, Rural Development.

There are 179 public housing units in the City of Visalia, eleven of those units are deemed as fully accessible for individuals who are physically handicapped and require such accommodations. Currently, all eleven of the accessible units are leased to Tenants with a household member that requires such accommodations. There are currently 30 applicants on HACT's public housing accessible unit waiting list. HACT indicated that it will continue to monitor the number of applicants on its public housing waiting list, which are requesting accessible units. HACT will continue to analyze whether the available number of set aside accessible units is adequate to meet the need of the population.

Activities to Increase Resident Involvements

HACT is proactive in the inclusion of public-housing residents in the policy making process. An equitable and transparent policy making process that includes the opinions of public housing residents, which is achieved through the participation of two tenant commissioners on the HACT Board. Furthermore, HACT has installed a Resident Counsel, which is made up of five residents from all of HUD funded programs (Multifamily Housing, LIHTC, HOME, Section 8 Housing Choice Vouchers and public-housing). The Resident Counsel works with HACT staff on evaluating the effectiveness and efficiency of HACT rental assistance programs. This provides members the opportunity to provide input on necessary program modifications.

Furthermore, HACT indicated that it arranges and promotes at least two public hearings on an annual basis. The first is to inform and discuss the agency's submittal of the MTW Annual Plan to HUD, this plan outlines any proposed budgetary and policy modifications to the rental assistance programs and affordable housing programs the agency administers. Lastly, HACT hosts a public hearing to review and discuss the agency's submission of its MTW Annual Report to HUD. The report analyzes the outcomes and outputs of the objectives outlined in the aforementioned MTW Annual Plan. Public notices, informing residents of Tulare County, of the time and date of the public hearings are published by HACT in the local newspaper.

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

HACT is a high performer and not determined to be troubled.

Plan to remove the ‘troubled’ designation

Not applicable.

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

Barriers to Affordable Housing

The disparity between income and the cost of living stand as the greatest barriers for households seeking to obtain affordable housing in the City. In general, permit and development impact fees, building codes, and off-street parking standards stand as public policies that negatively affect the development of affordable housing and residential investment in jurisdictions across the state.

1) **Permit and Development Impact Fees:** The City collects permit and development impact fees to offset the administrative and service costs generated from these projects, such as processing permits and building inspections. California law requires that City-enforced fees be reasonable and relative to the cost of providing specific services. In many jurisdictions across the state, these fees often limit the supply of affordable housing produced due to the additional costs associated with housing construction.

2) **Building Codes:** Building codes set guidelines that identify minimum standards to ensure that building and non-building structures protect the health and safety of the community. Local building codes, however, often mandate that costly improvements be made to meet regulation requirements. The City adopted the 2013 California Building Code (CBC), which is grounded on the 2012 International Building Code. The City has not made any amendments nor changes to the 2013 CBC. The City's building codes prove to be in line with those of other California jurisdictions and do not have significant negative consequences on the development of affordable housing in the City.

3) **Off-street Parking Standards:** The City's basic parking requirements generally concede parking within affordable housing and do not require structures for parking in multifamily housing. The City's basic parking requirement is 1.5 spaces per unit. This automatically applies to market rate units and is essential for that type of tenant. Parking spaces do not need to be enclosed or covered, which minimizes the cost for market rate units. Additionally, SRO units do not require any tenant parking, senior apartments only require one space, and affordable housing projects can reduce the onsite parking requirements.

In relation to HACT, they are committed to addressing the growing need for affordable housing. HACT is currently a participant of the Moving to Work (MTW) Demonstration Program. This demonstration is an effort by HUD to facilitate program innovations and enhance the efficacy of Public Housing Authorities (PHAs). HACT has capitalized on the organizational and procedural flexibilities offered by the MTW Demonstration Program to become a more effective and efficient agency. Currently, HACT provides affordable and well-maintained rental housing to over 5,000 households throughout the County. HACT recognizes that the current housing stock does not match the growing need for affordable housing. Rental assistance programs such as the Section 8 Housing Choice Voucher Program and the Conventional Low Rent Public Housing Program are not entitlement programs and funding is limited. Funding levels do not meet the current demand. HACT has not seen an increase in the number of HUD allocated Section 8 Housing Choice Vouchers for over fifteen years although the need has grown over time. There is not enough available funding to meet the demand.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City and HACT are committed to removing or ameliorating the barriers to affordable housing by informing policy makers, their constituents, and the state and federal agencies that administer rental assistance programs of the growing unmet need for affordable housing in our area. As shown in SP-05, one of the City's high priority goals is to focus on the creation and preservation of decent affordable housing. HACT has indicated that they will work with all stakeholders to increase funding and to continue to expand programmatic flexibilities that allow PHAs to administer such programs in the most efficient and effective manner.

SP-60 Homelessness Strategy – 91.215(d)

The bi-county region’s 10- year plan to end homelessness, Connecting the Dots, was developed by the Alliance in 2011. The goals of the Plan include:

1. Create and implement action steps to reduce and prevent future homelessness;
2. Form and/or expand the collaborations needed to successfully develop new housing units and connect homeless individuals with services;
3. Capitalize on existing resources and leverage new sources of funding in order to be efficient in addressing the needs of at-risk and homeless community members;
4. Expand the capacity of local agencies by utilizing existing best practices and educating on the effectiveness of a Housing First model;
5. Be proactive in the Alliance’s approach to addressing homelessness.

To accomplish these goals, the Plan objectives are organized into three strategic categories: 1) Housing; 2) Supportive Services and Income Supports; and 3) Prevention and Outreach. The full plan is available at <http://kingstularecoc.org/connecting-the-dots/>.

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

On an annual basis, the Alliance conducts a PIT census in conjunction with the Project Homeless Connect (PHC) event. Through these two events, the Alliance is able to acquire a snapshot of the adults, children in households and unaccompanied youth living in the City who meet HUD’s definition of homelessness. Information gathered through the PIT is used to understand the causes and trends over time of homelessness, as well as to determine the unmet shelter and service needs of the homeless.

PHC is a national best practice that is a one-stop-shop of comprehensive support services for people experiencing homelessness. Guests attending the event are partnered with volunteers who assist in identifying and accessing necessary resources.

In addition to these annual events, outreach is regularly conducted by emergency shelters, mental health centers, crisis hot lines, meals programs, churches, community health nurses, community based organizations, law enforcement officers, and the City’s code enforcement department.

Addressing the emergency and transitional housing needs of homeless persons

Emergency shelter and transitional housing programs that serve house clients in Visalia are:

Agency	Program(s)	Description
Aspiranet	THP Plus	Housing and services for transitioning age youth Age 18-24
Community Impact Central Valley	EHAP	Transitional housing program for single men, women and families experiencing homelessness.
EMQ Families First	TAY Housing	Housing and services for transitioning age youth Age 18-24.
Family Services of Tulare	Transitional Housing + Services	Transitional housing for women with children

Agency	Program(s)	Description
County		who are victims of domestic violence.
Family Services of Tulare County	Karen's House	Emergency shelter for single women and women with children who are victims of domestic violence.
Tulare County HHS	Transitional Living Center	Transitional housing for single men and women with a serious mental illness.
Turning Point	Visalia Re-entry Center	Single males only; housing, laundry, transportation, and life skills (all no fee to client); no registered sex offenders or registered arson.
Turning Point	Casa de Robles	Transitional and permanent supportive housing (for individuals with disabilities) for single males.
Turning Point	Court Street	Transitional housing for single men.
Visalia Rescue Mission	Overnight Guest	Overnight emergency shelter for single men who are homeless.
Visalia Rescue Mission	Shelter of Hope	Overnight emergency shelter for single women and women with children who are homeless.
Visalia Rescue Mission	Next Steps	Transitional housing program for single men experiencing homelessness.
Visalia Rescue Mission	House of Hope	Transitional housing program for single women experiencing homelessness.
Visalia Rescue Mission	Men's Recovery Program	Residential treatment program that serves homeless and non-homeless men.

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.

Affordable housing, sufficient income and supportive services are critical to assisting a household transition to permanent housing and independent living. In an effort to ensure that housing providers are aware of community resources, the Alliance hosts monthly meetings to collaborate on topics such as accessing mainstream benefits, low-barrier employment opportunities, and affordable housing opportunities.

Through Every Door Open, Housing Assistance Applications are evaluated within 72 hours. The policy is structured to evaluate all applicants quickly, conduct a responsible assessment, and either enroll or refer the applicant to the appropriate service. The strategy includes a focus on prevention, diversion, and rapid re-housing, in the hopes of effectuating a quick Housing First response with follow-up case management and services to ensure longer term stability. The Alliance has a three-prong street outreach approach, which includes events such as Project Homeless Connect (PHC) and the Point in Time (PIT) Count, coordination with law enforcement for referrals of street homeless, and coordination with programs serving daily meals, which is an opportunity to identify clients in need of emergency services. The Alliance conducts landlord training annually, to provide

information and resources for residents that are being evicted. With early and immediate intervention, providers are able to reduce a household's length of homelessness.

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

According to the Alliance, the Kaweah Delta Hospital implemented a discharge policy for homeless patients on September 24, 2007. The purpose is to provide discharge planning for patients that meet the criteria of being homeless, beginning upon admission and ongoing with the individual patient until the patient's discharge. The procedures for planning prior to discharge include identification of the homeless person in the database, identifying referrals, locating permanent housing, and ensuring the client continues to receive appropriate services. Sierra View District Hospital has a policy stating that all patients identified as homeless will receive Case Management and Social Services consultation and evaluation, with the creation of a discharge plan that addresses the following: Assistive Care Needs, Referrals to appropriate service providers and governmental agencies, Need for appropriate clothing at discharge, Shelter referrals and Transportation needs for follow-up medical care. Kaweah Delta is an active member of the Alliance, and participates in Project Homeless Connect and PIT.

The stakeholders responsible for ensuring that persons being discharged from foster care are not routinely discharged into homelessness include the Tulare County Health and Human Services Agency (HHSA) and partner agencies. Partnering agencies include Aspiranet, a non-profit family services agency providing foster care, adoption, group care, after-school programs and services to children and families throughout California, and EMQ Families First, an agency offering mental health treatment, foster care and social services that help families recover from trauma, abuse and addiction. Both of these agencies actively participate in the discharge and other planning efforts of the Alliance.

Also, according to the Alliance, for those receiving mental health services, Tulare County HHSA has a Discharge Summary policy (Department of Mental Health Policy 35: 01-05) effective 08-16-2006. The policy standardizes the process for discharging a consumer, and establishes reasons why a consumer can be discharged. A consumer can only be discharged from the Visalia Adult Clinic (VAC) if they have completed all of their goals, including if the consumer has housing. Consumers can be discharged if they refuse services, but the Staff must demonstrate significant attempts to engage the consumer in services. If the consumer moves out of the County, the coordinator is required to attempt to assist the consumer with finding MH services and housing in the new county of residence. This policy is intended to prevent consumers from being discharged into homelessness.

According to the Alliance, through the Public Safety Realignment Act (AB109), Counties were required to develop an Implementation Plan focused on discharge of prisoners, which was developed by the Community Corrections Partnership to include Tulare County HHSA, the City's Chief Probation Officer and Chief of the Police Department, the Workforce Investment Department, C-SET, the District Attorney, Judge of the Superior Court, Court Administrative Officer, and the County Administrative Officer. In Tulare County, the Plan requires "Contracts with community service providers for offender transitional housing will be sought. Housing will initially be provided for up to

ten offenders for a period of up to 60 days.” They also established a multidisciplinary assessment team with the Probation Department. This Team will provide an evaluation of the risk and needs of each individual as they return to the community, assess offender needs, and generate referrals to an appropriate array of services, including enrollment in all benefit packages, mental health needs, alcohol/drug treatment, housing, medical services, employment services, and community supervision. Members of the team include a Deputy Probation Officer, a Mental Health Self Sufficiency Counselor and a Psychologist.

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

Actions to address LBP hazards and increase access to housing without LBP hazards

There were 21,434 housing units that, according to the 2011 American Community Survey 1-year estimates, as of March 06, 2013, were built before 1980 in the City. The use of lead-based paint was banned nationwide in 1978. Per this information, it is estimated that 49 percent of the City's 44,513 units could have had lead-based paint. As units continue to be repaired, rehabilitated or replaced since 1978, non-lead-based paint has been used.

The Tulare County Childhood Lead Poisoning Prevention Program provides educational information. For all of the City's housing programs, applicants are informed of the danger of lead-based paint through a brochure as part of the application process. In addition, City building inspectors are alert to signs of this hazard as they perform their substandard housing inspections. All housing owners and occupants with which the City interacts through its various programs are required to abate this hazard as a condition of assistance from the City.

The City also conducts lead testing on pre-1978 homes and multi-family units that it purchases through its Neighborhood Stabilization Program and Foreclosure Acquisition Program. The City also requires the rehabilitation contractor to utilize safe practices and obtain certification through a HUD certified lead testing agency.

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

Actions include remediation when utilizing federal dollars for projects within city limits as it relates to city, subrecipient and partnering projects of existing units.

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

Guidelines reference regulations and requirements.

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

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's efforts in reducing the number of poverty level families include working with Family Services through the Voucher Program.

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

In 2008, the City received Housing and Economic Recovery Act (HERA) funding, known as the Neighborhood Stabilization Program- in order to acquire, rehabilitate and resell foreclosed properties. Since then, the City has acquired, rehabilitated and resold forty (40) homes, of which fourteen (14) were resold to households at or below 50% of the area median income; seven (7) were resold to households between 50%- 60%; ten (10) resold to households between 61%-80%; and the remaining nine (9) homes were resold to households up to 120% of the area median income. The 120% AMI household income was established by HUD only for the NSP program. In 2012, the City directed a portion of the HERA- NSP funding, to its local Tulare County Habitat for Humanity (HfH). Habitat has acquired six properties with the use of the City's NSP funding, within Visalia city limits to date and will continue to evaluate properties to purchase, rehabilitate and resell to households at and below 50% of the area median income, with the remaining \$250,000 in NSP1 funding. This supports our efforts in reducing the number of poverty level families/households in Visalia.

The City will continue its efforts by acquiring foreclosed homes, rehabilitating and reselling to income qualifying households at and below 80% AMI, with the use of HOME funding through the Foreclosure Acquisition Program II. The City will also continue to work with Self-Help Enterprises (CHDO), to provide funds toward the acquisition of foreclosed and voluntary sale single family and multi-family units, in order to rehabilitate and resell (single family) or rent (multi-family) to households at or below 50%, 60% and 80% AMI.

The City will also continue partnering with organizations to provide services, addressing the full range of needs of low and moderate income families. The City will continue to work with its partners in identifying and working toward meeting those needs over the duration of its ConPlan through strategically focusing its resources and efforts.

SP-8o Monitoring – 91.230

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

The City utilizes AmeriNational Community Services for loan servicing. AmeriNational monitors the City's loan portfolio on a monthly basis for conformity with loan payments, tax & insurance, and delinquencies. Additionally, on a yearly basis, AmeriNational conducts property condition inspections, and bi-annually obtains an affidavit of ownership. This assists the City in maintaining participant compliance with each program. Beyond AmeriNational loan services, the City manages loan payment problems, working with the City's subcommittee members from the Citizens Advisory Committee (CAC- Sub Committee) to review problem loans and make further decisions such as loan modifications, deferral and foreclosure processing.

The City continues to update its Policy and Procedure manuals to reflect the most recent Building Code, City Policies, Monitoring Policies and CDBG/HOME Regulations, as well as continue to prepare detailed agreements with developers, sub-recipients and/or construction managers that outline federal regulations and performance standards.

Staff also participates in pre-bid meetings for public improvement projects utilizing CDBG funding.

Additionally, staff meets with each selected contractor participating in the Neighborhood Stabilization Program (NSP) and Foreclosure Acquisition Program II (FAPII).

Staff conducted monitoring visits during 2014 and will continue to monitor projects related to its HOME funded and Housing Successor, existing rental development projects, as per the referenced regulation timelines.

The City will be updating its monitoring policy to include most recent changes to the HOME regulations and include more details regarding rental project monitoring.

The City has compliance monitoring guidelines for its CDBG and HOME funds with priority given to activities that benefit low- and moderate-income persons. The monitoring process incorporates the following:

Routine Monitoring Responsibilities by City Staff

1. To assess performance and identify any compliance problems, City staff monitor application information from homeowners, assist with sub-recipient checklists, conduct periodic reviews to ensure regulatory compliance and track performance.
2. Ongoing monitoring involves an examination of both routine and special reports assessing two areas: compliance and performance.
3. Sub-recipients have independent audit actions conducted on a yearly basis.
4. Sub-recipients prepare periodic progress reports and provide those reports to the City of Visalia on a monthly basis or quarterly basis, and/or as requested.
5. If the sub-recipient is slow in setting up projects or in drawing down funds, City staff contact the sub-recipient to discuss the reasons for the slow progress.

6. If the sub-recipient is not able to commit and spend its designated funds within the period of the HOME or CDBG agreement, an onsite review may be requested.
7. If it is determined that HOME or CDBG funds will not be drawn down, staff may take steps to reprogram the funds to another entity or program upon taking the appropriate amendment actions.
8. Based on the data submitted, City staff generates regular reports on the status of all HOME and CDBG funded activities, as well as program-wide data such as the number of units developed or families assisted, income guidelines, ethnicity, Census data and the ongoing expenditure of HOME and CDBG funds.
9. The results are presented in the yearly Consolidated Annual Performance and Evaluation Report (CAPER) report and preserved in the program master file.

In-Depth Monitoring and Onsite Reviews

1. These activities identify whether performance or compliance problems exist and identify the aspects of the programs or projects that are contributing to the adverse situation.
2. These activities include an onsite visit, observation of actual program elements and the use of a monitoring checklist.
3. City staff identify aspects of the programs or projects where the organization is performing well and poorly, assess compliance with program requirements, determine whether record-keeping is adequate, prepare a report summarizing the results of the review and describe any required follow-up activity.

Monthly/Quarterly Status Report

1. The sub-recipient is required to submit a monthly or quarterly report detailing the progress of the development projects, programs and activities utilizing CDBG and HOME funds.
2. This report is to include the following:
 - Project progress in meeting stated goals and benchmarks.
 - Problems encountered and steps taken to resolve them.
 - Other general information as appropriate.
 - This report is required to be filed at the City office by the seventh working day of the month following the month when services were provided.

File Review or “Desk Review”

1. Throughout the year, City staff review the sub-recipients’ submitted project files for compliance.
2. City staff may be made aware of important or valuable information in a City “Single Audit” Review, conducted by an independent auditor.
3. In addition to the ongoing file monitoring and prior to the onsite visit, City staff review the organizations/sub-recipients on the projects.

Financial Review

1. Sub-recipients submit a weekly or monthly report, depending on the type of project, concerning the financial and accounting status of the project(s).
2. The weekly/monthly financial report includes the following:
 - Summary of all disbursements of CDBG or HOME funds.
 - Percentage of funds expended and remaining by cost category.

Site Review

1. During the onsite review, the following steps are completed:
 - Conduct an initial meeting with the director or other official to explain the purpose and schedule for the review.
 - Review additional materials provided, to obtain more detailed information about the program or projects in question.
 - Examine a sampling of files to verify the existence of required documentation and the accuracy of reports being submitted to the agency.
 - Visit a sampling of program or project sites to confirm information contained in the program files; this may also include interviewing residences.
 - Meet with local lending or other partners, if applicable.
 - Conduct an exit conference with appropriate senior staff to discuss the preliminary conclusions of the review and identify any follow-up actions necessary.
2. After completion of the onsite visit, the following steps are completed:
 - Properly record the results of the review.
 - Fill out all applicable checklists.
 - Attach to the checklists all documentation required to support conclusions from the review (if applicable).
 - Place the checklists and documentation in the monitoring file for that organization.
 - Place an additional copy of the checklist in the project file.
 - Meet with the program staff to review the findings of the monitoring visit and agree on a course of action (if applicable).
 - After the in-depth review, City staff prepares and sends to the sub-recipients a report describing the results of the review.
3. The monitoring report must include the reasons underlying all conclusions.

CDBG Project Management

1. Each project utilizing CDBG funds is managed by a project manager.
2. The project manager monitors the use of the funds and is the “Labor Standards Coordinator,” having responsibility for National Environmental Policy Act compliance and CDBG labor standards compliance and reporting, as well as Section 3 requirements.
3. A CDBG Project Compliance Manual has been prepared and is issued to all project managers in the City.
4. Records shall be maintained from the inception of the project, documenting the compliance requirements for receiving this federal funding.
5. A separate Labor Standards Enforcement file shall be maintained.
6. A record-keeping action checklist, issued by HUD, as well as a CDBG Project Compliance Record Summary, shall be complied with.
7. When available, CDBG, Davis Bacon and other applicable training is attended

First Year Action Plan

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

Introduction

For Fiscal Year (FY) 2015-2016, the City estimates that it will have a total of up to \$1,108,150 in CDBG funds eligible to allocate and \$50,000 in program income. The City also expects to have a total of up to \$338,898 in HOME funds eligible to allocate and \$150,000 in program income.

SP-35 & AP -15 was updated to include the 2015 Action Plan Amendments, carryover, and additional HOME PI received

Currently, the City is not eligible to receive direct funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) – also programs covered under the Consolidated Plan Regulations.

Table 70 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	<ul style="list-style-type: none"> • Acquisition • Administration and Planning • Economic Development • Housing • Public Improvements • Public Services 	\$1,108,150	\$50,000	\$133,388	\$1,291,538	\$4,632,600	CDBG funds will be allocated to eligible projects and programs, such as housing, public services, including TBRA case management, public improvements, neighborhood preservation, facility improvements, parks, administration, and economic development - Section 108 loan.

HOME	Public Federal	<ul style="list-style-type: none"> • Acquisition • Homebuyer assistance • Homeowner rehabilitation • Multifamily rental new construction • Multifamily rental rehabilitation • New construction for ownership • TBRA 	\$338,898	\$1,109,023	903,327	2,351,248	\$1,955,592	HOME funds will be allocated to eligible housing projects and programs, including CHDO, TBRA, and administration.
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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 continues to prioritize the needs of the community. 2015 \$16,500, plus the 2015 Action Plan Amendment (total \$25,575) in CDBG funding will be utilized as matching and institutional delivery funds in partnership with Family Services toward vouchers. These funds will help up to 14 homeless families in the City. Code Enforcement staff anticipates working with non-profit agencies in outreach to the homeless in our community and addressing code violations such as substandard housing. The City also contributes CDBG funds toward the Alliance and promotes increased collaboration among housing, service and faith based organizations.

Below is a list of potential financial resources considered a part of the City's overall financial plan to address priority needs and specific objectives identified in the Consolidated Plan. The number and availability of these programs to assist cities is limited, and funding for new projects is unpredictable. The following programs are local, state and federal programs. None of these are managed locally by the City through funds accessed directly from HUD.

- **HACT:** HACT is a public housing authority with jurisdiction within the City of Visalia and the County of Tulare. It administers federal and state funds for its public housing projects and government-assisted housing units such as the Section 8 Rent Subsidy and currently 30-Veterans Affairs Supportive Housing (VASH) vouchers.
- **Low-Income Housing Tax Credit Program (LIHTC):** The LIHTC program provides for federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program. The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.
- **Multi-Family Housing Program:** If California's Housing and Community Development Department awards Multi-Family Housing Program loans to assist rental housing developments affordable to low-income households in the City of Visalia, the City will assist the developers with identifying local funding.

The City will continue to apply for the Department of Housing and Community Development Housing-Related Parks (HRP) Program incentive grant, funded through Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006 for funding improvements at HCD Qualifying Disadvantaged Parks. If awarded, these funds will assist with the improvement efforts.

The City recently submitted an application, pursuing a federal Promise Zone designation as a part of a greater countywide regional zone. Should the City be successful in acquiring this designation the Promise Zone boundaries within the City would be a geographic priority for job creation, job training and economic development.

The City will also continue to look for other grant opportunities such as Strategic Growth Council's Affordable Housing and Sustainable Communities (AHSC) Program.

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

As the Housing Successor Agency of the former Redevelopment Agency (RDA), the City is working on a plan for the development and disposition of the RDA's low/mod properties. The City will publish RFPs to encourage local nonprofits to submit proposals for the development and disposition of these properties.

With the elimination of the City's Redevelopment Agency (RDA), the City has become the Successor Agency and will be moving forward on the next steps related to previously owned RDA land.

