

Visalia City Council Agenda



For the regular meeting of: Monday, May 7, 2007

Location: City Hall Council Chambers

Mayor: Jesus J. Gamboa
Vice Mayor: Greg Kirkpatrick
Council Member: Greg Collins
Council Member: Donald K. Landers
Council Member: Bob Link

All items listed under the Consent Calendar are considered to be routine and will be enacted by one motion. If anyone desires discussion on any item on the Consent Calendar, please contact the City Clerk who will then request that Council make the item part of the regular agenda.

SPECIAL PRESENTATIONS/RECOGNITION -
Proclamation declaring May 13-19, 2007 National Police Week

WORK SESSION AND ACTION ITEMS (as described)
4:00 p.m.

Public Comment on Work Session Items -

- 4:05 p.m. 1. Update from California Water Service regarding their conservation efforts and other issues
- 4:25 p.m. 2. Update on Neighborhood Preservation Division and Administrative Citation Procedure.
- 5:00 p.m. 3. Update on the implementation of Measure R, presentation of the Measure R policies and procedures, approval of the initial Measure R expenditure plan for Visalia including the Regional Project, Local, Transit and Bike portions of the project, and authorization for the City Manager to sign a Cooperative Agreement with the Tulare County Transportation Authority.
- 4. *Item removed at the request of staff*

** The time listed for each work session item is an estimate of the time the Council will address that portion of the agenda. Members of the public should be aware that the estimated times may vary. Any items not completed prior to Closed Session may be continued to the evening session at the discretion of the Council.*

ITEMS OF INTEREST

CLOSED SESSION

6:00 p.m. (Or, immediately following Work Session)

5. *Item removed at the request of staff*
6. Conference with Real Property Negotiators (G.C. §54956.8)
Property: 210-216 N. Tipton (APN:094-240-030 and 031)
Under Negotiation: Price, terms and conditions of purchase
Negotiating Parties: Sellers/Sellers' Representative: Duval and Margaret Kugler; Ken Kugler
City/Buyer: Steve Salomon, Michael Olmos, Colleen Carlson
7. Conference with Legal Counsel – Existing Litigation
(Subdivision (a) of Section 54956.9 GC)
Name of Case: Hettick v. City; TCSC Case No. 05-214421
8. Conference with Legal Counsel – Anticipated Litigation
(Subdivision (b) of Section 54956.9 GC)
Name of Case: Sinor v. City of Visalia
9. Conference with Legal Counsel – Existing Litigation
(Subdivision (a) of Section 54956.9 GC)
Name of Case: Linderman v. City of Visalia; TCSC Case No. 06-221372
10. Conference with Labor Negotiators (G.C. §54957.6a)
Agency Designated Representatives: Eric Frost, Janice Avila
Employee organization: unrepresented
11. *Item removed at the request of staff*
12. Public Employment (G.C. §54957)
Title: Housing and Economic Development Director

REGULAR SESSION

7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION – Pastor David Berry, Visalia Community Church of Christ

SPECIAL PRESENTATIONS/RECOGNITION

CITIZENS REQUESTS - This is the time for members of the public to comment on any matter within the jurisdiction of the Visalia City Council. This is also the public's opportunity to request that a Consent Calendar item be removed from that section and made a regular agenda item for discussion purposes. Comments related to Regular or Public Hearing Items listed on this agenda will be heard at the time the item is discussed or at the time the Public Hearing is opened for comment. The Council Members ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome. The Council cannot legally discuss or take official action on citizen request items that are introduced tonight. In fairness to all who wish to speak tonight, each speaker from the public will be allowed three minutes (speaker

timing lights mounted on the lectern will notify you with a flashing red light when your time has expired). Please begin your comments by stating and spelling your name and providing your address.

CHANGES TO THE AGENDA/ITEMS TO BE PULLED FOR DISCUSSION

Adjourn as City Council and Convene as the Redevelopment Agency

13. RDA CONSENT CALENDAR

Appropriation of \$10,000 to participate with the Downtown Visalia Alliance (Downtown Visalians and Downtown PBID) in the preparation of a organizational Downtown Strategic Plan.

Adjourn as the Redevelopment Agency and reconvene as the City Council

14. CONSENT CALENDAR - Consent Calendar items are considered routine and will be enacted by a single vote of the Council with no discussion. For a Consent Calendar item to be discussed, or voted upon individually, it must be removed at the request of the Council.