Discussion

Please see discussions above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 71 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	<ul style="list-style-type: none"> Affordable Housing 	Visalia CDBG Low/Mod Target Areas	Affordable Housing	CDBG: \$0 HOME: \$2,042,349	Rental Units Constructed: 11 Household Housing Units Rental Units Rehabilitated: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Household Assisted

2	Suitable Living Environment	2015	2020	<ul style="list-style-type: none"> • Affordable Housing • Non-Homeless Special Needs • Homeless • Non-Housing Community Development • Other: Code Enforcement 	Visalia CDBG Low/Mod Target Areas	Public Services, Public Facilities, Public & Park Improvements, Infrastructure, Community Development, Neighborhood Preservation, Homelessness	CDBG: \$529,908 HOME: \$260,009	<p>Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: 21,899 Persons Assisted</p> <p>Public Service Activities Other than Low/Moderate Income Housing Benefit: 207 Persons Assisted</p> <p>Public Services Activities for low/moderate income housing benefit: 1 Household assisted</p> <p>Homeowner Housing Rehabilitated: 8 Household Housing Units</p> <p>Tenant Based Rental Assistance: 6 Household Housing Unit</p> <p>Housing for Homeless Added: 2 Household Housing Unit</p> <p>Code Enforcement Cases: 200</p>
3	Economic Development	2015	2020	<ul style="list-style-type: none"> • Other • Non-Housing Community Development 	Visalia	Economic Development	CDBG: \$530,000	Other- Section 108 Loan Repayment- 1
4	Program administration, planning, and management	2015	2020	<ul style="list-style-type: none"> • Other • Non-Housing Community Development 	Visalia	Program administration, planning, and management	CDBG: \$231,630 HOME: \$48,889	Other: 2

Goal Descriptions

1	Goal Name	Affordable Housing
	Description	Creation and preservation of decent affordable housing
2	Goal Name	Suitable Living Environment

	Description	Provide a suitable living environment
3	Goal Name	Economic Development
	Description	Promote economic opportunity
4	Goal Name	Program administration, planning, and management
	Description	Provide program administration, planning, and management

Projects

AP-35 Projects – 91.220(d)

Introduction

The four Consolidated Plan goals below represent high priority needs for the City of Visalia (City) and serve as the basis for the strategic actions the City will use to meet these needs. Based on the Needs Assessment, Market Analysis, and community outreach conducted for the current Consolidated Plan cycle, the goals from the previous Consolidated Plan were found to still be consistent with current needs.

- 1) Creation and preservation of decent affordable housing
- 2) Provide a suitable living environment
- 3) Promote economic opportunity
- 4) Program administration, planning, and management

Projects

The projects, for the 2015-2016 program year, below are listed in no particular order.

Table 72 – Project Information

#	Project Name
1	HOME Administration and Planning
2	CHDO-Scattered Site Single Family Acquisition/Rehabilitation Program
3	New Construction- Multi-Family Rental Development
4	CHDO-Scattered Multi- Family Site Acquisition/Rehabilitation Program
5	Tenant Based Rental Assistance Program
6	CDBG Administration and Planning
7	CDBG Housing Rehabilitation and Accessibility Program "HRAP"(Owner Occupied)
8	Emergency Repair and Accessibility Program "ERAP" (Owner Occupied)
9	Senior Mobile Home Repair Program (Owner Occupied)
10	Continuum of Care Support
11	Voucher Program - Family Services
12	ADA Compliance Projects (9206)
13	Public Infrastructure Improvements
14	Park Improvements
15	Code Enforcement – Target Areas
16	Fair Housing Education
17	West Acequia Parking Structure Loan
18	Case Management Public Services

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

As opportunities arise, the City investigates grant opportunities, which assist in addressing the obstacles in meeting the needs of underserved populations. As indicated in the Strategic Plan, the City will focus a portion of housing related funding in targeted low-income neighborhoods. Based on the widespread need for affordable housing, however, assistance will be available citywide.

Recently the City provided HOME Community Housing Development Organization (CHDO) funds to Self-Help Enterprises, Inc. (SHE), the City's Certified CHDO, for an acquisition/rehabilitation Program. The program allows acquisition of voluntary or foreclosed single family homes, which will be rehabilitated and resold to income qualifying households. The program also allows acquisition, rehabilitation and rent of multi-family units. SHE will continue assist with increasing homeownership, and improve neighborhoods. SHE will also improve existing rental units and provide services, which will be leased to low and very low income tenants.

The City continues to acquire foreclosed homes within the CDBG-NSP targeted neighborhoods as well as Citywide through the HOME funded foreclosure acquisition programs. Habitat for Humanity will continue to acquire foreclosed homes within targeted neighborhoods, rehabilitating and reselling to households at or below 50% of the area median income, with the use of NSP funding.

The City's Analysis of Impediments to Fair Housing Choice (AI) provides an overview of laws, regulations, conditions, and other possible obstacles that affect an individuals or households access to housing in the City. The City anticipates working with a non-profit fair housing provider for services related to education, research analysis and other services that may assist in educating the public.

As referenced in previous years the City continues to work with Caltrans State routes within the City in addressing the obstacles related to improving vehicular traffic flow and improving pedestrian and bicyclist safety. Our ongoing project is known as the Oval Traffic Improvement Project. CDBG funds have been used to retain an engineering consultant, Omni Means, to complete the design and prepare the project for bid. The project is scheduled to begin mid-year 2015.

CDBG Funding may be directed to three previously administered owner occupant programs, however renamed as Housing Rehabilitation and Accessibility Rehabilitation Program (HRAP); Emergency Repair and Accessibility Program (ERAP); and the Senior Mobile Home Repair Program. Through a 2015 Action Plan Amendment, funding for HRAP and ERAP was redirected to SMHRP. Projects remain part of the 5 year plan for future funding consideration.

City staff continues to evaluate the CDBG policies and procedures for the implementation of a rehabilitation program, working with non-profit agencies, City staff including Code Enforcement to identify neighborhoods and homeowners in need of repairs.

AP-38 Project Summary

Table 73 - Project Summary Information

Project Name	Description	Target Area	Goals Supported	Needs Addressed	Funding	Planned Activity	GOI
HOME Administration and Planning	There is a need for planning, administration, management, monitoring, and oversight of sub-recipients, non-profits, developers and oversight of federal, state and local funded programs	Visalia	Program Administration, Planning, and Management	Program Administration, Planning, and Management	\$48,889	Administration, planning and management of HOME funded projects and programs.	N/A
CHDO-Scattered Site Single Family Acquisition/Rehabilitation Program	The Community Housing Development Organization (CHDO) Scattered Site Acquisition, Rehabilitation and Resale of Single Family Property Program will be through the City's certified Non-Profit, designated CHDO, currently Self Help	Visalia	Affordable Housing	<ul style="list-style-type: none"> Affordable Housing Suitable Living Environment 	\$232,358	The CHDO Scattered Site Acquisition, Rehabilitation and Resale of Single Family Property Program will be through the City's certified Non-Profit, designated CHDO, currently Self Help Enterprise. SHE, as a CHDO shall acquire foreclosed and/or voluntary sale homes in need of rehabilitation. They will then resell the property to an income qualifying households at or below 80% of the area median income. This includes acquisition of vacant, infill and reconstruction type properties. HOME expected resource for 2015 is \$105,009, plus a 2015 AP	<p>Homeowner Housing Rehabilitated: 2 Household Housing Unit</p> <p>Direct Financial Assistance: 1 household Housing Unit</p>

Project Name	Description	Target Area	Goals Supported	Needs Addressed	Funding	Planned Activity	GOI
	Enterprise(SHE)					<p>Amendment on 9-19-16 of \$127,349. The \$115k for multifamily, shown separately, can be moved into single family an vice-versa, depending upon the project.</p> <p>As a CHDO acquired property, a second mortgage up to 10% of the total development cost, may be provided to the borrower, if they meet the qualifications. An affordability covenant shall be recorded against the property to maintain affordability and owner occupancy of each property up to 20 years.</p>	
New Construction- Multi-Family Rental Development (Highland Gardens)	Use of HOME CHDO funding shall be made available to a qualifying non-profit to develop and increase the supply of affordable rental housing in Visalia. (Visalia Village- 36 unit development).	Visalia 2013 CDBG LOW Mod Area	Affordable Housing	Affordable Housing	\$1,800,000	The Visalia Village project will be to construct 36-affordable rental units. It will be designed to serve the needs of lower-income families. See Action Plan amendments (2015)	Rental Units Constructed: 11 Household Housing Units
CHDO-Scattered Multi-Family Site Acquisition/Rehabilitation	The Community Housing Development Organization	Visalia	Affordable Housing	Affordable Housing	\$115,000	The Community Housing Development Organization (CHDO) Scattered Multi-Family Acquisition, Rehabilitation and	Rental Units Rehabilitated: 1 Household Housing

Project Name	Description	Target Area	Goals Supported	Needs Addressed	Funding	Planned Activity	GOI
Program	(CHDO) Scattered Multi-Family Acquisition, Rehabilitation and Rental Program will be through the City's certified Non-Profit, designated CHDO, currently Self Help Enterprise. SHE, as a CHDO.					Rental Program will be through the City's certified Non-Profit, designated CHDO, currently Self Help Enterprise. SHE, as a CHDO shall acquire foreclosed and /or voluntary sale existing multi-family rental properties in need of rehabilitation. They will then rent to income qualifying households as per the HOME regulations. An affordability covenant shall be recorded against the property to maintain affordability of each HOME Designated (funded) property unit(s) up to 20 years.	Units
Tenant Based Rental Assistance Program	HOME funding is proposed to provide public services through rental payment assistance. This pilot program is proposed as a grant, to assist households at or below 60% of the area median income.	Visalia	<ul style="list-style-type: none"> Affordable Housing Suitable Living Environment 	<ul style="list-style-type: none"> Affordable Housing Public Service 	\$155,000 (HOME)	<p>Community Development Block Grant (CDBG) and HOME funding is proposed to provide public services through rental payment assistance, case management, and support. This pilot program is proposed as a grant, to assist households at or below 60% of the area median income.</p> <p>HOME Expected resource is \$20,000. Through a Substantial Amendment additional \$135,000 was directed to the TBRA from program income. see 9-19-16 2015 Amendment. public participation and public hearing, additional funding was allocated</p>	Tenant Based Rental Assistance- 6

Project Name	Description	Target Area	Goals Supported	Needs Addressed	Funding	Planned Activity	GOI
CDBG Administration and Planning	Administration and planning of CDBG funded projects and programs	Visalia	<ul style="list-style-type: none"> • Program Administration, Planning, and Management 	<ul style="list-style-type: none"> • Program Administration, Planning, and Management 	\$231,630	Administration, planning and management	N/A
Case Management (Pilot Program)	Community Development Block Grant (CDBG) funding is proposed to provide public services, case management, and support. This pilot program is proposed as a grant, to assist households at or below 60% of the area median income.	Visalia	<ul style="list-style-type: none"> • Suitable Living Environment 	<ul style="list-style-type: none"> • Public Service 	\$60,000 (CDBG)	Community Development Block Grant (CDBG) and HOME funding is proposed to provide public services through rental payment assistance, case management, and support. This pilot program is proposed as a grant, to assist households at or below 60% of the area median income.	Public Service- 6
CDBG Housing Rehabilitation and Accessibility Program "HRAP"(Owner Occupied)	There is a need for maintaining/improving existing housing through owner-occupied rehabilitation loan assistance.	Visalia	<ul style="list-style-type: none"> • Suitable Living Environment 	<ul style="list-style-type: none"> • Neighborhood Preservation 	\$0	To provide a low interest rate loan for rehabilitation of an owner occupied home in need of repair. Funds redirected to SMHRP through 2015 Amendment	Homeowner Housing Rehabilitated: 0 Household Housing Units
Emergency Repair and Accessibility Program	There is a need for minor	Visalia	<ul style="list-style-type: none"> • Strengthening 	<ul style="list-style-type: none"> • Strengthening 	\$0	To provide a low interest rate loan for minor rehabilitation of	Homeowner Housing

Project Name	Description	Target Area	Goals Supported	Needs Addressed	Funding	Planned Activity	GOI
"ERAP" (Owner Occupied)	rehabilitation of owner occupied homes, including accessibility.		Neighborhoods (Suitable Living Environment)	Neighborhoods		owner occupied homes. Funds redirected to SMHRP 2015 Amendment	Rehabilitated: 0 Household Housing Unit
Senior Mobile Home Repair Program (Owner Occupied)	There is a need for minor rehabilitation of owner-occupied mobile homes, within city limits.	Visalia	<ul style="list-style-type: none"> Suitable Living Environment 	<ul style="list-style-type: none"> Neighborhood Preservation 	\$70,000	To provide CDBG funds for repairs of owner occupied mobile homes Funds from ERAP and HRAP redirected to this program 2015 Amendment	Homeowner Housing Rehabilitated: 7 Household Housing Unit
Continuum of Care Support	The City has a partnership with the Continuum of Care to support and address issues of homelessness.	Visalia	<ul style="list-style-type: none"> Suitable Living Environment (Homelessness) 	<ul style="list-style-type: none"> Public Services Homelessness 	\$15,000	The City has a partnership with the Continuum of Care to address issues of homelessness. The Continuum of Care is a consortium of housing providers, service providers and local governments that work together to end homelessness in Kings and Tulare counties. To strengthen its capacity, the continuum has a 501(c)3 status in order to competitively apply for foundation and corporate funding. The continuum is focused on systematically implementing systems and programs that will help support existing homeless organizations and offer the resources that are needed locally to be successful.	Homeless Prevention: 200 Persons Assisted
Voucher Program - Family Services	CDBG funding is provided to	Visalia	<ul style="list-style-type: none"> Suitable Living 	<ul style="list-style-type: none"> Public Services 	\$25,575	CDBG funding is provided to support Family Services and the	Public Services: 14

Project Name	Description	Target Area	Goals Supported	Needs Addressed	Funding	Planned Activity	GOI
	support Family Services and the Tulare Housing First Program		Environment			Tulare Housing First Program. The program is structured to specifically serve the chronically homeless by providing Shelter Plus Care vouchers to assist a homeless family with housing expenses. The funding would continue to support a Case Manager to oversee the program, which includes mental, and health counseling, job search, and life skills training. Specific data will continue to be collected to reflect the outcome. 2015 Amendment (minor)	Persons Assisted
ADA Compliance Projects	The City will continue to fund this program with entitlement and future program income, to continue supporting the disabled community with the installation of curb cuts, truncated domes,	Visalia	<ul style="list-style-type: none"> Suitable Living Environment 	<ul style="list-style-type: none"> Public Facility/Improvements 	\$23,500	City Staff continues to work with the Disability Advocacy Committee to identify areas that need improvement in the CDBG Targeted area and other areas within city limits which the public and DAC members have identified. Citizens from the Disability Advocacy Committee, Northern Visalia ns and community members identify areas in need of accessibility and areas with the lack of a safe walking path, curb cuts and truncated domes. A list of	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: 18,110 Persons Assisted (Census)

Project Name	Description	Target Area	Goals Supported	Needs Addressed	Funding	Planned Activity	GOI
	compliant ramps, and warning detection panels within CDBG targeted areas and outside the targeted area as a presumed benefit, which also assists with connectivity to all areas of the City					locations is then evaluated for use of CDBG funding. Improvements may include accessibility improvements to community park and public buildings	
Public Infrastructure Improvements	Public Infrastructure Improvements needed. To be included with the Oval Traffic Improvement Project for the first year. (2015-16)	Visalia CDBG LOW MOD Area	<ul style="list-style-type: none"> • Suitable Living Environment 	<ul style="list-style-type: none"> • Public Improvements 	\$170,833	Public Improvements include continued efforts toward the Oval Traffic Project. Amendment of \$35k from 14 PI and Housing Rehab prior year funds, and \$323 from ADA tennis court. Minor amendments.	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: 3,788 Persons Assisted (Census 11.00)
Public Park Improvements low/mod	The City is contributing CDBG funds toward the Oval Park Improvements	CDBG LOW/ MOD Area	<ul style="list-style-type: none"> • Suitable Living Environment 	<ul style="list-style-type: none"> • Public/Park Improvements 	\$50,000	Improvements to the Oval Park and area	Public Facility Parks other than Low/Moderate Income Housing Benefit: 3,788

Project Name	Description	Target Area	Goals Supported	Needs Addressed	Funding	Planned Activity	GOI
							(Census 11.00)
Code Enforcement – Target Areas	The Neighborhood Preservation-Code Enforcement Department is responsible for oversight of Code Staff. The primary emphasis of the program is on life safety non-compliance.	CDBG LOW/MOD Area	<ul style="list-style-type: none"> Suitable Living Environment 	<ul style="list-style-type: none"> Neighborhood Preservation 	\$100,000	The Neighborhood Preservation-Code Enforcement Department is responsible for oversight of Code Staff. The primary emphasis of the program is on life safety non-compliance. Considerable efforts are focused on the Health and Safety code enforcement as it primarily relates to housing standards. Some of the common violations include unsafe structures, abandoned properties, contaminated and/or unsecured swimming pools, construction without permits, and unlicensed vendors. Additional efforts have been made toward street outreach, working with local non-profit housing providers, working with the health and human services as well as other providers to assist the homeless in the community. This program year, the goal continues to be 200 code cases. CDBG funding is set aside for staff.	Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Units
Fair Housing Education	A Fair Housing Educational	Visalia	<ul style="list-style-type: none"> Suitable 	<ul style="list-style-type: none"> Public 	\$10,000	Grantees in the CDBG program have a responsibility to	Public Service Activities

Project Name	Description	Target Area	Goals Supported	Needs Addressed	Funding	Planned Activity	GOI
	Services Program thru which a HUD certified consultant, or experienced fair housing non-profit, would provide educational assistance to eligible residents who may be facing housing challenges.		Living Environment	Services		affirmatively further fair housing. This program will assist in providing fair housing education, training working with a professional, non-profit dedicated to providing services regarding housing discrimination, fair housing outreach/education, and tenant and landlord rights and responsibilities. This is a public service program.	other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
West Acequia Parking Structure Loan	Section 108 Loan repayment.	Visalia	<ul style="list-style-type: none"> Economic Development 	<ul style="list-style-type: none"> Economic Development 	\$530,000	Section 108 Loan annual repayment. The City is committed to providing adequate parking in the downtown area to further promote jobs. This year, the City will make another Section 108 loan payment. The final loan payment is scheduled for 2018.	Businesses Assisted: 1 other: (Section 108 loan payment)

AP-50 Geographic Distribution – 91.220(f)

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

The ConPlan does not specifically target areas, except to identify low/mod census tract areas for the use of funding for eligible projects/programs, such as Code Enforcement and Park/Public Improvements, which lie within such area.

Visalia Citywide: The City of Visalia (City) is located in the northwestern area of the County of Tulare (County) in the Central San Joaquin Valley of California. It is the largest city in the County and is currently home to approximately 129,582 residents. The City covers approximately 36 square miles and is surrounded by farmland, leading the agricultural industry to be its top economic driver.

2013 IDIS Low/Mod Census Tracts (eligible CDBG Target Areas)

Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction as a whole. There are 5 census tracts identified meeting low/mod income areas. The City's CDBG Boundaries are:

- Bound by east side of Giddings, south side of Riggin, east side of Dinuba (Road 124), Shannon, west side of Santa Fe alignment and north side of Houston Avenue.
- Bound by east side of Mooney Boulevard, South side of Houston Avenue, west side of Santa Fe and north side of Murray/Goshen Avenue
- Bound by east side of Mooney Boulevard, north side of Main Street, east side of Fairway, south side of School, east side of Hall, south side of Goshen onto Murray, west side of Santa fe and north side of Mineral King Avenue.
- Bound by east side of Encina, north side of Paradise, East side of Watson, south side of Noble Avenue, west side of Ben Maddox Alignment, north side of Walnut Avenue.
- Bound by east side of Akers, south side of Noble Avenue, West side of Demaree and north side of Tulare Avenue.

These areas may expand as they are in reference of low/mod census tract areas. Low/Mod areas are identified in Maps 2 and 3.

2015 Updated IDIS Low/Mod Census Tracts (eligible CDBG Target Areas)

Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction as a whole. There were 5 census tracts identified meeting low/mod income areas up through 2014-15, and recently HUD updated census tract and block information, which increased eligible census tracts and blocks to nine (9) census tracts, specifically seventeen (17) blocks. The updated City's CDBG Boundaries are now as follows:

- **Census Tract/block No. 1003.5:** bound by W. Clinton Avenue, east to N Giddings Street, south to W. Houston Avenue, west to N Mooney Boulevard, north to W. Clinton Avenue.
- **Census Tract/block No. 1004.1:** bound by W Riverway Avenue, east to N Santa Fe Street, south to E. Ferguson Avenue, west to N Bridge Street, south to W Buena Vista Avenue, west to N. Encina Street, south to W. Vine Street, west to N Dinuba Boulevard.
- **Census Tract/block No. 1004.2:** bound by W Vine Avenue, east to N Encina Street, south to W Buena Vista Avenue, east to N Bridge Street, south to E Ferguson Avenue, east to N Santa Fe Street, south to W Houston Avenue, west to N Dinuba Boulevard, north to W Vine Avenue.

- **Census Tract/block No. 1004.3:** bound by W Riggin Avenue, east to N Dinuba Boulevard, south to W Prospect Avenue, west to N Conyer Street, north to W Buena Vista Avenue, west to N Giddings Street, north to W Riggin Avenue.
- **Census Tract/block No. 1004.4:** bound by W Buena Vista Avenue, east to N Conyer Street, south to W Prospect Avenue, east to N Dinuba Boulevard, south to W Houston Avenue, west to N Giddings Street, north to W Buena Vista Avenue.
- **Census Tract/block No. 1100.1,** bound by E. Houston Avenue, east to Santa Fe Street, south to NE 1st Avenue, southwest to N Court Street, northwest to NW 1st Avenue, northwest again to N West Street, north back to Houston Avenue.
- **Census Tract/block No. 1100.2,** bound by NW 1st Street, southeast to N Court Street, northeast to NE 1st Street, northeast to Santa Fe Street, south to E. Murray Street, west to N Floral Street, north to Grove Street, west to N. West Street, north to NW 1st Street.
- **Census Tract/block No. 1100.3,** bound by W. Houston Avenue, east to N. West Street, south to W Grove Avenue, east to N Floral Street, south to W Murray Avenue, west on Goshen Avenue, north W Switzer Avenue, west to N Rinaldi Street, north to W. Houston Avenue.
- **Census Tract/block No. 1100.4.** bound by W. Houston Avenue, east to N. Rinaldi Street, south to W. Switzer Avenue, west on W. Goshen Avenue to N. Mooney Boulevard, north to W. Houston Avenue.
- **Census Tract/block No. 1301.2,** bound by St Johns River, including properties on the north side of E St. Johns Parkway, east to Ben Maddox Way, east on St Johns to Mc Auliff, south on McAulliff Street to E Houston Avenue, west on E. Houston Avenue, south on Ben Maddox Way, to St. Johns River.
- **Census Tract/block No. 1302.1,** bound by E. Houston Avenue, east to Ben Maddox Way, south to Mineral King Avenue, west to Santa Fe Street, north to Houston Avenue.
- **Census Tract/block No. 1701.1,** bound by W. Noble Avenue, east to S. Court Street, south to W. Tulare Avenue, west to W Watson Street, north to W. Noble Avenue.
- **Census Tract/block No. 1701.2** bound by W. Noble Avenue, east to S. Santa Fe Street, south to E. Tulare Avenue, west to S. Court Street, north to W. Noble Avenue.
- **Census Tract/block No. 1800.1** bound by W. Noble Avenue, east to S. Watson Street, south to W. Tulare Avenue, west to S. Giddings Street, north to W. Noble Avenue.
- **Census Tract/block No. 2003.1** bound by W. Walnut Avenue, east to S. Mooney Boulevard, south to W. Whitendale Avenue, west to S County Center Drive, north to W. Walnut Avenue.
- **Census Tract/block No. 2008.1** bound by W. Noble Avenue, east to S. Demaree Street, south to W. Tulare Avenue, west to S. Noyes Court, north to W. Laurel Avenue, east to S. Linwood Street, north to W. Noble Avenue.
- **Census Tract/block No. 2009.3** bound by W. Tulare Avenue, east to S. Demaree Street, south to W. Walnut Avenue, west to S. Linwood Street, north to W. Cambridge Avenue, east to S. Chinowith Street, north to W. Tulare Avenue.

Geographic Distribution

Table 74 - Geographic Distribution

Target Area	Percentage of Funds
City of Visalia	73%
2013 2015 CDBG Low/Mod Areas	27%

Rationale for the priorities for allocating investments geographically

Entitlement dollars will be distributed citywide as eligible. However, CDBG funds will be utilized in CDBG Target areas for Code Enforcement and Park Improvements. Affordable housing will be citywide, which encompasses CDBG Target Areas. Other programs may benefit within the CDBG Target areas as well, however, are allowed citywide.

Discussion

See above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

HOME funding will be directed to the following:

- Self Help Enterprise - CHDO program
 - SELF Help CHDO existing Single Family unit acquisition, rehabilitation, resell
 - Self Help CHDO existing Multi-Family unit acquisition, rehabilitation, rent
- New Construction – Multi-Family Rental Development
- Tenant Based Rental Assistance Program-Pilot

CDBG funding will be directed to the following:

- Housing Rehabilitation and Accessibility Program (HRAP)
- Emergency Repair and Accessibility Program (ERAP)
- Senior Mobile Home programs (SMHRP)
- Voucher Program(public Service)
- -Case Management Pilot Program (public services)

Table 75 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	6
Non-Homeless	14
Special-Needs	0
Total	20

Table 76 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	6
The Production of New Units	11
Rehab of Existing Units	1
Acquisition of Existing Units	2
Total	20

Discussion

Please see discussions above.

AP-60 Public Housing – 91.220(h)

Introduction

N/A

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

HACT will continue to own and manage 179 units in the City. According to HACT, there is no plan to purchase additional public housing units, nor is there a plan to remove any units from its inventory. In the Fiscal Year 2014 - 2015, HACT invested a total of \$514,000 in Capital Fund improvements for its Public Housing Stock located in the City in 2014. The noted expenditures will cover maintenance and rehabilitation in public-housing units within the City of Visalia. Capital Fund expenditures will cover a large range of projects, including roofing replacement, landscaping improvements, carpet replacement along with Air Conditioning and Heating unit improvements.

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

HACT is proactive in the inclusion of public-housing residents in the policy making process. An equitable and transparent policy making process that includes the opinions of public housing residents is achieved through the participation of two tenant commissioners on the HACT Board. Furthermore, HACT has installed a Resident Counsel, which is made up of five residents from all of HUD funded programs (Multifamily Housing, LIHTC, HOME, Section 8 Housing Choice Vouchers and public-housing). The Resident Counsel works with HACT staff on evaluating the effectiveness and efficiency of HACT rental assistance programs. This provides members the opportunity to provide input on necessary program modifications.

A vital driving factor in the implementation of HACT programs is the promotion of tenant self-sufficiency. HACT views the goal of homeownership for program participants as one of the long term goals for all of our clients. HACT staff works with tenants to effectively provide them with the necessary resources to achieve homeownership and its Annual Re-Examination Notice provides public-housing participants with an extensive referral list that provides assistance with homeownership. This list includes programs managed by: CSET, City of Visalia, Habitat for Humanity, CalHFA, and Self Help Enterprises. HACT's program coordinator works with any interested public housing tenant in order to effectively inform them of all the different programs that are available to them. Effective collaboration between the agency and other public and nonprofit agencies is imperative to help promote homeownership among all of its tenants. Lastly, the agency has consistently been a sponsor and active participant of the Tulare County Housing Resource Fair, an event that provides participants the opportunity to access available public/private programs to purchase their first home.

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

HACT is a high performer and not determined to be troubled.

Discussion

Please see discussions above.

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

Introduction

The Alliance is a 501c3 consortium of partners that includes homeless service providers, advocacy groups, housing and shelter providers, government agencies and homeless individuals who are working together to address the housing and support service needs of the homeless in Kings and Tulare counties.

The Alliance serves as the local Continuum of Care and holds monthly meetings, which serve as a forum for discussing community-wide issues while providing opportunities for participants to learn about services available in the community for the homeless population. Additionally, the Alliance works to expand understanding of the services needed by those who are homeless, to facilitate consolidation and coordination of such services, to reduce duplication of such services, and to improve service delivery to homeless people.

According to the HEARTH Act of 2009, the three major duties of a Continuum of Care are to: (1) operate the Alliance of Care, (2) designate an HMIS for the Continuum of Care, and (3) plan for the Continuum of Care¹⁴. The Alliance has worked diligently since the implementation of the CoC Program Interim Rule to establish the local coordinated intake and assessment strategy entitled, Every Door Open in 2012. The Every Door Open plan is a partnership of service and housing providers (collectively referred to as “Providers”) and is structured to deliver a more consistent level of services and housing to those that are at-risk of homelessness or experiencing homelessness in Kings/Tulare counties. Every Door Open coordinates local investment towards ending homelessness, in order to increase our ability to prevent and reduce homelessness.

The Alliance also performs several other operational requirements as mandated by the HEARTH Act such as:

- Operating the Homeless Management Information System (HMIS);
- Measuring system and program level performance;
- Preparing and overseeing the annual CoC Program application for funds;
- Establishing local funding priorities for the geographic area; and
- Conducting the annual Point in Time count

These efforts promote the Alliance’s communitywide commitment of ending homelessness within Kings and Tulare counties. The Housing Specialist of the City’s Community Development Department regularly attends Alliance meetings.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The Mayor of Visalia has held three homeless summits to increase collaborative efforts between local faith based, service provider, community stakeholder and governmental sectors. These summits have led to the creation of both a housing/service provider committee and a faith based committee that are working on focused initiatives within the City.

¹⁴ https://www.hudexchange.info/resources/documents/CoCProgramInterimRule_FormattedVersion.pdf

The housing/service provider committee is currently working on three action items from the bi-county 10 year plan to end homelessness, Connecting the Dots:

- 1) creating an affordable housing directory in 2-1-1;
- 2) reviewing/updating discharge planning processes; and
- 3) establishing priority placement into permanent housing units through set-asides.

The faith-based community is working on collaborative efforts to mainstream service delivery to people who are experiencing homelessness as well as those who are at-risk of homelessness.

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

The City works in close partnership with the Alliance to conduct outreach efforts to persons experiencing homelessness. On an annual basis, the Alliance conducts the PHC event and PIT census. The one-day PIT survey provides a snapshot of the adults, children in households and unaccompanied youth living in the City of Visalia who meet HUD's definition of homelessness. Information gathered through the PIT is used to understand the causes and trends over time of homelessness, as well as to determine the unmet shelter and service needs of the homeless.

PHC is a national best practice that is a one-stop-shop of comprehensive support services for people experiencing homelessness. Guests attending the event are partnered with volunteers who assist in identifying and accessing necessary resources. The 2014 event was held on January 30, 2014 and served 276 persons either at-risk or experiencing homelessness in Visalia. Of those served at the event, 78% or 215 were literally homeless. The 2015 PIT Count, Project Homeless Connect event was held on January 30, 2015. Results will be reported in the City's CAPER in September 2015.

In addition to these annual events, outreach is regularly conducted by emergency shelters, mental health centers, crisis hot lines, meals programs, churches, community health nurses, community based organizations, law enforcement officers, and the City's code enforcement department.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City, through collaboration with the Alliance, is implementing Every Door Open, a Coordinated Entry and Assessment System Serving Kings/Tulare Counties. Every Door Open assists individuals and families who are at-risk of or who are experiencing homelessness within the region. Clients seeking assistance can access the system through any Provider. Within 72 hours of completion and submittal of the Kings/Tulare Housing Assistance Application, staff/case managers complete a Needs Assessment to determine the appropriate level of services. By using the Needs Assessment tool, each applicant is evaluated on a variety of criterion, including rental history, criminal history, domestic violence, mental health challenges, disabling conditions, language barriers, educational attainment, employment status, and length of homelessness. Services are then assigned based on the client level determination. By following a unified entry protocol, the process of obtaining housing, including emergency and/or transitional housing, becomes more efficient for the client, housing provider, and agency assisting the client with placement.

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

The City of Visalia supports and collaborates with local service providers, through the Alliance, to assist homeless individuals and families. The Alliance's current funding priorities are for the development and retention of permanent supportive housing, as well as homelessness prevention and rapid re-housing activities.

The coordinated intake and assessment system, described previously in this section, acts as the process for prioritizing people who are homeless and most vulnerable, which include people who are chronically homeless, families with children, veterans, and unaccompanied youth. Through the Every Door Open plan, clients are assessed and referred to the most appropriate resources based on the results of the Needs Assessment.

All programs within the Alliance- emergency, transitional and permanent housing- include supportive services for their clients. Each program designs and implements supportive services based on their target population and partnerships leveraged within the community. The overarching goal of the supportive services offered is to link individuals and/or families with mainstream benefits and income support, education and employment services, as well as health and life skills services. These linkages are a critical component to assisting clients in self-sufficiency, reducing episodes of homelessness, and preventing recidivism.

Programs that serve these vulnerable subpopulations include:

- CSET, Family Services, Turning Point and Tulare County HHSA provide Permanent Supportive Housing (PSH) programs for chronically homeless individuals and families and/or families with children.
- The Veterans' Administration, in conjunction with HACT, operates HUD's Veterans Affairs Supportive Housing (VASH) program, which provides 35 permanent supportive housing vouchers for homeless veterans and their families.
- Turning Point of Central California operates a PSH program for transitioning age youth.

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

Prevention and shelter diversion are key interventions in the fight to end homelessness. Immediate screening for these possibilities at entry is an important strategy and can preserve emergency beds for households that truly have nowhere else to go. Access to rental subsidies and case management at entry is often enough to ensure the household successfully remains housed. The Alliance has implemented eligibility standards for all Emergency Solutions Grant and HUD funded programs.

According to the Alliance, another important component of prevention/diversion is assisting households with income supports and connections to mainstream benefits. The SSI/SSDI Outreach, Access and Recovery (SOAR) model is designed to increase access to Supplemental Security Income and Social Security Disability Income for eligible homeless adults who are and have a mental illness and/or a co-occurring substance use disorder. Staff from Kaweah Delta Hospital and Tulare County

HHSAs use SOAR to obtain these mainstream benefits for their eligible clients. Participation by these agencies provides an efficacious method for assisting households who may otherwise pursue homelessness assistance.

The region's 2-1-1 system is another important resource for individuals and families who are at-risk of or are imminently losing their housing. By accessing 2-1-1, those in need are connected with telephone specialists who are trained to answer questions, listen to callers' needs and connect callers with accurate referrals. Referrals are based on a continuously updated database with more than 200 health and human service programs and non-profits city and countywide.

Discussion

Please see discussions above.

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

Introduction:

The City is committed to removing barriers to affordable housing. City staff works with other departments to coordinate efforts to eliminate barriers to affordable housing. Barriers to affordable housing include the following:

- Housing Affordability
- Housing Stock
- Policies and Programs

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 table below is included in the AI and represents the ongoing recommendations from the 2010 AI to reduce impediments to fair housing choice.

Action	Description
Goal 1 : Expanding Affordable Housing Opportunities	
1. Housing Partnerships	
1.1	Continue to explore the development and rehabilitation of affordable housing opportunities with local partners as well as outside developers. Partners will include: <ul style="list-style-type: none"> • HACT • Self Help Enterprise, Inc. (SHE) • Habitat for Humanity (HfH) • Christian Church Homes of Northern California/Visalia Senior Housing (CCH) • Community Services and Employment Training (CSET)
2. Affordable Housing Resources	
2.1	Maintain a list of nonprofit agencies and their services on the City’s website under affordable housing or where appropriate.
3. Housing Choice for Special Populations	
3.1	Continue to work with HACT and other local nonprofits to provide priority funding to assist in the development of new housing opportunities in non-minority concentrated areas. Continue to administer successful programs that provide funding and support for affordable housing.
3.2	Continue to facilitate the construction of affordable rental housing for very low and low-income seniors by providing regulatory (e.g., density bonus, expedited permit

Action	Description
	<p>processing, deferred fees, or relaxed parking requirements) and financial incentives (e.g., RDA set-aside funds), commercial, and medical services.</p> <p>As funding permits, continue with the Senior Repair and Handicapped Program (SHARP) and Senior Home Minor Repair Program, which assists low-income elderly homeowners in rehabilitating their homes to address health and safety repairs, accessibility needs, and energy efficiency improvements.</p>
3.3	<p>Promote the construction of affordable for-sale and/or rental housing units with three or more bedroom units affordable to very low- and low-income families.</p> <p>Publicize financial and regulatory incentive opportunities (e.g., expediting permit processing, deferred fees, density bonuses, or use of set-aside funds) to developers for these unit types including promoting the need for three or more bedroom units during pre-application meetings, contacting affordable housing developers, and creating informational fliers at the Community Development Department and in all general application packets.</p>
Goal 2: Expanding Access to Financing	
4. Outreach to Lenders	
4.1	Work with local lenders to provide information on financing for low- and moderate-income residents. Encourage local lenders to provide information in English and Spanish.
4.2	Work with local lenders to promote the City’s affordable housing programs. Provide local lenders’ information on the program in English and Spanish. Invite local lenders to attend program workshops.
5. Education and Resources	
5.1	Encourage private lenders and other local lending institutions to host workshops in Visalia regarding the home-buying process and the resources available to low- and moderate-income homebuyers.
5.2	<p>Continue to provide brochures or information on homeownership, rental assistance and rehabilitation assistance programs in English and Spanish.</p> <p>Make information on programs available on the City’s website and at community events promoting fair housing choice held by the City.</p>
5.3	Consider partnering with agencies to provide credit and financial counseling services, including assisting potential homebuyers in improving their credit and equity and clearing bad credit, and providing education on affordability and financial responsibilities of homeownership, and predatory lending avoidance ¹⁵ .

¹⁵ “and predatory lending avoidance” is a 2015 addition to a 2010 recommendation

Action	Description
5.4	As funding permits, work with other fair housing advocates to conduct additional fair housing workshops in Visalia to educate citizens about fair housing rights.
6. Unfair Lending and Insurance Practices	
6.1	Monitor complaints regarding unfair/predatory lending and assess lending patterns using the data collected under the Home Mortgage Disclosure Act (HMDA), the Community Reinvestment Act (CRA) and other data sources. As funding permits, work with non-profit agency that specializes in fair housing to provide data.
6.2	Participate with HUD in efforts to improve access to homeowner's insurance and to investigate predatory lending in the home purchase, home improvement and mortgage refinancing markets.
Goal 3: Fair Housing Services	
7. Apartment Owners/Managers	
7.1	Work in conjunction with apartment owner/manager associations to reach out to owners of small rental properties regarding fair housing laws.
7.2	<p>Work with agencies and the property managers of affordable housing to ensure that fair housing laws are abided by in the selection of residents and that information of housing availability is appropriately advertised.</p> <p>Continue to provide outreach related to affordable housing opportunities through advertisements and literature available in English and Spanish.</p> <p>Periodically track income and demographic data related to affordable housing participants and evaluate additional strategies, if needed, to increase access to and knowledge of affordable housing opportunities in the City.</p>
8. Fair Housing Testing and Audits	
8.1	Support local non-profit agencies in applying for federal Fair Housing Initiative Program (FHIP) grants and conduct testing and audits as a means to affirming the nature and extent of fair housing issues in the community.
9. Reasonable Accommodation	
9.1	Provide information on reasonable accommodation and on often-utilized disability adjustments to housing units.

The table below is also included in the AI and represents the new recommendations to reduce impediments to fair housing choice.

Action	Description
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Action	Description
Goal 4: Affirmatively Further Fair Housing in the City of Visalia	
1	Ensure access to fair housing services and education to all Visalia residents by increasing dedicated eligible entitlement dollars (CDBG Admin or Public Service/HOME Admin and Planning) to fair housing services.
2	Partner and contract with fair housing service providers for: <ul style="list-style-type: none"> • Outreach • Education • Testing • Enforcement
3	Partner and contract with credit counseling and education/housing counseling service providers to increase access to financing, down payment, and closing costs assistance for underserved and underrepresented protected classes
4	Ensure “Subrecipient Agreement” includes the requirement that all entitlement dollar recipients comply with Fair Housing Act and all other Federal laws and Executive Orders as per “ <i>Playing by the Rules: A Handbook for CDBG Subrecipients on Administrative Systems</i> ” ¹⁶
5	Prominently display fair housing information in City owned and operated buildings and other public spaces, such as libraries, recreation centers, and community centers

Discussion

Please see discussion above.

¹⁶http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_17104.pdf

AP-85 Other Actions – 91.220(k)

Introduction:

N/A

Actions planned to address obstacles to meeting underserved needs

The City will continue to work closely with non-profit housing and service providers to collaborate on improving the awareness and expansion of available resources to address the needs of the homeless population.

Actions planned to foster and maintain affordable housing

The City or its non-profit partners , such as Self Help Enterprise and Habitat for Humanity, will continue to acquire, rehabilitate, and resell foreclosed single family homes to families through the Home and Neighborhood Stabilization Program as funding comes available. The City will also continue to provide down payment assistance through the HOME-funded First Time Homebuyer Program as funding comes available. Additional efforts to foster and maintain affordable housing, includes partnering with Self Help Enterprise, a certified CHDO, in their efforts to acquire, rehabilitate, resell and/or rent affordable homes and rental units.

Actions planned to reduce lead-based paint hazards

The Tulare County Childhood Lead Poisoning Prevention Program provides educational information and training for inspectors. For all of the City’s housing programs, applicants are informed of the danger of lead-based paint through a brochure as part of the application process. In addition, City building inspectors are alert of the application process. In addition, City building inspectors are alert to signs of this hazard as they perform their substandard housing inspections. All housing owners and occupants with which the City interacts through its various programs are required to abate this hazard as a condition of assistance from the City.

According to 2007-2011 ACS estimates, 41 percent of owner occupied units and 53 percent of renter occupied units were built before 1980 in the City. The use of lead-based paint was banned nationwide in 1970. It is estimated that 42 percent of the City’s housing stock contains lead-based paint. As units continue to be repaired, rehabilitated, or replace, no lead-based paint has been used since 1978.

For all of the City’s housing programs, applicants are provided information related to the dangers of lead-based paint through a brochure as part of the application process. All program participants with which the City interacts through its various programs are required to abate this hazard as a condition of assistance from the City.

The City also conducts lead testing on pre-1978 homes and multi-family units it purchases through its Neighborhood Stabilization Program and Foreclosure Acquisition Program. The City also requires the rehabilitation contractor to utilize safe practices and obtain certification through a HUD-certified lead testing agency.

Actions planned to reduce the number of poverty-level families

The City works with Family Services through the Voucher Program to reduce the number of poverty-level families.

The City or its non-profit partners will continue to acquire, rehabilitate, and sell foreclosed homes to income-qualifying households at or below 80% AMI. The City will also work with SHE to provide funds toward the acquisition of foreclosed homes to rehabilitate and resell to households at or below 80% AMI.

The City will also continue to partner with organizations to provide services and address the full range of needs of LMI families. Although there are coordinated programs and services to reduce poverty, it is recognized that many unmet needs will remain. The City will continue to work with its partners to identify and work toward meeting those needs by strategically focusing its resources and efforts.

Additionally, the City has made a commitment to improve the communication and service delivery capabilities of agencies and organizations that provide programs to assist the homeless.

Actions planned to develop institutional structure

The City is a charter city and is managed under a Council-manager form of government. City Council provides policy direction to the City Manager who is responsible for administering City operations. City Council members are the leaders and policymakers elected to represent the community and concentrate on policy that addresses the citizens' needs and wishes. The City Manager is appointed by the City Council to carry out policy and ensure that the entire community is served. The legislative body is the City Council and City Councilmembers are the community's decision makers.

The Community Development Department Director oversees and administers the day-to-day activities of the CDBG, CalHOME, NSP1 and HOME programs. Staff works together with various City departments to develop programs and activities that improve low-and moderate-income neighborhoods throughout the City. The administration of program activities includes housing, public facility, park and infrastructure improvements, and economic development activities.

Interdepartmental communication and collaboration are two strengths of the delivery system. City staff from various departments works with local organizations and agencies that assist low-income households and individuals. High priority needs were identified during the Consolidated Plan's community engagement and public review periods.

During the Consolidated Plan public review period, these priorities were established. The Annual Action Plan is designed to address the needs and priorities identified within the Consolidated Plan and direct limited funding available toward the highest needs.

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

The City continues to hold community meetings to enhance coordination between housing providers, government agencies, mental health, and other key stakeholders in the City. The purpose of these meetings is to establish a network of agencies to enhance the delivery of services to the homeless, disabled individuals and families, and others seeking services.

The City will continue to participate in monthly Alliance meetings, which are attended by various governmental departments and service providers to share information on existing programs and areas for improvement to enhance coordination and exchange knowledge of best practices to better understand and address the community's needs.

The City also participates in the Housing Resource Fair — an outreach event that brings together housing providers, lenders, realtors, and others to provide information and assistance to individuals interested in becoming first-time homebuyers and those at risk of home foreclosure.

In addition to the actions listed above, the City will continue to enhance coordination and work with the Housing Authority of Tulare County, Alliance, subcommittee housing and service providers and faith based organizations, to identify services, housing and other needs.

Discussion:

Please see discussion above.

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

Introduction:

The following provides additional information about the CDBG program income and program requirements.

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.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)	
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	Estimated HOME PI per year is \$150k, increased to \$1,109,023; estimated PI for CDBG per year is \$50k.
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	A 10 year Section 108 loan of \$4,013,000 on June 12, 2008 was taken by the City in order to help with construction of a Downtown Parking Structure adjacent the City's and Regional Hospital to provide much needed parking for hospital visitors and employees as well as the surrounding businesses. The loan is set to be paid off in August 2018.
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.	Not applicable.
5. The amount of income from float-funded activities	Not applicable.
Total Program Income	System Calculated

Other CDBG Requirements

1. The amount of urgent need activities	N/A
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income.	100 percent
3. Overall benefit: A consecutive period of 1, 2, or 3 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 the action plan.	Period of 3 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. 2015, 2016, 2017

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)((approved by HUD October 15, 2015)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:	<u>No other form of investment shall be used beyond those identified in Section 92.205.</u>
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:	(updated September 27, 15) Recapture Provision: As it relates to the HOME funded Programs, all beneficiaries are owner occupants. The programs are as follows: First Time Homebuyer (FTHB) , funds shall be provided as a Direct HOME subsidy- gap financing, as a second mortgage to households at or below 80% of the area median income. The property will maintain an affordability covenant as referenced under 24 CFR 92.254 (a) (4). The covenant shall remain for five (5) years when less than \$15,000 is provided in gap financing Direct Subsidy to the homebuyer, and shall be for a ten (10) year period when more than \$15,000 up to \$40,000 is provided in gap financing Direct Subsidy to the homebuyer. The “Owners Participation Agreement” (Covenant) shall begin the date the Deed of Trust is recorded. The Provision for the FTHB Program shall be “Recapture Provision” as per 24 CFR 92.254 (a) (5) (ii) (A) (1). The City may recapture the entire amount of the direct HOME assistance from the homeowner. The amount to be recaptured will not exceed the amount of net proceeds available at the time the home is sold. HOME rule limits recapture to available net proceeds, therefore, if net proceeds are

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)(
(approved by HUD October 15, 2015)**

	<p>insufficient for the city to recapture the full amount of the Direct HOME assistance, the City will recapture only what is available from net proceeds. This applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures).</p> <p>The Foreclosure Acquisition Program II (FAPII), HOME funds invested in acquisition and rehabilitation, with up to \$10,000 in gap financing provided to the new homebuyer at or below 80% AMI, therefore the minimum period of affordability shall be 15 years, as more than \$40,000 is invested in the acquisition, rehabilitation of the property. The provision for the FAPII Program shall be followed is the “Recapture Provision” for a 15-year period. The \$10,000 shall be carried as gap financing (Direct Subsidy). If the property is sold below fair market value, the difference between the fair market value and the purchase price is considered to be part of the HOME subsidy and provided directly to the homebuyer as a direct subsidy. And, any additional subsidy provided to the homebuyer to enable them to purchase the property, which includes down payment assistance, closing costs, interest subsidies, or other HOME assistance including any assistance that reduced the purchase price from fair market value to an affordable price, shall be recaptured.</p> <p>The Owners Participation Agreement requires Owner-Occupancy. Borrower agrees to use the Property as his/her/their principal place of residence throughout Borrower’s ownership of the Property, and not to lease the Property for any reason. This promise of owner-occupancy shall remain for fifteen (15) years from the date the Deed of Trust is recorded. 24 CFR (92.254 (a) (4)). The FAPII program covenant shall use the “Recapture Provision”, as referenced under 24, CFR 92.254 (a) (5) (ii) (A) (1) and shall begin the date the Deed of Trust is recorded. The City may</p>
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**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)(
(approved by HUD October 15, 2015)**

	<p>recapture the entire amount of the direct HOME Subsidy from the homeowner and the difference between the fair market value and the purchase price, if the purchase price is below the fair market value and any additional assistance as referenced above. The amount to be recaptures will not exceed the amount of net proceeds available at the time the home is sold. HOME rule limits recapture to available net proceeds, therefore, if net proceeds are insufficient for the city to recapture the full amount of the Direct HOME assistance/investment, the City will recapture only what is available from net proceeds. This applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures).</p> <p>The SHE-CHDO Program utilizes the “Recapture Provision”. HOME funds are invested in the acquisition, rehabilitation and Direct Subsidy shall be up to 10% of the total HOME investment (i.e. \$186,000 acq/rehab cost X 10% = \$18,600 Direct Subsidy to homebuyer), which shall be provided as a Second Mortgage to the qualifying new homebuyer. If the property is sold below fair market value, the difference between the fair market value and the purchase price is considered to be part of the HOME subsidy and provided directly to the homebuyer as a direct subsidy. And, any additional subsidy provided to the homebuyer to enable them to purchase the property, which includes down payment assistance, closing costs, interest subsidies, or other HOME assistance including any assistance that reduced the purchase price from fair market value to an affordable price, shall be recaptured.</p> <p>A 30- year covenant shall be recorded to maintain affordability. The SHE-CHDO Program covenant shall use the “Recapture Provision”, as referenced under 24, CFR 92.254 (a) (5) (ii) (A) (1) and shall begin the date the Deed of Trust is recorded. In the case of the homebuyer selling the home during affordability period, the City may recapture</p>
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**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)
(approved by HUD October 15, 2015)**

	<p>the entire amount of the direct HOME Subsidy and the difference between the fair market value and the purchase price, if the purchase price is below the fair market value, and any additional assistance as referenced above. The amount to be recaptures will not exceed the amount of net proceeds available at the time the home is sold. HOME rule limits recapture to available net proceeds, therefore, if net proceeds are insufficient for the city to recapture the full amount of the Direct HOME assistance, the City will recapture only what is available from net proceeds. This applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures).</p> <p>Note: Staff works with the City Attorney in updating legal documents to comply with the funding source and type of program(s) administered.</p> <p>The FTHB, FAPII Program loan documents have been reviewed by HUD in previous years, and may again provide documents if required prior to implementing the program.</p>
<p>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:</p>	<p>Recapture Provisions: See above</p>
<p>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:</p>	<p>Not applicable.</p>

Discussion:

Please see discussions above.