- a) Authorization to read ordinances by title only.
- b) Receive Planning Commission Action Agenda for the meeting of April 23, 2007.
- c) Approval of the configuration of the Cultural Arts Plan Steering Committee.
- d) *Item removed at the request of staff*
- e) *Item removed at the request of staff*
- f) Second reading of Ordinance 2007-06 authorizing the lease of three parcels of property at the Visalia Municipal Airport and authorizing the City Manager to execute a new agreement with Dennis Lipson for the continued operation of the Federal Express facility.
- g) Second reading of Ordinance 2007-07, establishing a public disturbance ordinance by adding chapter 9.32 to Title 9 of the Visalia Municipal Code and adopt Resolution 2007-39 establishing a public disturbance administrative fee schedule. **Resolution 2007-39 required.**
- h) Authorize the City Manager to execute an agreement, in the amount of \$258,147.00 with Mark Thomas & Co. Inc. to prepare a Project Study Report for the Lovers Lane/Route 198 Interchange (Project no. 0012-00000-720000-0-9958).
- i) Authorization to bid the construction of the lift station for the River Run Ranch Basin on St. Johns Parkway east of McAuliff Street without the requirement for the payment of prevailing wages pursuant to Resolution No. 83-02. Project No. 1221-00000-720000-0-9529-2007.
- j) Appointment of Sylvia Baggs to the Citizens Advisory Committee.
- k) Receive proposed mid-cycle budget review schedule.

l) Authorization to initiate a zoning change for APN 098-142-055, located at 1401 E. Goshen Ave. from CS (Commercial Service) to CSO (Commercial Service Office).

m) Amendment to a Professional Services Agreement with TPG Consulting to expand professional services for the East Downtown Strategic Plan implementation to include properties north of Murray Avenue known as interim Zone 2.

Authorization to file Notice of Completion on the following:

n) The Country Club, Phase 1, containing 72 single-family lots, located on the south side of Houston Avenue and east of Demaree Street.

o) South Cameron Creek, Unit No. 2, containing 76 lots, located at the Southwest corner of Cameron Avenue and West Street.

Authorization to Record Final Map on the following:

p) Parcel Map 0609, located at the Southeast corner of Shirk Road and Doe Ave (9 Parcels-Office Buildings) and the formation of Landscape and Lighting District No. 07-06., Parcel Map 0609 (nine lots). **Resolutions 2007-37 and 2007-38 required.**

15. **Public Hearing** of the 2007-08 Action Plan budget for the use of the Community Development Block Grant (CDBG) and HOME Investment Partnership Grant Funds (HOME) from the Federal Government through the Department of Housing and Urban Development (HUD).

16. Authorize submittal of a letter to the County of Tulare regarding the annexation of land owned by Elliot Farms, located on the southwest corner of State Highway 198 and Shirk Street.

REPORT ON ACTIONS TAKEN IN CLOSED SESSION

REPORT OF CLOSED SESSION MATTERS FINALIZED BETWEEN COUNCIL MEETINGS

Upcoming Council Meetings

Monday, May 21, 2007 - City Hall Council Chambers

Tuesday, May 29, 2007 - Special Council Meeting 4:00 p.m. - City Hall Council Chambers

Monday, June 4, 2007 - City Hall Council Chambers

Monday, June 11, 2007 - Jt. City Council/Planning Commission - Convention Center

Work Session 4:00 p.m.

Regular Session 7:00 p.m.

City Hall Council Chambers

707 West Acequia Avenue

In compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing-Impaired - Call (559) 713-4900 (TDD) 48-hours in advance of the scheduled meeting time to request signing services.

City of Visalia Agenda Item Transmittal

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk): 2

Agenda Item Wording: Update on Neighborhood Preservation Division and Administrative Citation Procedure

Deadline for Action:

Submitting Department: Community Development

Contact Name and Phone Number: Michael Olmos 713-4332
Tim Burns 713-4172

Department Recommendation: Information and discussion item. Provide direction as appropriate

Summary/background :Through budget approval Council approved the creation of the Neighborhood Preservation Division. On September 2, 2006 the Community Development Department was reorganized to include a Neighborhood Preservation Division.

While the previous primary focus of the Code Enforcement Program had been to investigate code enforcement and substandard housing complaints on a case by case basis the Neighborhood Preservation Division will now focus on the immediate complaint and also evaluate the surrounding area to establish what additional actions may be taken to improve that area as well. This strategy will include close collaboration with other departments such as the Police, Fire, Parks and/or SPCA to develop comprehensive problem solving strategies for dealing with neighborhood issues. These strategies could also include evaluation of zoning patterns to determine if existing zoning is appropriate or if zone changes should be considered to assist in transitioning neighborhoods to more beneficial conditions.