Citizen Participation Plan

The City of Visalia (City) is an entitlement jurisdiction that receives grant funding from the U.S. Department of Housing and Urban Development (HUD).

The federal entitlement grant funds include:

- Community Development Block Grants (CDBG)
- HOME Investment Partnerships Program (HOME)

The HUD Code of Final Regulations for the Consolidated Plan (24 CFR Part 91 Sec. 91.105) requires that the City adopt a Citizen Participation Plan (CPP) that sets forth the City's policies and procedures for citizen participation in the planning, execution, and evaluation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER). This CPP provides guidelines for the City to provide and encourage public participation to residents, community stakeholders, and grant beneficiaries in the process of drafting, implementing, and evaluating the Consolidated Plan and related documents. The citizen participation process includes outreach, public hearings, community forums, and opportunities for comment.

Definitions

Amendment, Minor: A change to a previously adopted Five Year Consolidated Plan or Annual Action Plan that does not meet the thresholds to qualify as a Substantial Amendment. A minor amendment may include monetary changes or shifts, regardless of size that are both:

1. Necessary for substantially preserving all the programs and activities identified in a Plan.
2. Necessitated by significant changes in the funding levels between HUD's initial estimates of funding amounts and HUD's final allocation notification to the City.

Amendment, Substantial: A change to a previously adopted Five Year Plan or Annual Plan that:

- Increases or decreases the amount allocated to a category of funding within the City's entitlement grant programs (as listed below) by 75 percent.
- Significantly changes an activity's proposed beneficiaries or persons served
- Allocates funding for a new activity not previously described in the Action Plan

Annual Action Plan (Annual Plan): The Annual Plan summarizes the activities that will be undertaken in the upcoming Fiscal Year (FY) to meet the goals outlined in the Consolidated Plan. The Annual Plan also identifies the federal and non-federal resources that will be used meet the goals of the approved Consolidated Plan.

Citizen Participation Plan (CPP): The CCP provides guidelines by which the City will promote engagement in the planning, implementation, and evaluation of the distribution of federal funds, as outlined in the Consolidated Plan, Annual Plan, and CAPERs.

Community Development Block Grant (CDBG): HUD's CDBG program provides communities with resources to address a wide range of housing and community development needs that benefit very low and low income persons and areas.

Consolidated Annual Performance Evaluation Report (CAPER): The CAPER assesses the City's annual achievements relative to the goals in the Consolidated Plan and proposed activities in the Annual Plan. HUD requires the City to prepare a CAPER at the end of each fiscal year.

Department Of Housing And Urban Development (HUD): HUD is the government agency that creates and manages programs pertaining to federal home ownership, affordable housing, fair housing, homelessness, and community and housing development.

Displacement: Displacement refers to the involuntary relocation of individuals from their residences due to housing development and rehabilitation activities paid for by federal funds.

Eligible Activity: Activities that are allowable uses of the two federal funds (CDBG and HOME) covered by the CPP as defined in the Code of Federal Regulations Title 24 for HUD.

Entitlement Community: A city with a population of at least 50,000, a central city of a metropolitan area, or a qualified urban county with a population of at least 200,000 that receives grant funding from HUD.

Five Year Consolidated Plan (Consolidated Plan): HUD requires entitlement jurisdictions to prepare a Consolidated Plan every five years. The Consolidated Plan is a strategic plan that identifies housing, economic, and community development needs and prioritizes funding to address those needs over a five year period.

Home Investment Partnerships Program (HOME): HOME is a federal block grant program that is designed to exclusively create affordable housing for low and moderate income households.

Low and Moderate Income (LMI): As defined annually by HUD LMI is 0-80% of Area Median Income (AMI) for a jurisdiction. This includes those individuals presumed by HUD to be principally LMI (abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers). HUD utilizes three income levels to define LMI households:

- Extremely low income: Households earning 0-30 percent of the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Low income: Households earning 30-50 percent of the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Moderate income: Households earning 50-80 percent of the AMI (subject to adjustments for areas with unusually high or low incomes or housing costs)

Public Hearing: Public hearings are designed to provide the public the opportunity to make public testimony and comment. Public hearings related to the Consolidated Plan are to be advertised in local newspapers and made accessible to non-English speakers and individuals with disabilities.

Roles, Responsibilities, and Contact Information

The City is a federal entitlement jurisdiction and is a recipient of CDBG and HOME funding from the federal government.

Visalia City Council: The Visalia City Council is the elected legislative body governing the City. It is responsible for approving the City's Five Year Consolidated Plan, Annual Action Plans, amendments to the Plans, and CAPERs prior to their submission to HUD. City Council meetings are generally held the first and third Monday of each month beginning at 4:00 pm for a Work Session and 7:00 pm for the regular session. The meetings are held at the City – City Hall, Council Chambers at 707 W. Acequia, Visalia, CA 93291. All City Council meetings are held in facilities that are accessible to persons with disabilities.

Citizen's Advisory Committee: The Citizen's Advisory Committee meets on the first Wednesday of each month at 5:30pm in the City Hall, Council Chambers at 707 W. Acequia, Visalia, CA 93291. The committee acts as a liaison between the general public and the City Council concerning community issues.

Disability Advisory Committee: The Disability Advisory Committee meets on the second Monday of each month at 5:00 pm at 315 East Acequia, Visalia, CA 93291 to advise the City on the needs of disabled people. The committee promotes physical, social, communication and attitudinal access for every resident of the City. Additionally, handicapped accommodation is included in all public meeting notices.

North Visalia Neighborhood Advisory Committee: The North Visalia Neighborhood Advisory Committee meets on the second Thursday of each month at 5:30 pm at the Lincoln Oval Park Service Center, 800 N Court St, Visalia, CA 93291. The committee serves as a liaison between the City and the North Visalia community. It is a forum for citizen complaints and problems and provides recommendations to the City Council.

The General Contact Information for the City of Visalia's HUD Entitlement Programs is:

Office of the City Manager
City of Visalia
425 E. Oak Ave, Suite 301
Visalia, CA 93291
559-713-4332

Citizen Participation Policies

Availability of Draft and Approved Documents

The draft CPP, Consolidated Plan, Action Plan, and any draft substantial amendments will be made available for public review and comment for a minimum of 30 days prior to their submission to HUD. The draft CAPER will be available for public review and comment for a minimum of 15 days prior to its final submission to HUD. Previously approved plans and amendments will be available to residents, public agencies, and other interested stakeholders.

The CPP is designed to facilitate and encourage residents to participate in the Consolidated Plan process. In particular, the CPP seeks to encourage the involvement of LMI persons. The draft and final versions of the CPP, Consolidated Plan, Annual Plan, CAPER, and all related amendments will be available online at the City's Community Development Department website: <http://www.ci.visalia.ca.us/>.

Hard copies of all documents will be available at the City of Visalia, 315 E. Acequia Ave., Visalia, CA 93291.

The City will use the following process to adopt and make any subsequent changes to the documents listed below:

- The City will place public notice in the Visalia Times-Delta newspaper and the Tulare Kings Hispanic Chamber of Commerce's newsletter, on the City's Web site (www.ci.visalia.ca.us) and at City Hall East (315 E. Acequia Ave.), City Hall North (425 E. Oak Ave., Suite 301), the Visalia Branch Library (200 W. Oak Ave.) and two community centers—Anthony Community Center (345 N. Jacob St.) and Visalia Senior Center (310 N. Locust St.)—in advance of a 30-day public review and comment period.
- Residents have 30 days to review the Citizen Participation Plan from the date of the notice.
- During the 30-day public review and comment period, the document will be available for review at City Hall East (315 E. Acequia Ave.), City Hall North (425 E. Oak Ave., Suite 301), Copies of the document will be available to the public.
- Residents may file comments in writing at City Hall North (425 E. Oak Ave., Suite 301) during the 30-day period from the date of the notice.
- The City Council will adopt the CPP at a public hearing.

Any change in the public participation process as outlined in this document will require an amendment to the CPP.

Five Year Consolidated Plan and First Year Annual Action Plan: The steps outlined below provide opportunities for public involvement in the preparation of the Five Year Consolidated Plan and the First Year Annual Action Plan:

To identify the needs of low and moderate income persons in different areas of the City, priorities will be established based on housing and community development needs. To solicit community input, which is essential to determining these needs and priorities, the City will:

- Consult with local public agencies that assist low and moderate income persons and areas, including City staff, state and federal agencies, neighboring local governments and regional agencies.
- Consult with private agencies, including local nonprofit service providers and advocates such as the local public housing agency, health agencies, homeless service providers, nonprofit housing developers and social service agencies (including those focusing on services to children, the elderly, persons with disabilities, persons with HIV/AIDS, persons with substance abuse problems, etc.).
- Place public notices in the Visalia Times-Delta and the Tulare Kings Hispanic Chamber of Commerce's newsletter, on the City's Web site (www.ci.visalia.ca.us) and at City Hall East

(315 E. Acequia Ave.), City Hall West (707 W. Acequia Ave), City Hall North (425 E. Oak Ave., Suite 301), the Visalia Branch Library (200 W. Oak Ave.) and two community centers— Anthony Community Center (345 N. Jacob St.) and Visalia Senior Center (310 N. Locust St.)— 30 days in advance of a meeting. The notice will include the amount of funds available, the range of activities that could be undertaken and the amount that would benefit LMI persons.

- Hold a minimum of two public hearings within the community to solicit input on needs and priorities for the Consolidated Plan and the Annual Action Plan.
- Hold a minimum of one public hearing before the City Council to solicit input on needs and priorities for the Consolidated Plan and the Annual Action Plan.
- Provide residents with 30 days to review the draft Consolidated Plan and/or the draft Annual Action Plan from the date of the notice.
- Provide residents with a 30-day period from the date of notice to file comments at City Hall North (425 E. Oak Ave., Suite 301).
- Present the Five Year Consolidated Plan and First Year Annual Action Plan to City Council for adoption.
- Consider all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The final documents will have a section that includes all comments, along with any explanations as to why any comments were not accepted.

Substantial Amendments to the Five Year Consolidated Plan and the First Year Annual Action Plan: Amendments to the Five Year Consolidated Plan and First Year Annual Action Plan are necessary whenever one of the following is proposed:

- To make a substantial change in the allocation priorities or a substantial change in the method of distribution of funds. A substantial change increases or decreases the amount allocated to a category of funding within the City's entitlement grant programs by 75 percent.
- To carry out an activity using funds from any program not covered by the Five Year Consolidated Plan (including program income) not previously described in the Five Year Consolidated Plan.
- To substantially change the purpose, scope, location or beneficiaries of an activity.

The following procedures apply to Substantial amendments:

- The City will place public notices in the Visalia Times-Delta newspaper and the Tulare Kings Hispanic Chamber of Commerce's newsletter, on the City's Web site (www.ci.visalia.ca.us) and at City Hall East (315 E. Acequia Ave.), City Hall North (425 E. Oak Ave., Suite 301), the Visalia Branch Library (200 W. Oak Ave.) and two community centers—Anthony Community Center (345 N. Jacob St.) and Visalia Senior Center (310 N. Locust St.)—in advance of a 30-day public review and comment period.
- Residents have 30 days to review the proposed Substantial amendment from the date of the notice.
- During the 30-day public review and comment period, the document will be available for review at the City's Community Development Department office. Copies of the document will be available to the public.

- Residents may file comments at City Hall North (425 E. Oak Ave., Suite 301) during the 30-day period from the date of the notice.
- Hold a minimum one public hearing within the community to solicit input on the Substantial Amendment.
- Hold a minimum of one public hearing before the City Council to solicit input on the Substantial Amendment.
- In preparing a final Substantial amendment, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The final amendment will have a section that includes all comments, plus explanations as to why any comments were not accepted.

Annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER): the City must submit an Annual Action Plan and a Consolidated Annual Performance Evaluation Report (CAPER) to HUD.

Action Plan: The Annual Action Plan summarizes the activities that will be undertaken in the upcoming FY to meet the goals outlined in the Consolidated Plan. The following steps outline the opportunities for public involvement in the Annual Action Plan:

- The City will place public notices in the Visalia Times-Delta newspaper and the Tulare Kings Hispanic Chamber of Commerce’s newsletter, on the City’s Web site (www.ci.visalia.ca.us) and at City Hall East (315 E. Acequia Ave.), City Hall North (425 E. Oak Ave.), the Visalia Branch Library (200 W. Oak Ave.) and two community centers—Anthony Community Center (345 N. Jacob St.) and Visalia Senior Center (310 N. Locust St.)—in advance of a 30-day public review and comment period.
- Residents have 30 days to review the Annual Action Plan from the date of the notice.
- During the 30-day public review and comment period, the document will be available for review at the City’s Community Development Department office. Copies of the document will be available to the public.
- Residents may file comments at City Hall North (425 E. Oak Ave.) during the 30-day period from the date of the notice.
- Hold a minimum one public hearing within the community to solicit input on needs and priorities for the Annual Action Plan.
- Hold a minimum of one public hearing before the City Council to solicit input on needs and priorities for the Annual Action Plan.
- In preparing the Action Plan, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The final report will have a section that includes all comments, plus explanations as to why any comments were not accepted.

CAPER: The CAPER must describe how funds were actually used and the extent to which these funds were used for activities that benefited low and moderate income people. The following steps outline the opportunities for public involvement in the CAPER:

- The City will place public notices in the Visalia Times-Delta newspaper and the Tulare Kings Hispanic Chamber of Commerce’s newsletter, on the City’s Web site (www.ci.visalia.ca.us) and at City Hall East (315 E. Acequia Ave.), City Hall North (425 E. Oak Ave.), the Visalia Branch Library (200 W. Oak Ave.) and two community centers—Anthony Community Center (345 N. Jacob St.) and Visalia Senior Center (310 N. Locust St.)—in advance of a 15-day public review and comment period.
- Residents have 15 days to review the CAPER from the date of the notice.
- During the 15-day public review and comment period, the document will be available for review at the City’s Community Development Department office. Copies of the document will be available to the public.
- Residents may file comments at City Hall North (425 E. Oak Ave.) during the 15-day period from the date of the notice.
- In preparing the CAPER, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the 15-day review and comment period. The final report will have a section that includes all comments, plus explanations as to why any comments were not accepted.

Public Hearings: The City will hold public hearings for the Consolidated Plan, Annual Action Plan, CAPER, amendments made to the CPP, or Substantial amendments.

Consolidated Plan hearings will include City staffed community meetings and one City Council Public Hearing for the adoption of the Consolidated Plan and Annual Action Plan.

The City Council Public Hearing will be held at City Hall Council Chambers. Listening devices, interpretation services, and other assistance to disabled persons or those with limited English proficiency will be provided upon request, ranging up to five business days prior notification to the City Clerk. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, require different lead times, ranging up to five business days. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. Assistive Listening Devices (ALD’s) are available upon request.

Notice of Hearings and Review Periods: To allow the public to provide comments prior to the submission of approved documents to HUD, the City will hold a public review period of at least 30 days for each Consolidated Plan, Annual Action Plan, CPP, and Substantial amendment.

The City will establish a public review period of at least 15 days for each CAPER to allow for public comments prior to the submission of approved documents to HUD.

Completed drafts of the Five Year Consolidated Plan and First Year Annual Action Plan, CPP, and any Substantial amendments will be available for public review and comment for 30 days.

Completed drafts of the Subsequent Annual Action Plans will be available for public review and comment for 30 days.

Completed drafts of the CAPER will be available for public review and comment for 15 days.

Copies of these draft plans will be available to the public at City Hall East (315 E. Acequia Ave.), City Hall North (425 E. Oak Ave.).

To ensure that all residents, including minorities, persons with limited English proficiency, persons with disabilities, residents of public housing, and LMI residents are able to participate in the public review process, the City will provide residents, public agencies and other stakeholders the following:

- Notice of opportunity to comment via e-mail, U.S. mail, upon request, and/or in person at public hearings on the Consolidated Plan, Annual Plan, CAPER, Substantial amendments, and CPP.
- Notice of applicable public review period and public hearings using an email distribution list maintained by the City for those parties expressing interest in receiving information and updates related to the City's Five Year Consolidated Plan, Annual Action Plan, CAPER, Substantial amendments and CPP. To be added to this email distribution list, please submit a request to: rhaynes@ci.visalia.ca.us.
- Notices will be distributed through various methods, including e-mail, websites, and newspaper postings.
- Public notices will announce the availability of relevant draft documents for public review and include an introduction of the document, its contents, and purpose. The notices will describe how to obtain a copy of the document for review and clearly list all scheduled hearings with dates, times, and locations. The notices will include information on how to access staff report and related documents online and list locations where hard copies will be available.
- Notices of the availability of draft documents and the review periods will be distributed, published, and posted on the City of Visalia's Community Development Department website at www.ci.visalia.ca.us. Notices will be distributed and published at least 15 days before the final public hearing and will include information regarding how to request accommodation and services available for persons with disabilities who wish to attend the public hearings.
- Newspaper postings of the notices for the Consolidated Plan, Annual Action Plan, CAPER, Substantial amendments, and amendments to the CPP will be provided in the Visalia Times-Delta newspaper the Tulare Kings Hispanic Chamber of Commerce's newsletter. Consolidated Plan and Action Plan notices will be sent to an e-mail distribution list maintained by the City's Community Development Department. Members of the public may be added to this distribution list by contacting rhaynes@ci.visalia.ca.us. Although the City will prioritize the use of email to distribute the public notices to residents, it will continue to send hard copies to the public via U.S. Postal Service to residents with no email access, upon request.

The City often combines notices complying with several individual requirements into one document for dissemination and publication. The City is receptive to suggestions for ways to improve its process for notifying the public of upcoming public hearings and the availability of draft documents for public review.

The City will consider comments and views expressed by residents, public agencies, and other stakeholders via email, writing, or orally at public meetings. In each Five Year Consolidated Plan, Annual Action Plan, CAPER, Substantial amendment or CPP submitted to the HUD, the City will provide an attachment that includes all written communications received and a summary of each oral comment during the applicable 30-day or 15-day public review period; the City's subsequent

action; and the reasons for non-action, if none was taken. This information will also be available to the public as part of the final document.

Anti-Displacement Policy: As part of the CPP, the City must maintain a displacement policy. Displacement refers to the involuntary relocation of individuals from their residence due to housing development and rehabilitation paid for with federal funds. The City will continue to use existing federal and state relocation guidelines, as applicable, to minimize displacement and to alleviate the problems caused by displacement. Both the federal government and the State of California have specific requirements dictating the amount of benefits and assistance that must be provided to lower income persons and households relocated from their homes as a result of displacement. Depending on the funding source, displaced persons may be offered one or more of the following:

- A rent subsidy for another unit
- A cash payment to be used for rent or a down payment on the purchase of a dwelling unit
- Moving and related expenses

The City's rehabilitation programs may also incur relocation issues when they provide minor additions to existing dwellings in order to address overcrowding. Any temporary relocation costs are included in the rehabilitation loan package offered to clients.

Availability of and Access to Records: Information on the City's Consolidated Plans, CPPs, Annual Action Plans, CAPERs, and program regulations will be posted on the City's Community Development Department website at www.ci.visalia.ca.us, and will be made available for public review during normal working hours at the City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291, and upon written request addressed to the City's General Contact via the Community Development Department. If the City is unable to provide immediate access to the documents requested, the City will make every effort to provide the documents and reports within 15 business days from the receipt of the request. These documents are also posted on the City's Community Development Department website: www.ci.visalia.ca.us.

Comments/Complaints: Comments or complaints from residents, public agencies, and other stakeholders regarding the Consolidated Plan or related amendments and performance reports may be submitted in writing or orally to the General Contact at the City's Community Development Department at City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291. Written comments or complaints will be referred to appropriate City staff for consideration and response. The City will provide substantive, written responses to all comments or complaints within 15 business days.

A summary of public comments or complaints and a summary of any comments or complaints not accepted and the reasons thereto shall be attached to the respective final Consolidated Plan, any amendments to the plan, the Annual Action Plan or the CAPER.

Technical Assistance: The City will, to the extent practicable, respond to requests for technical assistance by groups representing persons of low and moderate income developing funding proposals for any program covered by the Consolidated Plan in accordance with grant procedures. This may include, but is not limited to, providing information regarding how to fill out applications, other potential funding sources, and referrals to appropriate agencies within and outside the City. "Technical assistance," as used here, does not include the provision of funds to groups requesting such assistance. Assistance will also be provided by the City's Community Development Department to interested individuals and resident groups who need further explanation on the background and intent of the Housing and Community Development Act, interpretation of specific HUD regulations, and project eligibility criteria for federal grants.

Appendix A: Citizen Participation Summary

PR-15 Citizen Participation

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

Community Needs Survey

To identify the highest priority needs of the City, a Community Needs Survey was designed and distributed to residents, workers, service providers, and businesses in the City. The public was informed that the City was in the process of preparing the 2015-2019 Consolidated Plan and community stakeholders were encouraged to complete the Community Needs Survey to help the City prioritize areas for investment using federal entitlement funds over the next five years.

The survey asked respondents to rate the level of need for improvements in the following areas:

- Overall needs
- Public facilities
- Infrastructure and neighborhood improvements
- Public services
- Economic development
- Housing

English and Spanish versions of the survey were available in electronic and hard copy formats from August to October 2014.

It is estimated that 19,754 entities, organizations, or persons were informed of the preparation of the Consolidated Plan. Information on public and public forums was disseminated through the following methods:

- The survey link was emailed to over 350 entities, organizations, agencies, or individuals with a request to share the survey with their network.
(<https://www.surveymonkey.com/s/VisaliaConPlan>)
- The survey link was sent to 800 members of the City's Chamber of Commerce.
- The survey link was sent to the City's Community Center and Housing Resource Fair listservs.
- The survey link was posted to the City's webpage.
- Information on the survey was shared on various social media pages. The survey link was posted to the City's Facebook page (potential reach of 852) and Twitter page (potential reach of 819). The survey link was posted to the Visalia Convention Center's Facebook page (potential reach of 3,300).*
- The survey was distributed through local media sources, including the Visalia Times-Delta (potential reach of 13,996) and the City's "Inside City Hall" newsletter.
- Hard copy surveys were distributed to residents of the City at various locations, including public housing sites, school districts, health care providers, libraries, and community centers.

* Estimate reflects the number of "Likes" of organization's Facebook and Twitter page.

Community Forums

The City facilitated three community forums to provide attendees with an overview of the Consolidated Plan and federal programs and to gather public input on community improvements that could be addressed by utilizing federal entitlement funds.

A total of 22 individuals participated in the community forums and provided feedback on what they viewed as the most pressing housing, economic, and community development needs in the City. In addition to covering areas of focus for the Consolidated Plan, the community forums were also structured to provide an overview of and gather feedback on fair housing for the City's Analysis of Impediments to Fair Housing Choice (AI).

These community forums were held at the following locations:

Annie Mitchell Elementary School
2121 East Laura Avenue
Visalia, CA 93292
August 7, 2014, 5:30 pm to 8:00 pm

Anthony Community Center
345 North Jacob Street
Visalia, CA 93291
August 12, 2014, 1:00 pm to 3:30 pm

La Joya Middle School
4711 West Lavidia Avenue
Visalia, CA 93277
August 12, 2014, 5:30 pm to 8:00 pm

Citizen Participation Outreach

Table 77 – Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public meetings	Non-targeted/broad community	A total of 22 individuals attended one of the three community forums held in August 2014.	See Citizens Participation Plan Outreach Appendix A	n/a	
Internet Outreach	Non-targeted/broad community	A potential of over 852 people reached on Facebook. Additionally, the July 22 nd “Inside City Hall” issue, there were 2,065 subscribers reached. Facebook and Twitter were used as two key social media channels to publicly distribute information on the community forums and community needs survey. Blurbs on the community forums and community needs surveys were distributed through various listservs, including City Hall’s “Inside City Hall” newsletter list and the City’s Community Center and Housing Resource Fair listservs.	See Citizens Participation Plan-Outreach Appendix A, B & C	n/a	
Newspaper Ad	Non-targeted/broad community Non-English Speaking – Specify other language: Spanish	Notices on the community forums and community needs surveys were posted in the Visalia Delta-Times newspaper. Approximately 209 persons were reached through the Alliance’s notices regarding the community needs survey and community forums.	None received	n/a	
Other	Non-targeted/broad community Non-English speaking – Specify language: Spanish	A total of 214 Community Needs surveys were submitted to the City from August to October 2014. This includes surveys provided at the Tulare County Housing Fair held on July 12, 2014	Comments included as part of the community needs survey results See Citizens Participation Plan Community Needs Survey results	n/a	

Public Meeting	Persons with disabilities Other: Disability Advocacy Committee	Approximately 8 community members and committee board attended, in addition to City Staff. Staff presented the Draft ConPlan, AI, AP and Amendment on March 9, 2015.	Committee members were concerned with the name of a housing rehabilitation program. staff revised the abbreviated name. Members asked about accessibility for housing rehabilitation programs and liked that the mobile home program was recommended. see Citizens Participation Plan Attachments, and Appendices C-1, C-2 and Appendix E	n/a	
Public Meeting	Non-targeted/broad community Other: Citizens Advisory Committee	Approximately 15 members present plus City Staff. Staff presented the Draft ConPlan, AI, AP and Amendment on March 4, 2015	Primarily, Members glad to see housing programs returning. see Appendices Citizens Participation Plan Attachments, and Appendices C-1, C-2 & E	n/a	
Public Meeting	Other: North Visalia Neighborhood Advisory Committee	Approximately 15 community participants and members attended.	Primarily requested funding for Oval Park. see Citizens Participation Plan Attachments, and Appendices C-1, C-2 and E	n/a	

Public Hearing	Non-English Speaking- Spanish Non-targeted/broad community Other: City Council Work Session	City Council Work Session held on March 16, 2015 and a public hearing held on April 06, 2015 for public comment.	See Citizens Participation Plan Attachments and Appendices C-1, C-2 and E	n/a	
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Community Needs Survey Results

A total of 214 Community Needs Survey responses were gathered between July 2014 and October 2014. This section provides an overview of the results of the City’s Community Needs Survey responses.

Needs Ratings in Overall Areas

The survey asked respondents to rate the level of need for improvement types that fall into five distinct categories. These five categories are public facilities, infrastructure and neighborhood improvements, public services, economic development: job creation in low-income neighborhoods, and housing. The average need rating of each item within these categories provides an indicator of broad community needs priorities. Among these categories, economic development received the highest ratings. When asked to identify the strongest overall need areas, creating more jobs available to low income residents was identified as the greatest overall need area.

Overall Need Area	Average Rating	Strong or Very Strong Need
Create more jobs available to low income residents	3.96	71%
Improve non-profit-community services	3.78	60%
Create more affordable housing	3.45	49%
Improve City facilities providing public services	3.44	48%

Aggregated Need Ratings by Improvement Category

Top priority needs can be identified more specifically by looking deeper into the need ratings given to each improvement item. The chart below shows the ten highest rated need areas in any category.

- Survey respondents identified services for abused, abandoned, and neglected as the highest priority need in the City.
- Five housing related needs are among the top ten priority needs on this list, including code enforcement activities in low income neighborhoods, permanent housing for homeless, homeless facilities, energy efficiency and sustainability improvements, housing for special needs (such as seniors and persons with disabilities).
- Public facility needs identified include facilities for homeless individuals and facilities for abused, abandoned, and/or neglected children.
- Public service needs identified include homeless, mental health, and crime awareness/prevention services.

Need Category	Average Rating Across Needs in Category	Strong or Very Strong Need
Economic Development	3.72	39%
Infrastructure and Neighborhood Improvements	3.37	32%
Housing	3.76	45%
Public Services	3.69	40%

Public Facilities	3.44	52%
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Ten Highest Priority Needs in All Categories

Priority Rank	Specific Need	Average Rating	Strong or Very Strong Need	Need Category
1	Abused, abandoned, and neglected children services	3.96	46%	Public services
2	Code enforcement activities in low income neighborhoods	3.9	59%	Housing
3	Permanent housing for homeless	3.87	55%	Housing
4	Homeless services	3.86	55%	Public services
5	Mental health services	3.83	46%	Public services
6	Energy efficiency and sustainability improvements	3.82	54%	Housing
7	Homeless facilities	3.8	62%	Public facilities
8	Crime awareness/prevention services	3.77	54%	Public services
9	Housing for special needs (such as seniors and persons with disabilities)	3.76	44%	Housing
10	Facilities for abused, abandoned and/or neglected children	3.75	59%	Public facilities

Housing Needs

Respondents rated the need for ten different housing-related improvement areas in their neighborhoods and each improvement was highly rated. The five highest priorities in this area were:

1. Code enforcement activities in low income neighborhoods
2. Permanent housing for homeless
3. Energy efficiency and sustainability improvements
4. Housing for special needs (such as seniors and persons with disabilities)
5. Housing accessibility improvements

The table below shows the average need rating given to each of the housing needs and the share of respondents who rated each category as “strong” or “very strong” need.

Priority Rank	Housing: Specific Need	Average Rating	Strong or Very Strong Need
1	Code enforcement activities in low income neighborhoods	3.9	59%
2	Permanent housing for homeless	3.87	55%
3	Energy efficiency and sustainability improvements	3.82	54%
4	Housing for special needs (such	3.76	44%

Priority Rank	Housing: Specific Need	Average Rating	Strong or Very Strong Need
	as seniors and persons with disabilities)		
5	Housing accessibility improvements	3.68	35%
6	Rental housing rehabilitation	3.63	46%
7	Rental assistance (tenant-based rental assistance)	3.62	42%
8	Increase affordable rental housing inventory	3.60	42%
9	Homeownership assistance	3.56	45%
10	Owner-occupied housing rehabilitation	3.41	35%

Public Services Needs

Respondents rated the level of need for 21 various public service improvements within their neighborhoods. The five highest priorities in this area were:

1. Abused, abandoned and neglected children services
2. Homeless services
3. Mental health services
4. Crime awareness/prevention services
5. Food banks

Priority Rank	Public Services: Specific Need	Average Rating	Strong or Very Strong Need
1	Abused, abandoned and neglected children services	3.96	46%
2	Homeless services	3.86	55%
3	Mental health services	3.83	45%
4	Crime awareness/prevention services	3.77	54%
5	Food banks	3.75	52%
6	Substance abuse services	3.75	40%
7	Youth services	3.74	53%
8	Disability services	3.70	34%
9	Battered and abused spouse services	3.72	43%
10	Employment training services	3.72	55%
11	Fair housing activities	3.66	40%
12	Services for persons with HIV/AIDS	3.66	22%
13	Child care services	3.66	39%
14	Legal services	3.62	34%
15	Health services	3.61	41%
16	Senior services	3.59	38%
17	Neighborhood cleanups (such as trash, debris, graffiti)	3.57	49%
18	Tenant/landlord counseling services	3.55	35%
19	Housing counseling	3.49	33%

Priority Rank	Public Services: Specific Need	Average Rating	Strong or Very Strong Need
20	Transportation services	3.40	40%
21	Lead/based paint/lead hazard screens	3.33	18%

Public Facilities

Respondents rated their neighborhoods’ level of need for 13 public facility types. The five highest priorities in this area were:

6. Homeless facilities (transitional housing and emergency shelters)
7. Facilities for abused, abandoned and/or neglected children
8. Youth centers
9. Mental health care facilities
10. Child care centers

Priority Rank	Public Facilities: Specific Need	Average Rating	Strong or Very Strong Need
1	Homeless facilities (transitional housing and emergency shelters)	3.80	62%
2	Facilities for abused, abandoned and/or neglected children	3.75	59%
3	Youth centers	3.75	64%
4	Mental health care facilities	3.68	63%
5	Child care centers	3.46	53%
6	Centers for the disabled	3.42	46%
7	Educational facilities	3.41	45%
8	Recreation facilities	3.41	48%
9	Health care facilities	3.32	41%
10	Parks facilities	3.24	39%
11	Senior centers	3.23	38%
12	Facilities for persons with HIV/AIDS	3.01	34%
13	Parking facilities	2.85	30%

Infrastructure and Neighborhood Improvements

Respondents rated the level of need for 15 infrastructure and neighborhood improvements. The top five priorities in this area were:

6. Cleanup of contaminated sites
7. Lighting Improvements
8. Street improvement
9. Acquisition and clearance of vacant lots
10. Water/sewer improvements

Priority Rank	Infrastructure and Neighborhood Improvements: Specific Need	Average Rating	Strong or Very Strong Need
1	Cleanup of contaminated sites	3.62	35%
2	Lighting Improvements	3.53	39%
3	Street improvement	3.41	42%
4	Acquisition and clearance of vacant	3.39	37%

Priority Rank	Infrastructure and Neighborhood Improvements: Specific Need	Average Rating	Strong or Very Strong Need
	lots		
5	Water/sewer improvements	3.37	29%
6	Sidewalk improvements	3.35	33%
7	Storm water and drainage improvements	3.33	24%
8	Trails	3.32	41%
9	Traffic calming	3.32	35%
10	New or renovated playgrounds	3.31	37%
11	ADA accessibility	3.29	20%
12	Tree Planting	3.18	31%
13	Public art	3.06	28%
14	Landscaping improvements	3.05	23%
15	Neighborhood Signage	3.01	22%

Economic Development: Business and Jobs

Respondents rated the level of need in four economic development areas within their neighborhoods. The top two priorities in this area were:

1. Financial assistance for low income residents for business expansion and job creation
2. Store front improvements in low income neighborhoods

Priority Rank	Economic Development: Specific Need	Average Rating	Strong or Very Strong Need
1	Financial assistance for low income residents for business expansion and job creation	3.7	53%
2	Store front improvements in low income neighborhoods	3.52	46%
3	Micro-enterprise assistance for bus	3.5	37%
4	Public improvements to commercial	3.33	30%

Community Forum Results

The City held three community forums to gather public input regarding community needs that could potentially be addressed by utilizing federal entitlement program funding.

During the breakout groups, forum participants were asked to identify what they viewed as the highest priority community needs. Answers given were both what currently existed (i.e. cracked sidewalks) and what was needed (i.e. gang prevention services). All answers were transcribed on flip charts and grouped and categorized. The number of times each item was identified, as a community need was recorded and counted to identify the most frequently stated needs (i.e. “mental health services” was mentioned 15 times throughout all three community forums. Below is a brief summary of the feedback received at the community forums during the dialogue breakout groups.

The most critical needs identified, in order of importance, were:

1. Projects or programs that increase availability of affordable housing for low income residents (17)
2. Projects or programs that create new jobs that are available to low income residents (14)
3. Improvements and/or development of non-profit community services for low income residents (such as senior, youth, health, homeless, fair housing) (8)
4. Improvements and/or development of City facilities providing public services (such as parks, recreation or senior centers, parking facilities, street improvements, architectural barriers) (7)

The following items were selected as the four most critical needs:

1. Homeless services (16)
2. Housing rehabilitation (12)
3. Employment training services (11)
4. Crime awareness/prevention services (8)

Other needs that were identified included:

- Neighborhood cleanups (7)
- Mental health services (6)
- Tenant/landlord service (5)
- Youth services (5)
- Food banks (5)
- Senior services (4)

Less frequently identified needs include:

- Substance abuse services (3)
- Battered and abused spouse services (2)
- Abused and neglected children services (2)
- Disability services (2)

Consolidated Plan Public Comment Period

The Consolidated Plan was circulated for a 30 day public review and comment period beginning on February 23, 2015, and comments were accepted through March 24, 2015. The Plan was available electronically at www.ci.visalia.ca.us for the 30 day period. Hardcopies were also available at City Hall East, and City Hall North as well as upon request. Notice of Availability of the Consolidated Plan was distributed to over 12 entities, organizations, agencies and citizens or groups that attended the forums, requested such notification and provided their contact information. The notice was also sent through listserves with “The Alliance” who reached approximately, 209 subscribers, City of Visalia Facebook, reaching 786 people, City of Visalia Inside City Hall, which reached, The Tulare Kings Hispanic Chamber of Commerce newsletter, which reached approximately 1,300 subscribers. In addition, public comment is encouraged at the hearings listed below, and could be submitted in writing to www.ci.visalia.ca.us or directed to Michael Olmos, City Manager at the City Hall North, Transit Center, 425 East Oak, Suite 301, Visalia, CA. A summary of all comments received and staff’s response to those comments can be found in Appendix E: Response to Comments

Public Hearings

Locations and dates:

- **City Council Work Session Meeting:** March 16, 2015
- **City Council Public Hearing Meeting:** April 06, 2015

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AVISO DE AUDIENCIA PÚBLICA E INTENTO DE APROBAR EL PLAN CONSOLIDADO (2015/16-2019/20) Y PRIMER AÑO DE EL PLAN DE ACCION ANUAL Y ENMIENDA DE EL PLAN DE ACCION DE 2014

El Consejo de la ciudad de Visalia tendrá una sesión de trabajo el lunes, 16 de marzo de 2015 y una audiencia pública el lunes, 06 de abril 2015, para aprobar el Plan Consolidado de 5-años y Primer Año de el Plan de Acción Anual y enmienda de el Plan de Acción de 2014, como lo requiere el Departamento de Vivienda y Desarrollo Urbano (HUD). El Plan Consolidado identifica viviendas y necesidades de desarrollo de la comunidad de Visalia y la estrategia para dirigir estas necesidades en los próximos cinco años. Includido en el plan esta el Primer Año de el Plan de Acción, que identifica las actividades propuestas y financiadas con subvenciones de el gobierno. Community Development Block Grant (CDBG) y Home Investment Partnership (HOME) en 2015/2016. Ademas, se propone una enmienda a el Plan de Accion 2014 para reasignar 1.8 millones de dolares (HOME) Community Development Organization (CHDO) a la empresa Self Help para el desarrollo de 36 unidades de alquiler multi-familiar, ubicada en Highland Avenue, al oeste de la Carretera 83, entre las calles Riggan y Ferguson. Las juntas de el Consejo han sido programadas así:

CITY OF VISALIA CITY COUNCIL WORK SESSION City Hall West Council Chambers 707 West Acequia, Visalia, CA Lunes, 16 de Marzo, 2015, a las 4:00 PM.	CITY OF VISALIA CITY COUNCIL PUBLIC HEARING City Hall West Council Chambers 707 West Acequia, Visalia, CA Lunes, 06 de Abril, 2015, a las 7:00 PM.
CITIZEN'S ADVISORY COMMITTEE City Hall West Council Chambers 707 West Acequia, Visalia, CA Miércoles, 04 de Marzo, 2015 a las 5:30 PM	DISABILITY ADVOCACY COMMITTEE City Hall East, Conference Room 1 315 East Acequia, Visalia, CA Lunes, 09 de Marzo, 2015 a las 5:00 PM
NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE Oval Service Center 806 North Court Street, Visalia, CA Jueves, 12 de Marzo, a las 5:30 PM	

El periodo para comentarios públicos sobre el proyecto Plan Consolidado de 5-años (2015/16 y 2019/20) al proyecto de el Plan de Acción 2015/16, y el proyecto de enmienda de el Plan de Acción 2014, comienza el 23 de Febrero, 2015, y concluirá el 24 de Marzo, 2015. Durante este tiempo, el Plan Consolidado, el Plan de Acción y Enmienda pueden verse y obtenerse en la Ciudad de Visalia, Departamento de Desarrollo de la Comunidad, ubicado en 315 E. Acequia o llamando al (559) 713-4460. El Plan Consolidado, el Plan de Acción y Enmienda se encuentran disponible para su revisión en la página web de la ciudad www.ci.visalia.ca.us. Todos los comentarios y sugerencias recibidas o por escrito durante el periodo de 30 días de revisión pública, se incluirán en el informe final en Audiencia Pública al Consejo de la Ciudad y se incluirán en el documento final presentado a HUD. Cualquier pregunta o comentarios por escrito pueden ser dirigidos a Michael Olmos, Administrador de la ciudad en el 425, Suite 301, Visalia, CA, 93291. Por favor, tenga en cuenta que si desea desafiar uno de estos elementos en la corte, usted puede ser limitado a elevar sólo los problemas que usted o alguien más elevó en la audiencia pública descrita en este aviso, o en correspondencia escrita entregada a la Ciudad de Visalia en, o antes de, la audiencia pública. Para cumplir con la ley de discapacidades, si necesita asistencia especial para participar en cualquiera de las reuniones antes mencionadas, por favor llame al (559)-713-4512.

E: AVISO DE AUDIENCIA PÚBLICA E INTENTO DE

Berit Maxwell, Accounting Clerk, for the below mentioned newspaper(s), am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper on the following dates:

Newspaper: Visalia Times-Delta
23/2015 3/16/2015

I acknowledge that I am a principal clerk of said paper which is printed and published in the City of Visalia, County of Tulare, State of California. The Visalia Times Delta was adjudicated a newspaper of general circulation on July 25, 2001 by Tulare County Superior Court Order No. 41-20576. The Tulare Advance Register was adjudicated a newspaper of general circulation on July 25, 2001 by Superior Court Order No. 52-43225.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 16 day of March, 2015
Visalia, California.

Berit Maxwell

Declarant

Appendix "C-1": City Council Public Hearing Transmittal Report

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**City of Visalia
Agenda Item Transmittal**

Meeting Date: 4/6/2015

Agenda Item Number (Assigned by City Clerk): 18.

Agenda Item Wording: Public Hearing for; 1) the City of Visalia 2015-19 Five-Year Consolidated Plan, Analysis of Impediments, 2015/16 Action Plan for the use of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership Funds; 2) 2014/16 Action Plan Amendment for the use of \$1.8 million in HOME-CHDO funds, toward a 36-unit multi-family rental development, located at Highland Avenue, west of State Highway 99, between Riggin and Ferguson Streets.

Deadline for Action: 4/6/2015

Submitting Department: Community Development

Contact Name and Phone Number:

Rhonda Haynes, Housing Specialist, 713-4480
Chris Tamara, Administrative Services Manager, 713-4840
Chris Young, Community Development Director, 713-4382

Department Recommendation: Approve and adopt the;

- 1) Final Consolidated Plan for 2015-2019, which includes:
 - a) Needs Assessment and Market Analysis
 - b) Citizens Participation Plan
 - c) Strategic Plan
 - d) Analysis of Impediments to Fair Housing Choice (AI); and
 - e) Annual Action Plan 2015/16 as proposed
- 2) HOME Action Plan Amendment (prior year funding):
 - a) Authorize amendment in the total amount of \$1.8 million HOME CHDO funds toward the Self-Help Enterprises, 36-unit multi-family rental development, known as Visalia Village, located at Highland Avenue, west of State 99, between Riggin and Ferguson Streets; and
 - b) Authorize the City Manager to finalize the commitment of HOME-CHDO dollars by or before October 30, 2015, in the total amount of \$1.8 million toward the Self-Help Enterprises (SHE) HOME- CHDO, 36-unit multi-family rental development; and
 - i. Authorize the City Manager to reallocate up to \$1.6 million from previous year entitlement funds and program income (Note: remaining \$200k is derived from 2015-16 Action Plan); and
 - ii. Approve Self Help Enterprise, Inc. (SHE) Community Housing Development Organization (CHDO) recertification for the Visalia Village project; and

COUNCIL ACTION: Approved as Recommended Page | 1

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- iii. Authorize the City Manager and/or City Attorney to make minor technical changes to the Self-Help Enterprises Agreements.

Overview of comments and alternative to staff recommendations:

Comments from both the community and Council were received during the public comment period from February 23, 2015 to March 24, 2015. As a result, based on Council comments from March 16, staff will initiate the Tenant Based Rental Program the first year, and incorporate efforts related to a housing conditions survey/impact analysis with the SMART Team. Additionally, the project described below has been forwarded to the Parks and Recreation Foundation to search for a potential funding source other than CDBG:

- The Northern Visalia Advisory Committee requested that \$70,000, be redirected from the three CDBG housing rehabilitation programs to partially fund playground improvements at the Civil Park.

Staff recommends adopting the 5-Year Plan and 2015/16 Action Plan as presented and 2014/15 Amendment as recommended. Council has the option of directing staff to incorporate the alternative above and incorporate into the 2015/16 Action Plan.

Summary:

The US Department of Housing and Urban Development (HUD) requires all entitlement jurisdictions to complete a Consolidated Plan (Plan) to assess its affordable housing and community development needs, market conditions and to make data-driven, place-based investment decisions. The City is an entitlement jurisdiction and receives annual allocations through:

- **Community Development Block Grant (CDBG)-** to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The 2015/16 first year annual allocation is \$1,108,150 with an estimated \$50,000 in program income.
- **HOME Investment Partnership (HOME)-** fund a wide range of housing activities including building, buying, rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. The 2015/16 first year annual allocation is \$232,528 with an estimated \$180,000 in program income.

The 5-Year 2015-2019 Consolidated Plan (Plan) which includes the 2015/16 Action Plan is provided as Attachment "A". The Plan describes the needs, priorities, goals and objectives for the use of CDBG and HOME dollars over the next five-year period (July 1, 2015, through June 30, 2019). The Plan includes the Analysis of Impediments to Fair Housing Choice (AI), included as Attachment "B".

Additionally, a request for approval of 2014/15 Action Plan Amendment up to \$1.8 Million in HOME-CHDO funding toward Visalia Village 36-unit multi-family development.

5-Year Plan Programs Recommendations:

Recommended actions were provided in draft form to the community during the public comment period of February 23, 2015 through March 24, 2015, including City Council on March 16, 2015. Staff proposes to adopt the Final ConPlan, AI, Action Plan, as presented and included as Attachment "A". Content of the ConPlan, proposed goals and priority needs addressed included in the plan with a general description of each component, included as Attachment "C".

Staff recommends continued funding of existing successful programs over the next 5 years:

CDBG & HOME Administration	Code Enforcement	Continuum of Care
Public Infrastructure/Facility	Park Improvements	Section 188 Loan Repayment
SHE-CHDO Acq/Rehab Programs	ADA Compliance	Voucher Program

Staff also recommends the three owner occupied CDBG Housing Rehabilitation (HRAP), Emergency Rehabilitation (ERAP), Mobile Home Programs and HOME First Time Homebuyer program return to provide a suitable living environment for existing and new homeowners. Also, based on the need and community input, staff recommends two new programs as follows and presented in Table 1, Attachment "C":

- A **Tenant Based Rental Pilot Program (TBRA)** (case management services and rental gap assistance) that provides housing and public services to very low-income households.
- A **Fair Housing Educational Services Program** thru which a HUD certified consultant, or experienced fair housing non-profit, would provide educational assistance to eligible residents who may be facing housing challenges.

2015/16 Action Plan Programs Recommendations:

Staff recommends continuing efforts through established, successful programs, as well as restoring the three housing programs, and two new programs (TBRA Pilot Program and Fair Housing Education). For the first year of the Plan for the period of July 1, 2015 through June 30, 2016, Recommended HOME and CDBG funding allocations are reflected in Table 2, Attachment "C".

Action Plan Amendment:

A Substantial Action Plan Amendment is proposed to reallocate HOME, HOME CHDO and Program Income to the Self-Help Enterprises' (SHE) 36-unit multi-family rental development on 4.87 acres, located at Highland Avenue, west of State Highway 63 (North Dinuba Boulevard), between Riggin and Ferguson Street. Table 3 below reflects the proposed amendment. The project will include the current available Program Income of approximately \$48,804, expected program income of \$880,000, reallocation of approximately \$1.1 million from the Foreclosure Acquisition Program, and includes \$280,000 from the 2015-16 Action Plan allocation. For information about the Vista Village Project, see Attachment "C".

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Table 3: Proposed Amendment HOME

Table 3				
HOME Amendments				
	Current Remaining Balance as of February 01, 2015	Projected Program Income	HOME-CHDO Amendment	Final Project/Programs Balance after Amendments
PROJECT (Decrease)				
City FAPII Program	\$1,052,000.00	\$ -	\$(1,052,000.00)	\$ -
HOME Program Income*	\$ 49,504.00	\$ -	\$ (49,504.00)	\$ -
HOME Program Income Projected*	\$ -	\$ 500,000.00	\$ (498,498.00)	\$ 1,504.00
PROJECT/Program (Increase)				
Visalia Village	\$ -	\$ -	\$ 1,600,000.00	\$ 1,600,000.00
Note: remaining \$200k from 2015-16 AP			\$ -	\$ -
NET CHANGE HOME			\$ -	

*HOME Program Income currently routing through financial system and projected through the rest of Foreclosure Acquisition Properties.

Background Discussion:

Council/Community Comments/Feedback

On March 18, 2015, Staff and his consultant (Lester) presented the Draft Plan, AI, Action Plan (AP) for 2015/16, 2014/15 Action Plan Amendment for HOME-CHDO and accompanying documents.

Staff also presented the Draft Plan, AI, 2015/16 AP and Amendment to three community formal City committees:

- Citizens Advisory Committee on March 04, 2015
- Disability Advocacy Committee on March 09, 2015
- Northern Visalia Advisory Committee on March 12, 2015;

The key comments received at the March 16th Council Work Session meeting were funding for transitional type housing for the homeless population, performance measurements to reflect impact on neighborhood improvements, and the Oval Park playground. The key comments from presentations made to community groups were strong support of housing rehabilitation programs, a request for CHDO funding for the Oval Park playground and increased outreach efforts by the City. Information regarding each subject follows:

i. Funding Request for Housing Homeless:

Council members expressed the need for transitional type housing for our homeless population, along with focusing a portion of funding toward these efforts.