The long term goal is to develop a comprehensive, interdepartmental, interagency approach to preserving and maintaining the older neighborhoods in the community.

The Division will also strive to more effectively use the affordable Housing Program to assist with resolving substandard housing issues in the community.

The Division will continue to serve as a clearing house for complaints received from the community by either handling the complaint or by making the necessary and appropriate referrals to other departments and agencies.

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 30

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

The Division will systematically organize comprehensive neighborhood enforcement actions to abate multiple problems in existing neighborhoods using staff from various departments as appropriate. The unit will strive to be more proactive in dealing with public nuisance, blight and distressed property issues.

The Division is staffed with the following members:

- Housing and Economic Development Director (currently under recruitment)
- Neighborhood Preservation Manager Tim Burns 713-4172)
- Housing Specialist (Rhonda Haynes 713-4460)
- Housing Technician (to be recruited)
- Combination Building Inspector (Doug Elliott 713- 4625)
- Code enforcement Technician (Tracy Robertshaw) 713-4187)
- Administrative Assistant (Julie Pereira 713-4441) and
- Intern

The City is currently recruiting to staff the Director and Housing Technician positions.

In an effort to more effectively address City wide concerns the Division regularly hosts the following meetings:

- The Neighborhood Preservation Division staff meets weekly to discuss unit projects and strategies for dealing with current investigations.
- The Neighborhood Preservation Division meets weekly with Police and Fire personnel to discuss mutual projects of interest and effective strategies for dealing with those projects.
- A Neighborhood Preservation Committee has been created to discuss city wide projects and issues. The committee meets monthly. Minutes are taken and provided to the City Administration and to all Department Heads for review and comment. Training is provided. Representatives from the City Attorney's Office, Cal Water, SPCA, Environmental Health, the City of Tulare and County of Tulare Code Enforcement programs frequently attend.
- The Neighborhood Preservation Division hosted a regional code enforcement meeting on March 15, 2007 to address code enforcement concerns throughout the region. 23 representatives from 8 jurisdictions attended. It was agreed upon to have quarterly regional meetings in the future. The County of Tulare will be hosting on June 21, the City of Tulare will host on September 21 and the City of Hanford will host on December 14.

Staffing has been increased from a part time to a full time Combination Building Inspector for substandard housing abatement. The Combination Building Inspector currently has approximately 358 substandard housing complaints in process.

The Code Enforcement Technician is assigned all zoning and land use complaints and monitoring of conditional use permits as necessary and appropriate. The Code Enforcement Technician currently has approximately 206 complaints in process.

Both inspectors perform other duties as assigned also.

The City Attorney's Office has been requested to assist in developing new ordinances or initiating text amendments to current ordinances to allow for more effective enforcement capabilities. Items currently being considered are:

- Property maintenance for vacant/ abandoned properties,
- Shopping cart abandonment,
- Front yard lot coverage restrictions,
- Scavenging,
- Aggressive solicitation,
- Lawn parking,
- Graffiti abatement, time limitations for abatement of private property and
- Vehicles parked and staged for sale.

ADMINISTRATIVE CITATION PROCESS

The City Attorney's Office recently completed and Council approved text amendments to the Visalia Municipal Code Title 1, Chapter 1.13, Administrative Code Enforcement Procedures and Penalties and Title 8, Chapter 8.40 Nuisances, streamlining enforcement of the Code. This procedure authorizes and allows for the issuance of non criminal administrative citations for appropriate municipal code violations. Appeals to citations received are heard by an independent Hearing Officer. Appeals of Hearing Officer's finding are appealed to the Superior Court.

With Council's approval the City entered into a memorandum of understanding agreement with the County of Tulare to provide Hearing Officers for each other for Administrative hearings.

A committee consisting of Assistant City Manager Carol Cairns, Police Lieutenant Rick Haskill, Senior Fire Inspector Vorisia Henderson and Neighborhood Preservation Manager Tim Burns created an Administrative Citation to facilitate enforcement of the Municipal Code administratively. The citation will be used by staff throughout the city once they have received training presented by the Police Department and Neighborhood Preservation Division. Fines will be \$100 for the first offense, \$200 for the second offense in the same year and \$500 for the third and any subsequent offense during the same year. Use of the citation will begin June 1, 2007.