New Tenant Based Rental Assistance Program:

The Tenant Based Rental Assistance (TBRA) provides transitional housing assistance for up to two years to participants. This allows an experienced non-profit agency, such as Tulare County Housing Authority, Family Services or Community Services Employment Training, to work with tenants graduating from or to their rental assistance and educational services programs. Based on Council comments, this program will begin in the first program year.

City's support of Non-Profit Grant Program Applications through the Continuum of Care (now known as "The Alliance")

All programs within the Alliance, including emergency, transitional, and permanent housing programs provide supportive services for clients.

Programs that serve these vulnerable subpopulations include:

- CSET, Family Services, Turning Point and Tulare County HHS provide PSH programs for chronically homeless individuals and families and/or families with children.
- The Veterans' Administration, in conjunction with HACT, operates the VASH program, which provides 35 permanent supportive housing vouchers for homeless veterans and their families.
- Turning Point of Central California operates a PSH program for transitioning age youth.

During 2014, the City supported 10 non-profit grant applications, submitted by several of these agencies, as their programs are consistent with our goals identified in our Consolidated Plan. Staff has included a list of all Agencies, which provide emergency, transitional, and permanent housing, as Attachment ("E").

Additional information related to our support, the Alliance and collaborative efforts with local service providers, who assist homeless individuals and families, is included within the 5-Year Consolidated Plan.

Homeless Summit Update:

Progress is being made to bring local non-profit agencies, housing and service providers, and faith-based organizations together to strengthen resources, collaboration and efforts in identifying the needs and services of our homeless population.

On December 13, 2013, the City began the discussion with local housing, service providers and faith based organizations through the Homeless Summit. These efforts resulted in increased collaboration among organizations, and establishment of a Homeless Resource quarterly meeting. As a result, of these new partnerships and increased collaboration, as of January 12, 2015, our Homeless Task Force reported the following:

- Eighteen (18) additional beds will be added for homeless individuals with mental health issues in the next 90 days. The Housing Authority of Tulare County, in partnership with the Health & Human Services, will provide services.
- The Tulare County Housing Authority is working with local agencies to continue to identify other properties that will allow for collaboration on transitional housing for homeless individuals while participating in "moving to work" housing program.
- United Way will be piloting an application for the homeless population, service and housing providers, that allows individuals to access information on resources from their smart phones.
- Dr. Marcel is working with People Care admissions and hospital, to seek out local solutions on how to ensure patients, who are homeless receive adequate care in a healthcare setting.

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- Connected with faith based community and will be working on resource conference with churches and agencies in late spring on creating a local safety net directory and identify gaps in funding for services.
- Annual Homeless Census Count conducted on January 29, 2015, (data will be available late April 2015).
- Network quarterly meetings

2. Housing Conditions Survey

Council requested staff to identify how success may be measured, best practices, housing conditions survey and utilizing a performance based measurement tool. HUD recently improved and streamlined its system for reporting goals and accomplishments, which all grantees are mandated to utilize in submitting its 5-Year, annual Action Plan and Consolidated Planning and Evaluation Report (CAPER), for their review, both regionally and at Washington DC headquarters levels. Staff understands the concern for an improved performance measurement tool, in addition to what HUD requires through their system.

Tools such as a Strategic Assessment of Opportunities Paper (SOAP) - which is a CDBG and HOME National Best Practice assessment, which provides recommendations for creating performance metrics and improving impacts, along with specific rating and ranking tools have been utilized in other jurisdictions working with consultants. Staff, working along with the SMART Team, will come up with a plan to measure performance and impacts of related programs.

3. Oval Park

The comments received from the North Visalians Advisory Committee, on March 12, 2015, related to a request for additional funding for the Oval Park playground. A North Advisory Committee appointed representative also presented comments at the City Council Work Session on March 16, 2015, requesting to increase the Oval Park from \$50,000 to \$120,000.

The 2015/16 Action Plan reflects a recommended allocation of \$50,000 toward efforts at the Oval Park which may be used in conjunction with a current project funded by the State for improved security measures. Taking away funding from other proposed programs is not recommended as there are priority needs identified by the community and staff believes the housing programs are the best utilization of CDBG funds. Instead, the Parks and Recreation Foundation has been asked to seek potential funding sources for a play structure at Lincoln Oval Park.

4. Housing Rehabilitation Program

The comments received from the Citizens Advisory Committee on March 4, 2015, were in favor of the Mass Housing program returning, and the concern for insufficient available funding toward three preliminary proposed economic development programs. Staff included this in the March 16, 2015 report.

The Disability Advocacy Committee meeting, held on March 9, 2015, commented that there is a significant need for housing programs, specifically mobile home and accessible units.

5. Outreach to Community for Input in the Plans.

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Two community participants at the North Visalians Advisory Committee on March 12, 2015, suggested door-to-door noticing in order to gain participation from the community who do not receive the newspaper, have internet, receive word from agencies the City contacted or visit City public posting locations.

The following provides a brief overview of the outreach conducted to maximize participation in the preparation of the Consolidated Plan, in addition to the recent community and council meetings. Appendix A: Citizen Participation Summary offers a comprehensive summary of the citizen participation process and its impact on goal setting. The outreach conducted with this 5-year plan reflects a substantial increase in outreach and available channels to gain public participation.

- Community Needs Survey Results: 214 responses
- Outreach: It is estimated that there was a potential reach of 19,754 entities, organizations, or persons were informed of and engaged in the preparation of the Consolidated Plan
- Hardcopy Engagement: 16 hardcopy surveys distributed to: public housing sites, school districts, health care providers, libraries, and community centers
- Newspaper and other Noticing: Visalia Times Delta, Notice placed Visalia Times Delta non-subscriber weekly paper, Tulare Kings Hispanic Chamber of Commerce news, City Website, City Hall West, City Hall East, City Hall North, Inside City Hall news, and list serves through the Continuum of Care.
- Email Engagement and Social Media: 350 emails sent; 4,669 persons on Facebook and 619 persons on Twitter were reached
- Three Community and Stakeholder Forums: Annie Mitchell Elementary School, Anthony Community Center, La Joya Middle School; attended by 22 individuals
- Presentations: Citizens Advisory, North Visalia Advisory, and Disability Advocacy Committee meetings

Financial Impact: Action today by City Council will authorize the use and appropriation of HUD funding for the 2014/15 Action Plan Amendment in the amount of \$1.8 Million in HOME-CHDO and submission of required ConPlan and 2015/16 Action Plan to HUD.

Prior Council Action: Previous 5-Year Plan 2010, Annual Action Plans & CAPER reports for program years 2010 through 2014; No Action Taken for Draft Plan-Council Review and comment – March 16, 2015 only.

Committee/Commission Review and Action: Citizens Advisory Committee- March 04, 2015; Disability Advocacy Committee- March 09, 2015; Northern Visalia Advisory Committee- March 12, 2015

Alternatives: None.

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Attachments:

Attachment "A" Visalia Final Draft Consolidated Plan document

Attachment "B" Visalia Final Draft Analysis of Impairments

Attachment "C", Tables 1 & 2, includes ConPlan Programs and 2015-16 Proposed Action Plan Allocations

Attachment "D" Visalia Village Summary Description, Budget & Proforma

Attachment "E" list of Emergency, Transitional, and Permanent housing providers and programs

Recommended Motion (and Alternative Motions if expected):
Council Approve and adopt the;

- 1) Final Consolidated Plan for 2015-2018, which includes:
 - a) Needs Assessment and Market Analysis
 - b) Citizen Participation Plan
 - c) Strategic Plan
 - d) Analysis of Impairments to Fair Housing Choice (AI); and
 - e) Annual Action Plan 2015/16 as proposed
- 2) HOME Action Plan Amendment (prior year funding):
 - a) Authorize amendment in the total amount of \$1.8 million HOME CHDO funds toward the Self-Help Enterprises, 36-unit multi-family rental development, known as Visalia Village, located at Highland Avenue, west of State 63, between Riggan and Ferguson Streets; and
 - b) Authorize the City Manager to finalize the commitment of HOME-CHDO dollars by or before October 30, 2015, in the total amount of \$1.8 million toward the Self-Help Enterprises (SHE) HOME- CHDO, 36-unit multi-family rental development; and
 - I. Authorize the City Manager to reallocate up to \$1.6 million from previous year entitlement funds and program income (Note: remaining \$200k is derived from 2015-16 Action Plan); and
 - II. Approve Self Help Enterprise, Inc. (SHE) Community Housing Development Organization (CHDO) recertification for the Visalia Village project; and
 - III. Authorize the City Manager and/or City Attorney to make minor technical changes to the Self-Help Enterprises Agreements. [Click here to enter text.](#)

Copies of this report have been provided to:

Environmental Assessment Status

CEQA Review: NEPA to be completed.

Appendix "C-2": City Council WorkSession Agenda Transmittal Report

Item 1. - Page 1

**City of Visalia
Agenda Item Transmittal**

Meeting Date: 3/16/2015

Agenda Item Number (Assigned by City Clerk): 1.

Agenda Item Wording: Review and comment on 1) Draft City of Visalia 2015-2019 Five-Year Consolidated Plan, 2015/16 First Year Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. In addition, 2) approve a Program Year 2014/15 Action Plan Amendment for the use of \$1.8 million in HOME CHDO funds toward a 36-unit multi-family rental development, located at Highland Avenue, west of State Highway 99, between Riggin and Ferguson Streets.

Deadline for Action: 3/16/2015

Submitting Department: Community Development

Contact Name and Phone Number:
Rhonda Hayes, Housing Specialist, 713-4480
Chris Young, Community Development Director, 713-4382
Christopher Weaver, Administrative Service Manager, 713-4540

Department Recommendation: Review and provide comments on the following:

1. Review and Comment upon the 2015-2019 Five-Year Consolidated Plan (Plan) Draft which includes:
 - a. Needs Assessment and Market Analysis
 - b. Citizen Participation Plan
 - c. Strategic Plan
 - d. 2015/16 Annual Action Plan; and
 - e. Analysis of Impediments to Fair Housing Choice (AI) and
2. Review and comment on Draft HOME Action Plan Amendment's (eolar year funding):
 - a. No action will be taken today. This is for a review and comment of an amendment for a Conditional approval of \$1.8 million HOME CHDO funds toward the Self-Help Enterprises, 36-unit multi-family rental development, known as Visalia Village, located at Highland Avenue, west of State 99, between Riggin and Ferguson Streets. Staff will return on April 06, 2015, for authorization, which will read:
 - i. Authorize the City Manager to finalize the commitment of HOME-CHDO dollars by or before October 30, 2015, in the total amount of \$1.8 million toward the Self-Help Enterprises (SHE) HOME- CHDO, 36-unit multi-family rental development; and
 - ii. Authorize the City Manager to reallocate up to \$1.6 million from previous year entitlement funds and program income (Note: remaining \$200k is derived from 2015-16 Action Plan); and

COUNCIL ACTION: No Action Taken

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- iii. Approve Self Help Enterprise, Inc. (SHE) Community Housing Development Organization (CHDO) recertification for the Visalia Village project; and
- iv. Authorize the City Manager and/or City Attorney to make minor technical changes to the Self-Help Enterprises Agreements.

Staff is recommending Council review and comment upon the proposed Draft Plan and specifically HOME and CDBG Projects and Programs proposed over the next five years.

The programs proposed in the draft Consolidated Plan, particularly the new programs, were formulated in response to extensive public input received during the community outreach process. This work session provides Council an opportunity to review these proposed programs, obtain information related to comments received from the community meetings held this month, and add, delete or modify the programs prior to conducting a public hearing and adoption of the plan at a future meeting.

Recommendations regarding the five new programs being considered

Staff is recommending the following two new programs:

- *A Tenant Based Rental Pilot Program (lease management services and rental gap assistance) that provides housing and public services to very low-income households.*
- *A Fair Housing Educational Services Program thru which a HUD certified consultant, or experienced fair housing non-profit, would provide educational assistance to eligible residents who may be facing housing challenges.*

Staff is not recommending the following three new programs:

- *Commercial Rehabilitation Façade Improvement Loan Program*
- *IDA (Individual Development Account) Formation (to pay educational, job training expenses, etc.)*
- *IDA Formation to Capitalize Small Businesses*

*Due to initial comments received during the community meetings held earlier, these three programs were initially "drafted" into the program for consideration. After further evaluation, with little available funding and so many other priorities, staff is not recommending these three programs and recommends directing funding toward other high priority needs.

If Council chooses to allocate funding to the three originally proposed pilot programs, it would require policy development for all the programs, as well as a release of an RFP to identify a nonprofit partner that will administer the two IDA' programs. These types of economic development opportunities will continue to be pursued through other grant sources and partnerships.

A much more detailed discussion regarding these five programs can be found below under "General Discussion".

SUMMARY:

Staff and the City's consultant, LeSar Development Consultants (LDC), are seeking final input from Council and the public for the Draft Plan, Analysis of Impediments to Fair Housing Choice

(AI), and Amendment during the 30-Day Public Review Period, which began February 23, 2015, and concludes on March 24, 2015.

Staff will return to Council with a Final Plan, AI and Amendment on April 06, 2015, as a public hearing for adoption, which will include Council and public input from March 16th, 2015 meeting, the Citizens Advisory Committee (CAC), Disabilities Advocacy Committee (DAC), Northern Visalia Advisory Committee meetings, and all public comments submitted during the 30-Day Public Review Period, as well as any minor narrative corrections. The Final Plans are due to HUD no later than May 15, 2015.

The US Department of Housing and Urban Development (HUD) requires all entitlement jurisdictions to complete a Consolidated Plan (Plan) to assess its affordable housing and community development needs, market conditions and to make data-driven, place-based investment decisions. The City is an entitlement jurisdiction and receives annual allocations through:

- Community Development Block Grant (CDBG)- to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, primarily for low- and moderate-income persons. The 2015/16 first year annual allocation is \$1,152,155 with an estimated \$33,555 in reserve funds.
- HOME Investment Partnership (HOME) - fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. The 2015/16 first year annual allocation is \$225,525 with an estimated \$150,000 in program income.

The Plan describes the needs, priorities, goals and objectives for the use of CDBG and HOME dollars over the next five-year period (July 1, 2015, through June 30, 2019). The Plan includes the first year Annual Action Plan, which is a summary of the actions, activities, and resources used to address the community's priority needs and goals for the period of July 1, 2015 through June 30, 2016.

The Draft Consolidated Plan includes proposed new and existing programs, based upon the top priorities identified through public outreach and input. This report also includes a recommendation to remove three economic opportunity programs, based upon current input received from committee reviews of the Draft Plan. The concept of the three programs are shared with Council below, however, suggested for removal due to the concern of minimal impact due to the lack of available or sufficient funding. Staff recommendations focusing on public improvements, affordable housing and public services during this 5-year period. To meet the economic development high priority, City Economic Development staff will continue to work with businesses in the community to create economic development opportunities through other grant opportunities and/or partnerships. Council has discretion to shift funding towards other high priority needs and add, delete or modify the programs prior to conducting a public hearing and adoption of the plan.

Content of the 2015- 2020 Consolidated Plan:

The proposed entitlement allocation goals, as described by the Draft City of Visalia 2015-2019 Five Year Consolidated Plan and First Year Annual Action Plan (Attachment "G") are:

- Create and Preservation of Decent Affordable Housing
- Provide a Suitable Living Environment
- Promote Economic Opportunity
- Provide Program Administration, Planning, and Management

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The Draft Plan begins with a summary of the objectives and outcomes identified in the Plans' Needs Assessment, a brief evaluation of the past 5 years' performance, and a summary of the citizen participation and consultation process.

The Plan collected and analyzed local data available through HUD, Census Bureau, Bureau of Labor Statistics data and other comprehensive studies and the Federal, State and local level. The Plan includes the results of the Needs Assessment and Market Analysis, which related to housing needs, disproportionately greater needs, public housing needs, homeless needs and non-homeless special needs as well as non-housing community development needs.

Analysis of Impediments

The Analysis of Impediments to Fair Housing Choice (AI) is a review of impediments or barriers that affect the rights of fair housing choice. It covers public and private policies, practices and procedures affecting housing choice. It also provides the public with recommended actions to address those barriers over the next five years. It is a separate and distinct report from the Plan, but a requirement of all certification jurisdictions to verify that they ultimately further fair housing choice. See (Attachment "C")

Citizen Participation Plan

The Citizen Participation Plan is a required section of the Plan designed to create opportunities for citizens to be involved in the development of the Plan, its implementation, and any potential amendments over the next five years. (Included within the Plan document)

First Year Annual Action Plan

The Consolidated Plan's priorities are carried out through the First Year Annual Action Plan. The Action Plan provides a transparent communication of how the entitlement will be expended in the upcoming program year, which includes a concise summary of actions, activities, and projected outcomes. (Included within the Plan document)

Results of Outreach and Proposed Goals:

The City's consultant LeSar Development Consultant (LDC), began the development of the Plan July 2014, by collecting and analyzing data, through a Needs Assessment and Market Analysis study. The development of the Plan includes input through a community needs survey and community stakeholder forum meetings. This involved extensive community outreach, where both staff and the consultant worked together, targeting Visalia residents, business, advocates, service providers, healthcare providers and local non-profit agencies, to participate in a Community Needs Survey. Three community workshops were conducted with multiple organizations and advisory boards in attendance. The qualitative and quantitative data collected, as shown in Attachment "A-1" and "A-2", assisted in identifying priority needs within the community and scope of eligible entitlement activities, which laid the foundation for the Strategic Plan (next five years) and First Year Action Plan. The overall proposed goals to address the priority needs are:

- Creation and preservation of decent affordable housing
- Providing a suitable living environment
- Promoting economic opportunity
- Promoting program administration, planning, and management

To meet the economic development high priority, City Economic Development staff will continue to work with businesses in the community to create economic development opportunities through other grant opportunities and/or partnerships. The West Acequia Parking Structure, Section 108 loan has assisted in creating/retaining jobs in the downtown area.

An overview of comments received from the three community meetings in March, reflected the following:

- CAC: Very supportive of the housing rehabilitation programs, feel that it is a need for our seniors and homeowners;
- DAC: supportive of the housing programs, specifically for seniors, and the mobile home program.
- NVAC:
 - Committee recommends Council allocate the housing rehabilitation programs funding of \$70k to the Oval Park, specifically for the playground.

DRAFT 5-Year Priority Goals

The Draft Five-Year priority goals and their reported programs are in no certain order:

The top priorities identified by survey respondents, community focus participants and collected data, along with previous Council direction, and ongoing successful, projects and programs, laid the foundation for the 5-year strategic plan, and resulted in the HOME and CDBG funded projects and programs. Table 1, below represents the list of proposed Draft 5-year projects and programs.

These proposed projects and programs meet HAJD's national objectives of creating and preserving affordable housing, providing a suitable living environment and promoting economic opportunities.

Table 1: Draft 5-Year Consolidated Plan Proposed Projects & Programs	
HOME	CDBG
HOME Admin	CDBG Admin
SHE CHDO Scattered SF Acq/Rehab Program	Housing Rehabilitation & Accessibility (HRAP) Program
SHE CHDO Scattered MF Acq/Rehab Program	Emergency Repair & Accessibility (ERAP)
SHE – New Construction- Visalia Village	Senior Mobile Home Repair Program
First Time Homebuyer Program	Continuum of Care
Tenant Based Rental Program (TBRA) Pilot Program (NEW)	Voucher Program- Family Services
	ADA Compliance
	Public Infrastructure Improvements (2 nd -5 th year TSO)
	Lowwood Park Improvements (2 nd -5 th year TSO)
	Code Enforcement
	Anti Housing Stigma (NEW)
	West Acequia Parking (Section 108 loan)
	Commercial Rehab/Paveda Improvements (NEW) recommended removal

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	Individual Development Account (IDA) formation (capitalize 5 or fewer small businesses) (NEW) <i>recommened removed</i>
	Individual Development Account (IDA) formation (pay education or job training exp.) (NEW) <i>recommened removed</i>
	TERRA Pilot Case Management Program (NEW)

DRAFT 2015-16 Action Plan (1st Year) Priority Goals:

The first year (2015-16) Draft Action Plan and their reported programs are in no certain order: Based on the Draft Plan, previous Council direction, and ongoing projects and programs, the Staff identified preliminary projects and programs for first program year 2015/16 as reflected in Table 2, below and provided as "Attachment B". Staff recommends redirecting the three pilot program funds to the ADA compliance program, in order to completed current projects and continue efforts in addressing accessibility.

Table 2: Draft First-year Action Plan Proposed Funding for Projects & Programs	
Funding Sources – Projects & Program	1st year allocation
HOME Investment Partnership Funds	
Home Allocation:	\$338,898
Estimated HOME Program Income:	\$720,000
Total HOME Funds Available:	\$1,058,898
Affordable Housing	
SHE CHDO Scattered SF Acq/Rehab Program	\$105,009
SHE CHDO Scattered MF Acq/Rehab Program	\$135,000
SHE – New Construction- Visalia Village	\$200,000
HOME Admin	\$48,889
Total Allocated to Projects, Programs & Administration:	\$488,898
Community Development Block Grant Funds	
CDBG Allocation:	\$1,108,150
Estimated CDBG Program Income	\$50,000
Total CDBG Funds Available:	\$1,158,150
Housing Rehabilitation & Neighborhood Preservation	
Housing Rehabilitation Accessibility (HRAP) Program	\$20,000
Emergency Repair & Accessibility (ERAP)	\$25,000
Senior Mobile Home Repair Program	\$20,000
Code Enforcement (Neighborhood service)	\$100,000
Public Services	
Continuum of Care	\$15,000
Voucher Program- Family Services	\$15,000
Fair Housing Education (NEW)	\$10,000
Public & Park Improvements	
Public Infrastructure Improvements (Oval)	\$101,520
Lowwood Park Improvements (Oval)	\$50,000

	ADA Compliance*	\$33,500
Economic Opportunities		
	West Acequia Parking (Section 108 loan)	\$530,000
	CDBG Admin	\$231,630
	Total CDBG Allocated to Projects, Programs & Administration:	\$1,158,150
* Façade & IDA's not funded		

BACKGROUND DISCUSSION:

Plan Process and Purpose

A Consolidated Plan (ConPlan) process is required by HUD, and is to be completed every five years by a participating jurisdiction; (i.e. Visalia). It is part of a larger grants-management and planning process that consists of six phases:

- 1) Determining needs
- 2) Setting priorities
- 3) Determining resources
- 4) Setting goals
- 5) Administering the programs, and
- 6) Evaluating performance (CAPER).

The Consolidated Plan incorporates the first four (4) phases, where the fifth phase, relates to administering the programs throughout the year(s). The final phase, is related to evaluating the year's goals and objectives and is documented in the annual report submitted to HUD each September.

The City's primary focus at this time is the first four phases. Efforts included conducting a Needs Assessment Survey and hosting four forums to assist in identifying needs in Visalia. The Needs Assessment and Market Analysis also assist in preparing and identifying needs for the Strategic Plan, which acts as a guide to the operation, projects, programs, objectives and outcome for the use of CDBG and HOME dollars in the ConPlan over the next five years.

Results of outreach and proposed goals

The City's consultant LeSar Development Consultant (LDC), began the development of the Plan July 2014, by collecting and analyzing data, through a Needs Assessment and Market Analysis study. The development of the plan also included input through a community needs survey and community stakeholder forum meetings. This involved extensive community outreach, where both staff and the consultant worked together, targeting Visalia residents, business, advocates, service providers, healthcare providers and local non-profit agencies, to participate in a Community Needs Survey. It is estimated that there was a potential reach of 18,784 entities, organizations, or persons. The Needs Assessment Survey disseminated resulted in two hundred and fourteen (214) survey responses submitted to the City. Three community workshops were conducted with multiple organizations and advisory boards in attendance. The qualitative and quantitative data collected assisted in identifying priority needs within the community and scope of eligible entitlement activities, which laid the foundation for the Strategic and First Year Action Plans. The Strategic Plan states priority goals and objectives for the use of both CDBG and HOME funds through FY2018.

Attachment "A-1" & "A-2" provides a brief summary of the Needs Assessment, Housing Market Analysis, Community Survey and Stakeholder Forums results. The overall needs identified were:

- Create more jobs available to low income residents

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- Improving non-profit community services for low income residents (such as senior, youth, health, homeless, fair housing)
- Creating affordable housing; and
- Improving City facilities with public services (such as parks, recreation or senior centers, parking facilities, street improvements, architectural barriers)

The four Consolidated Plan goals below represent high priority needs for the City of Visalia (City) and serve as the basis for the strategic actions the City will use to meet these needs. Additionally, based on the Needs Assessment, Housing Market Analysis, and community outreach conducted for the current Consolidated Plan cycle, the goals from the previous Consolidated Plan are still found to be consistent with current needs, and reflected in the proposed CDBG and HOME projects and programs.

The overall proposed goals to address the priority needs are:

- Creation and preservation of decent affordable housing
- Providing a suitable living environment
- Promoting economic opportunity
- Providing program administration, planning, and management

Quantitative and Qualitative Data Used

The Plan assists entitlement jurisdictions through the collection and analysis of quantitative (Needs Assessment and Market Analysis) and qualitative (community feedback and surveys) data.