Some examples of where the Administrative citation may be appropriate for use would be:

- Operating a business without a business license or home occupation permit (after warning)
- Non permitted signage (after warning)
- Visual or physical obstruction
- In park after posted hours
- Weed abatement
- Failure to correct substandard housing conditions (after warning)
- Vehicle abatement (after warning)
- Dog at large

Administrative Appeal Hearings are scheduled to occur at the City Council Chambers on every fourth Wednesday of the month beginning on June 27, 2007 between 8:30 am and 5:00 pm.

Use of the Administrative Citation should allow for violators to be dealt with in a timelier manner. In the past fines generated from enforcement actions have been shared with the State and County. The City will directly benefit through use of the Administrative Citation process in that fines received can be used to offset a portion of cost for the enforcement action.

The Neighborhood Preservation Division is striving to become more effective in recovering cost recovery fees associated with enforcement actions through billing for staff time required to bring properties into compliance, through Administrative fines and penalties, and through tax rolling or liens on non compliant properties as necessary and appropriate.

The Neighborhood Preservation Division and Police Department representatives continue to meet with concerned citizens and organizations regarding Life Safety and Quality Of Life situations and concerns. In the past we have collaborated with the following groups:

- Saint John's By The River Homeowner's Association,
- North Visalia Advisory Committee and
- Washington Residents for a Better Community

AFFORDABLE HOUSING PROGRAMS

Recognizing the benefits of teamwork and the need for collaboration in dealing with difficult situations such as gang related issues the Police Department, City Attorney's Office and the Neighborhood Preservation Division are in the process of developing a Nuisance Assessment and Abatement Team (NAAT) to deal with "Nuisance Properties" more effectively.

With regards to a brief overview of progress made involving the City's Affordable Housing Program staff has created a First Time Home Buyers training program to educate and certify realtors, lending institutions and title companies in the prerequisites necessary to qualify for the City's Program. Approximately 200 individuals attended the City sponsored training. As a result either directly or indirectly the City was successfully in providing 1.7 million dollars in funding assistance to 23 qualified applicants in a two month period.

To improve the quality of life and reduce potential future blight concerns the Neighborhood Preservation Division will regularly evaluate and promote the benefits that homeownership provides and attempt to utilize City programs to assist where appropriate.

A Loan Review and Change Order Committee has been created to review and evaluate loan applications received. The Committee consist of the Building Official, a Financial Analyst a Senior Administrative Analyst, an Assistant Engineer and an Assistant Planner. Minutes are taken and available for review upon request.

The Division Combination Building Inspector has been tasked with conducting all building inspections related with the Affordable Housing Program to facilitate a timelier processing of project applications.

The inspector is also available to attend Historical Preservation Committee meeting when requested to address their specific needs in a timely manner.

To increase direct communication with Affordable Housing sub recipients staff meets twice a month to address sub recipients and staff concerns. (C-Set and CVC Housing)

To more effectively establish or confirm what the communities priorities are regarding the Affordable Housing Programs needs staff hosted an information and survey booth at the Home Show. Presentations and input were also requested from the:

- North Visalia Advisory Committee
- Washington residents for a Better Community
- Citizen's Advisory Committee and
- Disability Advocacy Committee

Staff continues to explore more creative and effective ways to utilize the Housing Rehabilitation Program and the Emergency Repair Program to assist in the renovation of dangerous, dilapidated or substandard housing in our community. Staff is evaluating program guideline revisions to more effectively address these matters.

More detailed information will be discussed with Council during review of the annual Action Plan for Economic Development and Affordable Housing during the Public Hearing at today's Regular Session.

Prior Council/Board Actions: None

Committee/Commission Review and Actions: Not applicable

Alternatives: Not applicable

Attachments Administrative Citation Form

Recommended Motion (and Alternative Motions if expected): Provide direction as appropriate

Environmental Assessment Status

CEQA Review:

NEPA Review:

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Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

City of Visalia Agenda Item Transmittal

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk): 3

Agenda Item Wording: Update on the implementation of Measure R, presentation of the Measure R policies and procedures, approval of the initial Measure R expenditure plan for Visalia including the Regional Project, Local, Transit and Bike portions of the project, and authorization for the City Manager to sign a Cooperative Agreement with the Tulare County Transportation Authority.

Deadline for Action: May 30, 2007

Submitting Department: Administration, Public Works and Parks and Recreation

Contact Name and Phone Number: Leslie Caviglia, 713-4317, Andrew Benelli, 713-4340, Monty Cox, 713-4591, and Paul Shepard, 713-4209

Department Recommendation

It is recommended that the Council approve the initial Measure R expenditure plan for Visalia including the Regional Project, Local, Transit and Bike portions of the project, and authorize the City Manager to sign a Cooperative Agreement with the Tulare County Transportation Authority.