The quantitative data shows:

- One-third of households (13,480 households) in the City are extremely low income, low income, or moderate income, with incomes ranging from 0-80% Area Median Income (AMI).
 - o 9 percent are extremely low income (3,760 households at 0-30% AMI)
 - o 9 percent are low income (3,730 households at 30-50% AMI)
 - o 15 percent are moderate income (5,990 households at 50-80% AMI)
- Within every income bracket, at least one racial/ethnic group has a disproportionate amount of housing problems.
- Within every income bracket, at least one racial/ethnic group has a disproportionate amount of severe housing problems.
- There are currently 179 public housing units in the City, with approximately 4,790 households on the Housing Authority of the County of Tulare's waiting list; 30 individuals on the Public Housing waiting list are waiting to obtain accessible units.
- The 2014 Point-in-Time count (PIT count) found 341 homeless persons living in the City. **(Note: The number of assisted people is based on a "one-day count event" and only includes ALL the required information collected on people in three categories; street, emergency shelter or transitional housing. Also, based on information shared by our Continuum of Care "Alliance", the National Survey of Homeless Assistance Providers and Clients (NSHAPC) commission by the Interagency Council on Homelessness, looks at an average of the two NSHAPC "people" multipliers, which is 4.695. This multiplier is then applied to the number of people residing in emergency shelters and those living on the streets (203 x 4.695) for a total estimate of 953 (versus the 341 reported on the PIT). As a result, our community uses the generic statement of "three times greater" when referring to this alternate method of determining the rate of homelessness".)**
- From April 2008 through June 2014, a total of 413 cases of AIDS were reported within the County; 187 are still living. During the same period, a total of 128 HIV cases were reported; 121 individuals are still living.
- Residents and stakeholders who participated in the community engagement meetings for the Consolidated Plan identified the following community development needs as priority areas within the following three categories:
 - o Public Facilities: Recreation or community centers.
 - o Public Improvements: Elimination of blight; more sidewalks and streetlights.

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- o **Public Services:** Services for the homeless, seniors, and disabled; educational programs for youth with an emphasis on job training.

The qualitative data was collected through a City designed and administered Needs Assessment Survey and three community forums. Survey and forum flyers were distributed to residents, workers, service providers, and businesses throughout the City. There was a potential reach of 19,754 entities, organizations, or persons. Two hundred and fourteen survey responses were submitted to the City. Three Community Forums were held and the Consolidated Plan was presented to multiple organizations and advisory boards.

The survey asked respondents to rate the level of need for improvement types that fall into five distinct categories. These five categories are public facilities, infrastructure and neighborhood improvements, public services, economic development, job creation in low-income neighborhoods, and housing. The overall needs from the survey were:

- Create more jobs available to low income residents
- Improving non-profit community services
- Creating affordable housing; and
- Improving city facility with public services

The three community forums resulted in the following critical needs identified:

- Projects or programs that increase availability of affordable housing for low income residents
- Projects or programs that create new jobs that are available to low income residents
- Improvements and/or development of non-profit community services for low income residents (such as senior, youth, health, homeless, fair housing)
- Improvements and/or development of City facilities providing public services (such as parks, recreation or senior centers, parking facilities, street improvements, architectural barriers)

The revised proposed goals presented above in Tables 1 & 2, are based on the results of the quantitative and qualitative data collected in consideration of the entitlement programs' compliance and the priorities of the City and recent community meeting comments.

5-Year Projects/Programs

The proposed goals over the five year period represents a continued effort in providing affordable homeownership, rehabilitation, rental housing opportunities, neighborhood preservation, such as code enforcement, homelessness strategies through public services, public and park improvements, including accessibility, and economic development.

CPDS funded housing rehabilitation established programs, such as the Housing Rehabilitation and Accessibility Program (HRAP), Emergency Repair and Accessibility Program (ERAP) and Santa Maria Home Repair Program, will help provide a suitable living environment through rehabilitation of owner occupied homes.

These new programs will provide rental assistance to assist our homeless population, and fair housing education and training. A brief description of these new programs follow:

Tenant Based Rental Assistance and Fair Housing Programs: Community Development Block Grant (CDBG) and HOME funding is proposed to provide public services through rental payment assistance, case management, and support. This pilot program is proposed as a grant, to assist households at or below 60% of the area median income. An overview of the homeless programs are as follows:

30

- (New) Tenant Based Rental Assistance Program (TBRA) (Rental Assistance) The HOME funding portion of the TBRA Program is a proposed pilot program. This program provides direct assistance to low and very low-income households who need help paying rent. It is the subsidy that helps make up the difference between what a renter can afford and the actual rent. The renter pays 30% of their gross income and must also meet HUD income limit requirements. The City has the discretion of setting a minimum payment. For example, the minimum may be \$50 per month, or 10% of the monthly household income. The maximum amount that the TBRA program is established by HUD, which is the difference between 30% of the household adjusted monthly income, and the jurisdiction-wide rent limit established. Rent maximum or standards will be established, based on HUD HOME regulations. The City has the ability to tailor the program to focus on special purpose or specific housing need, such as elderly tenants, large families, or a special needs population that has been identified in the Consolidated Plan. The program would also include anti-subsidy programs. The terms of assistance may be provided between eighteen months, up to two years only. City Staff would prepare a Request for Proposal to partner with an experienced non-profit agency that provides similar services. The program would also be tailored to coordinate services with non-profit agencies, such as the Housing Authority, for services after the two-year term. The CoC, HUD staff and City Staff would work closely on designing the program. Staff would return to Council for approval of program policies, and for the selection of a non-profit agency to provide the services.
- (New) Tenant Based Rental Assistance Program (TBRA) (Case Management) The CDBG funding portion of the TBRA Program is a proposed pilot program to assist with the cost associated with case management of the TBRA program. This is a public service program.
- (New) Fair Housing Program: Grantees in the CDBG program have a responsibility to ultimately further fair housing. This program will assist in providing fair housing education, training working with a professional, non-profit dedicated to providing services regarding housing discrimination, fair housing outreach/education, and tenant and landlord rights and responsibilities. This is a public service program.

Economic Opportunity Programs (considered but not recommended): Based upon the results of the community outreach, Community Development Block Grant (CDBG) funding was originally proposed to coordinate three economic opportunity programs, with the assistance of the City's economic development staff and local service provider partners. However, based upon such a small amount of funding, and so many other priorities, along with community concerns on the proposed programs, Staff does not recommend allocating funds to these three new pilot programs. However, if Council feels it is necessary include, a brief overview of the original pilot program concept follows:

- Not recommended: Commercial Rehabilitation-Facade Improvement Loan Program: The Commercial Rehabilitation/Facade Improvement program is an activity that is designed to bring commercial structures, which are used for a purpose that will benefit (serve) all the residents of a qualifying financial income area. The activity is designed to bring these commercial structures up to code or to improve their

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buildings' facades. If the commercial structure is owned by a private, for-profit entity, limitations apply, such as rehabilitation being limited to the exterior of the building and the correction of code violations. The program would be proposed as a low interest loan only, be available specifically to property owner businesses in the CDBG eligible area and would require a lien on the property.

The City administered a similar commercial rehabilitation/façade program from September 1991 to April of 1993, with Redevelopment funding, where the program provided grants and loans. Thirteen participated in the program. In 1995, the program was converted to loans only, with two defaulted participants. In 2001, the program was re-evaluated with suggested changes, however, the program did not appear to be promoted and funding was allocated elsewhere.

- (New/but not recommended) Individual Development Account Formation (pay education or job training expenses only) Individual Development Account Formation (IDA) is a dedicated savings account that can only be used for paying for education or job training expenses. The program design would be a dollar-for-dollar match of what is saved by program participants. These accounts, which are generally managed by community organizations, are held at local financial institutions in the name of the individual participant. Contributions are made by individual participants over a pre-established time period and are matched using both private and public sources. This IDA, specifically for education or job training expenses is a "Public Service" activity, which falls under the public service cap. Public Service under Limited Clientele National Objective.
- (New/but not recommended) Individual Development Account Formation (capitalize 5 or fewer small businesses) Individual Development Account Formation (IDA) is a dedicated savings accounts that can only be used for capitalizing a small business. These accounts, which are generally managed by community organizations, are held at local financial institutions in the name of the individual participant. Contributions are made by individual participants over a pre-established time period and are matched using both private and public sources. This specific IDA activity is to capitalize a small business (i.e., 5 or fewer employees including the owner/developer); microenterprise assistance under the limited clientele national objective based on the owner/developer's family size/income. This activity is one that assists in creating or retaining jobs 51% or more of which will benefit low/mod persons.

A commitment to long-term economic growth continues through the repayment of the Section 108 loan, for the West Acequia Parking Structure. Based on surveys provided as of late November 2014, approximately, 1921 FTE jobs, (approx. 783 low-mod income) were either retained and/or created since 2008.

Summary of Proposed First Year Annual Action Plan

After extensive outreach and analysis, Staff and LeSar have developed a listing and proposed funding allocation. The HOME and CDBG funding allocations are as follows:

HOME:

• Administration :	
o (Home-10% of allocation)	\$ 48,889
• Affordable Housing includes:	
o HOME CHDO Acquisition Programs	<u>\$240,000</u>
o HOME CHDO Rental Development Project(Vanda Village)	<u>\$201,000</u>
• Total HOME dollars:	<u>\$488,889</u>

CDBG:

• Administration :	
o (CDBG-20% of allocation)	\$231,630
• Strengthening Neighborhoods (Suitable Living Environment)	
o CDBG Housing Rehabilitation & Accessibility Program (HRAP)	\$ 25,000
o CDBG Emergency Repair & Accessibility Program (ERAP)	\$ 25,000
o Senior Mobile Home Repair Program	\$ 20,000
o Code Enforcement:	\$100,000
• Homelessness:	
o Voucher Program-Family Services:	\$ 10,000
o Continuum of Care:	\$ 15,000
• Non-Housing Community Development:	
o Public Infrastructure Improvements (Oval)	\$101,830
o Low/Mid Park Improvements (Oval)	\$ 50,000
o ADA Compliance Projects	\$ 33,800
o Public Services: Fair Housing Education	\$ 10,000
• Economic Development Opportunities:	
o Section 108 Loan Repayment:	<u>\$530,000</u>
• Total CDBG dollars:	<u>\$1,158,150</u>

Action Plan Amendment:

Staff is requesting Council review and comment on this proposed Action Plan Amendment. Staff will be returning on April 8, 2015, for authorization. A Substantial Action Plan Amendment is proposed to reallocate HOME, HOME CHDO and Program Income to the Self-Help Enterprises' (SHE) 38-unit row-town-family rental development on 4.87 acres, located at Highland Avenue, west of State Highway 99 (North Dinuba Boulevard), between Higgin and Ferguson Street. The amendment includes assigned program income to be received. During the 2014-15 Action Plan process last April, program income was projected at \$200,000. The program income was underestimated for the program year; therefore, a projection of approximately \$300,000 from the rental of two (2) City properties and payments from existing HOME loans is anticipated. Additional program income will be received over the next few months from the rental of the City's Foreclosure Acquisition Program properties. Table 3 below reflects the proposed amendment. The project will include the current available Program Income of approximately \$48,884, expected program income of \$200,000, reallocation of approximately \$1.1 million from

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the Foreclosure Acquisition Program, and includes \$200,000 from the 2015-16 Action Plan allocation.

Table 3: Proposed Amendment HOME				
Table 3 HOME Amendments				
	Current Remaining Balance as of February 01, 2015	Projected Program Income	HOME-CHDO Amendment	Final Project/Programs Balance after Amendments
PROJECT (Decrease)				
City FAP# Program	\$1,052,000.00	\$ -	\$(1,052,000.00)	\$ -
HOME Program Income*	\$ 49,504.00	\$ -	\$ (49,504.00)	\$ -
HOME Program Income Projected*	\$ -	\$ 500,000.00	\$ (496,496.00)	\$ 1,504.00
PROJECT/Program (Increase)				
Visalia Village	\$ -	\$ -	\$ 1,600,000.00	\$ 1,600,000.00
Note: remaining \$200k from 2015-16 AP			\$ -	\$ -
NET CHANGE HOME			\$ -	\$ -

*HOME Program Income currently routing through financial system and projected through the result of Foreclosure Acquisition Properties.

Visalia Village Project: The City published a Request for Proposal (RFP #14-15-45) in mid-December 2014 requesting proposals for the use of HOME Investment Partnership funding toward affordable housing projects. On January 23, 2015, Self Help presented a highly competitive project proposal with a contribution of \$532k from Self Help, Solar and Green components and increased partnerships with local non-profits, such as Family Health Care Network and other non-profits.

Visalia's contribution of \$1.8 million in HOME dollars represents approximately 23% of the total project cost. The City previously provided SHE with a pre-development loan in the amount of \$180,000, to assist in costs associated with a previously proposed project, which was cancelled last year. SHE has included repayment within their proposal through residual receipts. Eleven of the 36- units will be designated as HOME units, however, all units shall be provided to very low-income tenants, between 30%, 45%, 50% and 60% of the area median income. The HOME contribution of \$1,980,000, which includes \$180,000 predevelopment loan, represents an overall benefit of \$55,000 per unit investment and approximately 25% of the total development cost of \$2,137,000.

The proposed HOME contribution of \$1.8 million will be provided as a 5% loan and will be repaid, along with an \$180,000 predevelopment loan, over a 55-year term through residual receipts. The project attached operating ProForms, included in Attachment "E" include projected gross potential rents, based upon the HOME and affordable rents, estimated Net Operating Income, Debt Service and cash flow for a period of 30 years. Residual receipts are annual payments of principal to the City only from cash flow after payment of deferred developer and investor services management fees. It is anticipated that residual receipts may begin around the 10th to 12th year of operation. Additionally, \$5,000 will be paid to the City annually, for monitoring and other associated costs with the loan. A deed restriction (affordability covenant) will be recorded against the property to maintain affordability of the units for 55-years.

Eleven units will be designated as "Home assisted" and will be monitored during the term of the covenant.

Fiscal Impact: None at this Time

Prior Council Actions: Previous 5 Year Plan 2010, Annual Action Plans & CAPER reports for program years 2010 through 2014.

Citizen MR.

Committee/Commission Review and Actions

Staff will be meeting with:

Citywide Advisory Committee- March 04, 2016

Disability Advisory Committee- March 09, 2016

Northern Visalia Advisory Committee- March 12, 2016

Alternatives: None.

Attachments:

Attachment "A-1" & "A-2" Overview of Needs Assessment, Market Analysis, Survey & Stakeholder forum results

Attachment "B" 2015-16 Proposed Draft Action Plan Allocations

Attachment "C" Visalia Draft Consolidated Plan document

Attachment "D" Visalia Draft Analysis of Impediments

Attachment "E" Visalia Village Summary Description, Budget & Proforma

Recommended Motion (and Alternative Motions if expected):
[Review and comment on 1) Draft City of Visalia 2015-2019 Five-Year Consolidated Plan, 2015/16 First Year Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. In addition, 2) approve a Program Year 2014/15 Action Plan Amendment for the use of \$1.8 million in HOME CHDO funds toward a 36-unit multi-family rental development, located at Highland Avenue, west of State Highway 63, between Riggins and Ferguson Streets.

Copies of this report have been provided to:

Environmental Assessment Status

CEQA Review: NEPA required

Appendix "D": Certifications



SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction
Applicant Information			
Jurisdiction: City of Visalia		UOG Code: CA63918 Visalia	
Street Address Line 1: 425 East Oak, Suite 301		Organizational DUNS 030999866	
Street Address Line 2:		Organizational Unit: City of Visalia	
City: Visalia		Department: Community Development	
ZIP: 93291		Division: Community Development-Housing	
Employer Identification Number (EIN):		County: Tulare County	
94-6000449		Program Year Start Date (07/15)	
Applicant Type:		Specify Other Type if necessary:	
Local Government: City (Municipal)			
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.216 Entitlement Grant	
CDBG Project Titles Code Enforcement, Continuum of Care, Voucher Program, TBRA, ADA compliance projects, West Acequia Parking Structure -Section 108 Loan, Public Infrastructure Improvements, Low/Mod Park Improvements, Housing Rehabilitation and Accessibility Program, Emergency Repair and Accessibility Program, Senior Mobile Home Repair Program, Fair Housing Education, Administration		Description of Areas Affected by CDBG Project(s) City of Visalia	
\$CDBG Grant Amount \$1,108,150	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income \$50,000		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s)			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles Administration, TBRA Pilot Program, CHDO Scattered Site Single Family Acquisition/Rehabilitation Program; CHDO Scattered Multi-family Site Acquisition/Rehabilitation Program, Foreclosure Acquisition Program II, New Construction Multi-Family Rental Development		Description of Areas Affected by HOME Project(s) City of Visalia	

\$HOME Grant Amount \$338,898		\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income \$150,000		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
Housing Opportunities for People with AIDS N/A		14,241 HOPWA	
HOPWA Project Titles Not Applicable		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount		\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program N/A		14,231 ESG	
ESG Project Titles Not Applicable		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount		\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts	<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application			
First Name: Michael	Middle Initial:	Last Name: Olmos	
Title: City Manager	Phone: (559) 713-4332	Fax: (559) 713-4800	
Email: molmos@ci.visalia.ca.us	Grantee Website: www.ci.visalia.ca.us	Other Contact: Chris Young, Community Development Director (559) 713-4392; 315 E Acequia, Visalia, CA 93291	
Signature of Authorized Representative		Date Signed 4/20/15	

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: UOG-063918	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Number: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Visalia		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000449	* c. Organizational DUNS: 030998660000	
d. Address:		
* Street1: 425 East Oak, Suite 301	<input type="text"/>	
Street2: <input type="text"/>	<input type="text"/>	
* City: Visalia	<input type="text"/>	
County/Parish: Tulare	<input type="text"/>	
* State: CA: California	<input type="text"/>	
Province: <input type="text"/>	<input type="text"/>	
* Country: USA: UNITED STATES	<input type="text"/>	
* Zip / Postal Code: 93291-5034	<input type="text"/>	
e. Organizational Unit:		
Department Name: City of Visalia	Division Name: Community Development- Housing	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: Michael	
Middle Name: <input type="text"/>	<input type="text"/>	
* Last Name: Olmos	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: City Manager	<input type="text"/>	
Organizational Affiliation: City of Visalia		
* Telephone Number: 559-713-4332	Fax Number: 559-713-4800	
* Email: molmos@ci.visalia.ca.us		

Application for Federal Assistance SF-424			
* 9. Type of Applicant 1: Select Applicant Type:			
<input type="text" value="C: City or Township Government"/>			
Type of Applicant 2: Select Applicant Type:			
<input type="text"/>			
Type of Applicant 3: Select Applicant Type:			
<input type="text"/>			
* Other (specify):			
<input type="text"/>			
* 10. Name of Federal Agency:			
<input type="text" value="U. S. Department of Housing and Urban Development"/>			
11. Catalog of Federal Domestic Assistance Number:			
<input type="text" value="14.218"/>			
CFDA Title:			
<input type="text" value="Community Development Block Grant/Entitlement"/>			
* 12. Funding Opportunity Number:			
<input type="text" value="B-25-MC-06-0035"/>			
* Title:			
<input type="text" value="Community Development Block Grant (CDBG) FY 2015"/>			
13. Competition Identification Number:			
<input type="text" value="N/A"/>			
Title:			
<input type="text"/>			
14. Areas Affected by Project (Cities, Counties, States, etc.):			
<input type="text"/>	<input type="button" value="Add Attachment"/>	<input type="button" value="Copy Attachments"/>	<input type="button" value="View Attachments"/>
* 15. Descriptive Title of Applicant's Project:			
<input type="text" value="Code Enforcement; Continuum of Care; Voucher Program; TBRA; ADA compliance projects; West Acequia Parking Structure-Section 108 Loan; Public Infrastructure Improvements, Low/Mod Park Improvement, Administration; Housing Rehabilitation & Accessibility Program; Emergency Repair & Accessibility Program; Senior Mobile Home Repair Program, Fair Housing Education"/>			
Attach supporting documents as specified in agency instructions.			
<input type="button" value="Add Attachments"/>	<input type="button" value="Delete Attachments"/>	<input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant <input type="text" value="CA-022"/>	* b. Program/Project <input type="text" value="CA-022"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Approvals"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2015"/>	* b. End Date: <input type="text" value="06/30/2016"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="1,108,150.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="50,000.00"/>
* g. TOTAL	<input type="text" value="1,158,150.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Approvals"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefic: <input type="text"/>	* First Name: <input type="text" value="Michael"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Olmos"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Manager"/>	
* Telephone Number: <input type="text" value="559-713-4332"/>	Fax Number: <input type="text" value="559-713-4800"/>
* Email: <input type="text" value="molmos@ci.visalia.ca.us"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="4/23/15"/>

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only: <input type="text"/>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Visalia"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="94-6000449"/>	* c. Organizational DUNS: <input type="text" value="0309998660000"/>	
d. Address:		
* Street1: <input type="text" value="425 East Oak, Suite 301"/>	<input type="text"/>	
Street2: <input type="text"/>	<input type="text"/>	
* City: <input type="text" value="Visalia"/>	<input type="text"/>	
County: <input type="text" value="Tulare"/>	<input type="text"/>	
* State: <input type="text" value="CA"/>	<input type="text"/>	
* Country: <input type="text" value="USA UNITED STATES"/>	<input type="text"/>	
* Zip / Postal Code: <input type="text" value="93293-0004"/>	<input type="text"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="City of Visalia"/>	Division Name: <input type="text" value="Community Development- Housing"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Michael"/>	<input type="text"/>
Middle Name: <input type="text"/>	<input type="text"/>	
* Last Name: <input type="text" value="Climo"/>	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: <input type="text" value="City Manager"/>		
Organizational Affiliation: <input type="text" value="City of Visalia"/>		
* Telephone Number: <input type="text" value="559-713-4332"/>	Fax Number: <input type="text" value="559-713-4800"/>	<input type="text"/>
* Email: <input type="text" value="molmo@ci.visalia.ca.us"/>		

Application for Federal Assistance SF-884

*** 8. Type of Applicant to Select Applicant Type**

City or Township Government

Type of Applicant: Select Applicant Type

Type of Applicant: Select Applicant Type

*** 9. Other Agency:**

*** 10. Name of Federal Agency**

U. S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-229

CFDA Title:

HOME Investment Partnership Program - HOME PROGRAM

*** 12. Funding Opportunity Number:**

2013-HUD00010

*** Title:**

HOME Investment Partnership Fund FY 2013

13. Competition Identification Number:

0000

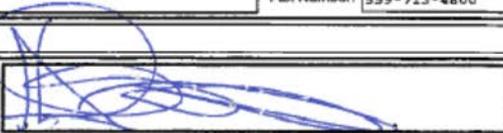
Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

*** 15. Descriptive Title of Applicant's Project:**

Administration: TERRA Pilot Program; CHDO Scattered Site Single Family Acquisition/Rehabilitation Program; CHDO Scattered Multi-Family Site Acquisition/Rehabilitation Program; Foreclosure Acquisition.

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: CA-022	* b. Program/Project: CA-022
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: 07/01/2015	* b. End Date: 06/30/2016
18. Estimated Funding (\$):	
* a. Federal	200,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	200,000.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the public under the Executive Order 12372 Process for review on <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I also agree that any claim, dispute, or threatened litigation or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Sec/Sec 302) <input checked="" type="checkbox"/> I AGREE <small>"The list of certifications and assurances, or an internet site where you may obtain the list, is contained in the announcement or application instructions."</small>	
Authorized Representative	
First Name: Michael	
Middle Name:	
Last Name: Moino	
Title: City Manager	
* Telephone Number: 559-713-4332	* Fax Number: 559-713-4800
* Email: moino@ci.visalia.ca.us	
* Signature of Authorized Representative: 	* Date Signed: 4/23/15

CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

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

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

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

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date 4/23/15

City of Visalia, City Manager
Michael Olmos

Specific CDBG Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Special Benefit.** The aggregate use of CDBG funds including section 108 loan guaranteed loans during program year(s) 2015, 2016, ²⁰¹⁷ (a period specified by the grantee consisting of one, (2015, 2016, 2017) two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

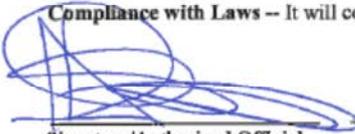
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

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



4/23/15

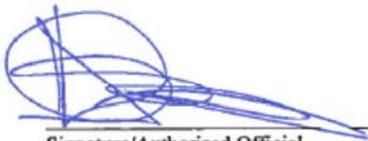
Signature/Authorized Official Date
city of Visalia, Michael Olmos

~~City Manager~~
Title

OPTIONAL CERTIFICATION
CDBG

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

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


Signature/Authorized Official Date
Michael Olmos 4/23/15

City of Visalia, City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

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

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

 4/23/15

Signature/Authorized Official Date
Michael Olmos

City of Visalia City Manager
Title

Not an ESG Recipient. For reference only

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 5 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

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

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

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

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

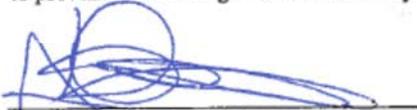
Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release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

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

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature/Authorized Official
Michael Olmos

4/23/15
Date

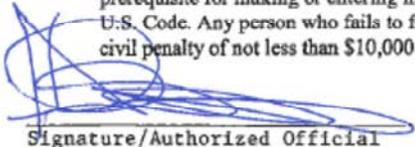
City of Visalia, City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

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



Signature/Authorized Official

Michael Olmos
City of Visalia, City Manager
Title

4/23/15
Date

Appendix “E”: Response to Comments

Comment	Response to Comment
Citizens Advisory Committee Meeting- Comments on Draft Consolidated Plan, & AI (Meeting held on March 04, 2015)	
Member commented that they were glad to see the three housing programs returning.	noted and presented to City Council on Work session on March 16, 2015
Member commented that they felt that the economic development programs didn’t provide sufficient funding; also asked how this can help with the need for jobs	Housing Staff responded that the full ConPlan report provides more detail about who provides businesses, and economic development. The proposed programs assist in addressing economic opportunities although a small amount. Additionally, the proposed programs are pilot programs.
	The Economic Development Manager also responded that it involves collaboration with multiple agencies and the IDA programs are matching fund programs.
Disability Advocacy Committee Meeting: Comments on Draft Consolidated Plan, & AI (Meeting held on March 09, 2015)	
a few members were concerned with the name of "Housing Accessibility and Rehabilitation Program (HARP), as it may confuse the public, realtors, etc., since it is abbreviated the same as HUD's HARP Program. Members suggested changing the name.	Staff took their information into consideration. Staff revised the name of the program to reduce confusion. The program name was shifted around to " Housing Rehabilitation and Accessibility Program (HRAP).
Member asked about accessibility for housing rehab programs, specifically liked that the senior mobile home program is recommended.	Staff explained to member, accessibility or adaptability is conducted with our current programs, the proposed programs include accessibility needs. Noted to Council at work session on March 16, 2015, they are supportive of housing rehabilitation programs
North Visalia Neighborhood Advisory Committee Meeting - Comments on Draft Consolidated Plan, & AI (Meeting Held on March 12, 2015)	
One committee member indicated that the City touts the Traffic project as the Oval Project, and indicated that they believe the Caltrans traffic project has nothing to do with the Oval Park.	noted herein

Comment	Response to Comment
<p>The same committee member indicated that they were required to go door to door to each business to inform them of an event at the Oval Park. They felt that since they were required to go through this process, that the City should as well.</p>	<p>Staff indicated that they appreciated their input. Staff also indicated that participation reached over 19,000 contacts, through City website, twitter, Facebook, list serves with non-profit agencies, including CoC. Posted at public library and post office, and city offices. The notice was published in the local Visalia Times Delta newspaper and for non-subscribers, was published in the Thursday paper that is delivered to non-subscribers. Also posted with the Hispanic Chamber of Commerce, which included the notice in their news article. City will incorporate all feedback regarding best methods of outreach as staff and resources are available.</p>
<p>Another member indicated that Fresno utilized KMJ radio to engage the community for their Consolidated Plan, and indicated that the city needed better outreach.</p>	<p>City will incorporate all feedback regarding best methods of outreach as staff and resources are available.</p>
<p>a committee member indicated that part of the parking structure funds needed to go toward needs of children</p>	<p>noted herein</p>
<p>A community attendee indicated that they felt the City didn't do enough outreach, and publishing in newspapers don't reach the community (non subscribers) and felt that the City should go door to door to inform the community of participation, and programs.</p>	<p>Staff indicated that they appreciated their input. Staff also indicated that participation reached over 19,000 contacts, through City website, twitter, Facebook, list serves with non-profit agencies, including CoC. Posted at public library and post office, and city offices. The notice was published in the local Visalia Times Delta newspaper and for non-subscribers, was published in the Thursday paper that is delivered to non-subscribers. Also posted with the Hispanic Chamber of Commerce, which included the notice in their news article. City will incorporate all feedback regarding best methods of outreach as staff and resources are available.</p>
<p>One member suggested removing CDBG funds from other programs and directing toward the Oval. Also indicated that the Highway Traffic project has nothing to do with the Oval.</p>	<p>Staff asked for clarification and discussed what projects and programs already recommended for continuation of services. The Voucher Program, CoC, Code Enforcement and Parking Structure are committed projects and programs. Staff asked that they be clear on what they were asking for.</p>
<p>The North Visalians made a motion and approved,</p>	<p>noted and presented to City Council on Work</p>

Comment	Response to Comment
to remove a total of \$70,000 in CDBG funding from the three housing programs (Housing Rehabilitation and Accessibility (HRAP) of \$25,000; the Emergency Repair Accessibility Program (ERAP) of \$25,000 and the Senior Mobile Home Program of \$20,000 and direct toward the Oval Park, specifically the playground equipment.	session on March 16, 2015
Two members commented that CDBG targeted areas should have the CDBG funding utilized as they need the most public improvements.	noted herein
A member commented that the 5 year plan should have a priority for accessibility and sidewalks in the CDBG Areas	Noted to Council at work session on March 16, 2015, that they are supportive of housing rehabilitation programs
Committee members asked how and who decides on how the allocations are determined. Indicated that 70% of the funds are going toward the parking structure. One member expressed that allocations should reflect the expressed needs collected during the community outreach process seemingly implying that the parking structure doesn't enhance economic development in a particular targeted CDBG area.	Staff indicated that based on the identified needs, continuation of existing successful projects and programs, and commitments, funds are allocated and determined by Staff, Department and then recommended to Council. The parking structure supports downtown businesses and the hospital. The repayment of the Section 108 loan is through 2018.
A member indicated that the parking structure was needed for downtown businesses, and brought income into the area.	n/a
The same committee member had concerns of removing the funding for our senior population, specifically for the Santa fe mobile home park, which they felt had a lot of problems.	n/a
Emails from Citizens- Input	
<p>Community member and Member of North Visalians sent an email: Missing sidewalks on routes to schools and major roadways. i.e. Houston, Divisadero and Rinaldi.</p> <p>2. Missing safe crossings and crosswalks across main highway through north Visalia i.e. Strawberry and Pine & 63.</p> <p>3. Absence of parks in north Visalia area i.e. Houston Elementary area. Pocket park proposal.</p>	noted herein

Comment	Response to Comment
<p>4. Completion of Santa Fe trail in north Visalia. Houston to St. John's river.</p> <p>5. Investment in at risk areas for youth i.e. two Gang Injunction zones.</p> <p>6. Investment in abandoned buildings in north Visalia, i.e. NE Third and Court.</p> <p>7. Traffic signals improvements at major intersections, i.e. Jacob and Houston, Race and Locust/Court, Pearl and NW 2/NW 3</p>	
<p>Community member and member of North Visalians sent second email stating that he is requesting similar lighting to which the city did on the very dark NE Second, NE Third and NE Fourth corridors.</p>	<p>noted herein</p>
<p>City Council Work Session: Presentation of Draft ConPlan & AI (Meeting held on March 16, 2015)</p>	
<p>Councilman Collins has requested Staff & Consultant about quantifying success (identifying how it can be measured, looking at best practices, and that it be performance based.</p>	<p>Consultant responded that the CAPER provides information. however, it is a question posed nationwide. A way to show what impact programs have on a community , other jurisdictions they have worked with formed a committee advisory board, including community members, non-profits. and they indicate what they expect to see (measurements-outcomes).</p>
<p>Councilman Collins would like to see a Housing Conditions Survey, what money in rehabilitation, seniors assisted, are the programs working (doing the job), is blight going down, housing rehab going up. He indicated that he is more concerned on neighborhoods getting better and looking for tools to identify such. Councilman Collins response to CM is that he wants to know if the use of these funds are working and would like to see something.</p>	<p>The CM expressed to Councilman Collins that CDBG & HOME programs are only one component, and gave an example that the SMART Team, looks at what Code Enforcement, police and fire are doing throughout the city. That we could include results of housing.</p>
<p>Councilman Shuklian' asked if the administration of the TBRA Program-staff working with consultant /non profit, and who would be identifying the people.</p>	<p>Staff indicated that they would look to an experienced non-profit, such as Tulare County Housing Authority and the program is for a 2 year term, where the hope is for the tenant to move into the Section 8 program.</p>
<p>Mayor Nelsen indicated that we need to look into transitional housing, that there are none. He would liked to see a portion of the funds allocated to such.</p>	<p>Staff indicated that the TBRA program was recommended for the second year to allow preparation of the RFP, policies and procedures. A</p>

Comment	Response to Comment
Also would like to see the TBRA program started the first year, rather than the second. Mayor Nelsen would like to see a portion of funds allocated toward transitional type housing	community member, Betsy McGovern, also a member of the CoC, previous consultant and City partner on a CHDO housing program and
Councilman Link asked what happens if CDBG and HOME funds are no longer received. What happens to the established programs, how would they be financed. He also asked has staff considered this when moving forward- how to maintain funding.	Staff indicated that there are program income funds coming from existing loan payments that may be able to carry for a short time. The CM indicated that they would no longer be funded.
Councilman Gubler asked if the City could obtain another Section 108 loan, potentially for another parking structure, if qualified CM asked EF to respond and indicate what the back up is.	Eric Frost, Deputy CM indicated that the Section 108 loan payment is through 2018. The back- up funding (Contingency Plan) was Redevelopment funds, which is no longer available. If funding were to no longer be received, the General Fund would be the back- up option (contingency) of payment.
Public Comments received from community member Betsy McGovern; thanked the City for the ongoing partnership and professionalism through the SHE CHDO programs; The 5 unit underway is one that she has been speaking with other non-profit agencies - working in conjunction with a permanent housing/rapid rehousing program to serve formerly eligible homeless or near homeless applicants. Self Help also has a 36-unit development that could also participate in conjunction with other programs to assist in housing extremely low income households.	n/a
Ms. McGovern also provided education to Council regarding HUD's model programs are no longer Transitional housing, but rather, Rapid Rehousing and Permanent Housing, which is basically similar to the recommended TBRA program.	n/a
Ms. McGovern also indicated that the Continuum of Care is searching to fill a position for a Housing Navigator and creating an index, which accesses individuals and identifies barriers, then prioritizes.	n/a
Ms. McGovern provided an overview of what the Trust requires- preliminary information. She also indicated that Self Help will be pursuing funds	n/a

Comment	Response to Comment
through the National Housing Trust Fund, once more information is available. She also suggested that this type of funding be referenced in the Consolidated Plan, in order to apply and/or work with the City	
Mr. Salinas indicated that he was appointed to the North Visalians Advisory Committee. He shared what the committee requested, being" to increase the Oval Park from \$50k to \$120k, which was a recommendation to allocate the recommended housing program funds to the Oval. He indicated that the park playground was approximately \$155k. He also indicated that \$200k was allocated to the park in previous years.	n/a
City Council Public Hearing: Presentation of final Draft ConPlan & AI (Meeting held on April 06,2015)	
Mr. Salinas supported the Final ConPlan, Action Plan, specifically the allocation of \$50,000 CDBG toward the Oval Park.	N/A
Main Comments received through public comment period- responses included in City Council Staff Report	Response to Council and the Community main comments are included in the City Council Staff report, as presented.

Appendix "F": HUD's Initial view and Response to ConPlan Recapture Provisions



U.S. Department of Housing and Urban Development
 San Francisco Regional Office – Region IX
 One Sansome Street, Suite 1200
 San Francisco, CA 94104-4430
 www.hud.gov
 espanol.hud.gov

COPY

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JUL 17 2015

The Honorable Steven Nelsen
 Mayor of Visalia
 425 East Oak Street, Suite 301
 Visalia, CA 93291

Dear Mayor Nelsen:

SUBJECT: Five-year Consolidated Plan / 2015-2019
 Fiscal Year 2015 Annual Action Plan
 City of Visalia, California

The five-year Consolidated Plan and Annual Action Plan submitted for the City of Visalia has been reviewed and approved by HUD. The grant assistance that is being approved is as follows:

Community Development Block Grant	\$1,108,150
HOME Investment Partnership Act	\$ 338,898
TOTAL	\$1,447,048

We are forwarding copies of the Grant Agreement and Funding Approval forms, along with guidance and/or conditions applicable to each program, to Michael Olmos, City Manager, for execution as your designee. Mr. Olmos should sign and date each of these forms, retain one copy for the City's records and return the remaining two copies to the HUD San Francisco Office. Within three weeks of our receipt of your executed grant agreement, the City should be able to begin draw down of these funds through the Integrated Disbursement and Information System (IDIS).

Disapproval of Resale/Recapture Provisions and Other Parts of Investment

In accordance with 24 C. F. R. §92.254(a)(5) resale and recapture provisions, the participating jurisdiction must establish the resale and recapture requirements that comply with the standards of this section and set forth the requirements in its consolidated plan. The city submitted the resale and recapture provisions in the 2015 Annual Action Plan in IDIS; however, the city's resale and recapture provisions did not satisfy as follows: for Resale provisions at §92.254(a)(5)(i), the city's resale provisions do not contain a specific definition of "fair return on investment" or do not identify an objective standard or index; for recapture provisions at §92.253(a)(5)(ii), two key concepts in the recapture requirements – direct subsidy to the homebuyer and net proceeds - must be understood in order to determine the amount of HOME assistance subject to recapture, and the applicable period of affordability on the unit. Please be

informed that HUD is disapproving its resale and recapture provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the city has submitted and HUD has approved the satisfied resale and recapture provisions to be used.

In the 2015 annual action plan (AP-90), the city provides other form of HOME investment in which is not described in 24 C. F. R. §92.205, and it is described a Revolving Loan Fund - Loan Recapture Program. Please provide us more specific descriptions of the Revolving Loan Fund - Loan Recapture Program how this form of assistance will meet the HOME regulation 24 C. F. R. §92.214(a)(6) in order to review and approve for the city's form of investment as a Revolving Loan Fund - Loan Recapture Program.

Furthering fair housing is one of the Department's highest priorities. Included in your Annual Action Plan was a commitment that your jurisdiction will affirmatively further fair housing, which means that the City will (1) conduct an analysis to identify impediments to fair housing choice within your community, (2) take appropriate actions to overcome the effects of any impediments identified through that analysis and (3) maintain records reflecting the analysis and actions. Your jurisdiction should update its analysis of impediments (AI) periodically. Actions and objectives your jurisdiction plans to accomplish to overcome the effects of impediments to fair housing choice should be included in each Annual Action Plan. The source and amount of all funding for the actions to affirmatively further fair housing should also be noted in the Annual Action Plan. The results of actions taken during the program year to address the impediments identified in your AI should be reported in the Consolidated Annual Performance Evaluation Report (CAPER) submitted to HUD.

Please note the following:

- The Drug-free Workplace certification has been removed from the required certifications; however, grantees must continue to comply with the requirement and it has been incorporated as a grant condition;
- Four additional conditions have been included in the FY 2015 Program Grant Agreements:

CDBG Program:

- o The first reflect new requirements if Funding Assistance is to be used for payment of indirect costs;
- o The second involves disbursements on a "first-in, first-out" basis (FIFO). Grantees are urged not to draw funds until final rules are implemented or alternative guidance is issued;
- o The third is that CDBG funds may not be provided to a for-profit entity.

HOME Program (if applicable):

- o The fourth is a provision that HOME FIs must have approved Resale/Recapture Provisions.

HUD looks forward to working with you over the coming year to accomplish the housing and community development goals set forth in the City's Annual Action Plan and five-year Consolidated Plan. If you have any questions or require further assistance, please contact Suyong Choi, Senior Community Planning and Development Representative, at (415) 489-6570, or Suyong.Choi@hud.gov.

Sincerely,

Marcia F. Crosser
Director
Office of Community Planning
and Development

cc:
Michael Olmos, City Manager, w/enclosures
Rhonda Hayes, Housing Specialist
Christopher Thomas, Administrative Services Manager
Chris Young, Community Development Director

Appendix "G": City's Response to HUD Regarding Recapture Provisions

City of Visalia

City Manager's office

220 North Santa Fe, Visalia, CA 93291



Tel: (559) 713-4332 Fax: (559) 713-4800

September 9, 2015

SENT VIA – E-Mail – Original to follow by U. S. Mail.

Maria F. Cremer
Director Office of Community Planning and Development
U. S. Department of Housing and Urban Development
San Francisco Regional Office- Region 04
One Sansome Street, Suite 1200
San Francisco, CA 94104-4430

Dear Ms. Cremer:

Subject: Fiscal Year 2015 Annual Action Plan conditions

The City of Visalia received its five-year Consolidated Plan and 2015 Annual Action Plan funding approval agreement letter, dated July 17, 2015. The award letter included a notification of the disapproval of "Recapture/Resale Provisions and Other Form of Investment" definitions within the IDIS 2015 Annual Action Plan (AP-90).

Staff worked closely, over the last few months, with our HUD representative, Guyong Choi, to incorporate clarifying definitions within the IDIS- 2015 Action Plan, AP-90 table to comply with the requirements of the 2015 Action Plan. Staff has indicated that our HUD Representative provided a preliminary acceptance of our clarifications on September 1, 2015. This letter serves as a final written response, with the AP-90 Table provided as documentation of the revisions and clarifications made as an attachment. An overview of the conditions and responses related to AP-90 follow:

Other Forms of Investment: Within Table AP-90, No. 1, under "Other Forms of Investment", references were included in relation to utilizing HOME funds through a Housing Loan Fund- Loan Recapture Program. No other form of investment shall be used beyond those identified in Section 24 CFR 92.205.

Recapture Provisions: Within Table AP-90, No. 2 "Description of the guidelines that will be used for recapture of HOME funds..." and No. 3, "...ensuring affordability of units acquired...". Staff provided further clarification in relation to utilizing Recapture Provisions as well as ensuring affordability for the First Time Homebuyer Program, Foreclosure Acquisition Program and Self Help Enterprises (SHE) CHDO Program.

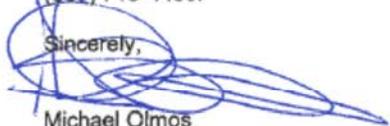
Resale Provision: Also within Table AP-90, the Resale Provision was previously included. However, the Resale provision will not be utilized at this time. If, in the future, the Resale provision is considered, further definition shall be included and provided to Visalia's HUD Representative for further review and approval.

City staff continues to improve upon its programs and their respective guidelines and documentation. On behalf of the City, we appreciate Ms. Choi's assistance.



If you have any questions, please feel free to contact Rhonda Haynes, Housing Specialist at (559) 713-4460.

Sincerely,



Michael Olmos
City Manager

Attachment: 2015 Action Plan HUD Grant Agreement and Funding Letter (copy)
Action Plan (AP-90 Table)

Cc: Rhonda Haynes, Housing Specialist
Christopher Tavarez, Administrative Services Manager

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

AP-90

<p>1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:</p>	<p>No other form of investment shall be used beyond those identified in Section 92.205.</p>
<p>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:</p>	<p>Recapture Provision: As it relates to the HOME funded Programs, all beneficiaries are owner occupants. The programs are as follows: First Time Homebuyer (FTHB), funds shall be provided as a Direct HOME subsidy- gap financing, as a second mortgage to households at or below 80% of the area median income. The property will maintain an affordability covenant as referenced under 24 CFR 92.254 (a) (4). The covenant shall remain for five (5) years when less than \$15,000 is provided in gap financing Direct Subsidy to the homebuyer, and shall be for a ten (10) year period when more than \$15,000 up to \$40,000 is provided in gap financing Direct Subsidy to the homebuyer. The "Owners Participation Agreement" (Covenant) shall begin the date the Deed of Trust is recorded. The Provision for the FTHB Program shall be "Recapture Provision" as per 24 CFR 92.254 (a) (5) (ii) (A) (1). The City may recapture the entire amount of the direct HOME assistance from the homeowner. The amount to be recaptured will not exceed the amount of net proceeds available at the time the home is sold. HOME rule limits recapture to available net proceeds, therefore, if net proceeds are insufficient for the city to recapture the full amount of the Direct HOME assistance, the City will recapture only what is available from net proceeds. This applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures).</p> <p>The Foreclosure Acquisition Program II (FAPII), HOME funds invested in acquisition and rehabilitation, with up to \$10,000 in gap financing provided to the new homebuyer at or below 80% AMI, therefore the minimum period of affordability shall be 15 years, as more than \$40,000 is invested in the acquisition, rehabilitation of the property. The provision for the FAPII Program shall be followed is the "Recapture Provision" for a 15-year period. The</p>

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

	<p>\$10,000 shall be carried as gap financing (Direct Subsidy). If the property is sold below fair market value, the difference between the fair market value and the purchase price is considered to be part of the HOME subsidy and provided directly to the homebuyer as a direct subsidy. And, any additional subsidy provided to the homebuyer to enable them to purchase the property, which includes down payment assistance, closing costs, interest subsidies, or other HOME assistance including any assistance that reduced the purchase price from fair market value to an affordable price, shall be recaptured.</p> <p>The Owners Participation Agreement requires Owner-Occupancy. Borrower agrees to use the Property as his/her/their principal place of residence throughout Borrower's ownership of the Property, and not to lease the Property for any reason. This promise of owner-occupancy shall remain for fifteen (15) years from the date the Deed of Trust is recorded. 24 CFR (92.254 (a) (4)).- The FAPII program covenant shall use the "Recapture Provision", as referenced under 24, CFR 92.254 (a) (5) (II) (A) (1) and shall begin the date the Deed of Trust is recorded. The City may recapture the entire amount of the direct HOME Subsidy from the homeowner and the difference between the fair market value and the purchase price, if the purchase price is below the fair market value and any additional assistance as referenced above. The amount to be recaptures will not exceed the amount of net proceeds available at the time the home is sold. HOME rule limits recapture to available net proceeds, therefore, if net proceeds are insufficient for the city to recapture the full amount of the Direct HOME assistance/investment, the City will recapture only what is available from net proceeds. This applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures).</p> <p>The SHE-CHDO Program utilizes the "Recapture</p>
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HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

	<p>Provision". HOME funds are invested in the acquisition, rehabilitation and Direct Subsidy shall be up to 10% of the total HOME investment (i.e. \$186,000 acq/rehab cost X 10% = \$18,600 Direct Subsidy to homebuyer), which shall be provided as a Second Mortgage to the qualifying new homebuyer. If the property is sold below fair market value, the difference between the fair market value and the purchase price is considered to be part of the HOME subsidy and provided directly to the homebuyer as a direct subsidy. And, any additional subsidy provided to the homebuyer to enable them to purchase the property, which includes down payment assistance, closing costs, interest subsidies, or other HOME assistance including any assistance that reduced the purchase price from fair market value to an affordable price, shall be recaptured.</p> <p>A 30- year covenant shall be recorded to maintain affordability. The SHE-CHDO Program covenant shall use the "Recapture Provision", as referenced under 24, CFR 92.254 (a) (5) (ii) (A) (1) and shall begin the date the Deed of Trust is recorded. In the case of the homebuyer selling the home during affordability period, the City may recapture the entire amount of the direct HOME Subsidy and the difference between the fair market value and the purchase price, if the purchase price is below the fair market value, and any additional assistance as referenced above. The amount to be recaptures will not exceed the amount of net proceeds available at the time the home is sold. HOME rule limits recapture to available net proceeds, therefore, if net proceeds are insufficient for the city to recapture the full amount of the Direct HOME assistance, the City will recapture only what is available from net proceeds. This applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures).</p> <p>Note: Staff works with the City Attorney in updating legal documents to comply with the funding source and type of program(s)</p>
--	---

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

	<p>administered.</p> <p>The FTHB, FAPII Program loan documents have been reviewed by HUD in previous years, and may again provide documents if required prior to implementing the program.</p>
<p>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:</p>	<p>Recapture Provisions: See above</p>
<p>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:</p>	<p>Not applicable.</p>

Dtd 8-27-15

Appendix "H": HUD's Final Approval of City's Recapture Provisions



U.S. Department of Housing and Urban Development
San Francisco Regional Office -- Region IX
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San Francisco, California 94104-4430
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seps@ci.hud.gov

OCT 1 8 2015

Mr. Michael Olmos
City Manager
City of Visalia
315 East Azequia Ave.
Visalia, CA 93291-6341

Dear Mr. Olmos:

On July 15, 2015, HUD notified the city for disapproval of the recapture/resale provisions and other form of HOME investment proposed in the city's HOME programs of the FY 2015 Annual Action Plan and requested to provide us the sufficient recapture/resale provisions and clarification of other form of HOME investment.

The city staff worked diligently with the HUD and provided the corrected recapture provisions, identified not to use resale provisions, and clarified that the city would not use the other form of HOME investment in which is not described in 24 C.F.R. §92.205.

HUD accepted the city's response and approved the recapture provisions that may use any HOME funded homebuyer assistance activities. Also, we acknowledged that the city shall use the HOME investment identified in the HOME regulations.

The Department would like to extend our appreciation to you and your staff for the cooperation and response to resolve these conditions. If you have any questions or require assistance, please contact Ms. Brynna Chai, Senior Community Planning and Development Representative assigned to your community at 415-498-4270, or via e-mail at brynna.chai@hud.gov.

Sincerely,


for Maria F. Cremer
Director, Community Planning
and Development Division

cc:

Rhonda Haynes, Housing Specialist

Christopher Tamm, Administrative Services Manager