Department Discussion

In November, Tulare County voters approved Measure R, a half-cent sales tax sales augmentation to fund transportation improvements throughout the County. The sales tax began being collected on April 1, and the first monies will be available early this summer.

Over \$1 billion in projects are listed in the Measure R Expenditure Plan. In today's dollars, the sales tax is estimated to generate approximately \$420 million for regional projects, and \$135 million for local agency projects over the next 30 years. In order to construct all of the projects listed in the Expenditure Plan, outside funding from Federal and State grant funds, local funding, and other revenue sources will need to be used. The attached map represents \$320 million of construction projects that are planned for the next four years. These projects will be made possible through multiple fund sources including Measure R, State Proposition 1B funds, and State Transportation Improvement Program Augmentation funds.

Measure R designates the Tulare County Transportation Authority as the governing body for the program. This is basically the Tulare County Association of Government's Board, minus the public members. The Authority has been meeting and fulfilling the requirements of the Measure. The appropriate documents have been filed with the State for the collection and

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City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): _____

Review:

Dept. Head LBC 42707

Finance

City Atty

City Mgr

distribution of the funding, the Citizen's Advisory Committee has been formed and has begun meeting. (List of members attached) In addition, the Authority has developed policies and guidelines for implementing Measure R (See Attached)

Policies and Guidelines:

The policies and guidelines outline how the Measure will be implemented. Some of the key sections of these policies and guidelines, and the plans that are being proposed to comply with the requirements of these policies are:

Adjustment policy:

In order to keep up with rising costs, the Regional Projects and the Bike/Transit/Pedestrian project allocations will be adjusted annually based on a formula that averages the Engineering New Record average of Los Angeles and San Francisco with provisions for the Board to make different adjustments if extraordinary circumstances exist.

Local Program Funding:

The Measure allotted 35% of the funds collected go to the cities and the County to address local needs. The money will be distributed based on the following formula:

- o 50% Population
- o 25% Maintained Miles
- o 25% Daily Vehicle Miles traveled

Based on this formula, it is estimated that Visalia will receive \$410,000 in the first three months of the program (end of 2006-2007 fiscal year) and \$1,637.959 in the first full year. The money will be distributed monthly to all local agencies that are complying with the following requirements:

- o Regular submittal of Quarterly reports
- o Posting of Measure R signs when Measure R funding is used on a project
- o Participate in Annual Audit and provide corrective action plans when identified
- o Satisfy the maintenance of effort requirements

Staff is recommending that in the four years, Visalia's portion of the local program funding be used to fund the following projects:

**Measure R - Local Programs
Capital Improvement Projections
FY 2006-07 to 2011-12**

This fund is derived from the City's share of Local Programs portion of the Measure R Tax passed November 2006. The Measure R Expenditure Plan allocates 35% of revenues to Local Programs that is calculated by population, maintained miles, and daily vehicle miles traveled. These funds can be used at the City's discretion for any transportation related project allowed by the Measure R Expenditure Plan.

	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Beginning Cash	\$ -	\$ 159,000	\$ 308,000	\$ 372,000	\$ 6,200	\$ 2,200
Measure R (Local Programs)	\$ 410,000	1,687,000	1,740,000	1,792,200	1,846,000	1,900,000
Interest Earnings	1,000	7,000	14,000	17,000	0	0
Capital Expenditures	(252,000)	(1,545,000)	(1,690,000)	(2,175,000)	(1,850,000)	(1,550,000)
Ending Cash	\$ 159,000	\$ 308,000	\$ 372,000	\$ 6,200	\$ 2,200	\$ 352,200

	Capital Project Description	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
	Street Maintenance						
1	Local Street Rehabilitation. A list of streets for rehabilitation and funding is attached.		325,000	350,000	375,000	400,000	500,000
2	Major Street Rehabilitation. A list of streets and funding for rehabilitation is attached.		450,000	350,000	200,000	600,000	650,000
	Street Projects						
3	Connect Burke St. between Roosevelt Ave. and Houston Ave.	12,000			200,000	200,000	
4	Install Preston Street bridge over Mill Creek near Hillsdale.	15,000	320,000				
5	Widen Houston / Santa Fe Roudabout. (Project total \$2m)	225,000					
6	Extend Oak Ave from Tipton St to Burke St. (Project total \$1.48m; \$830k from Gas Tax Fund)		150,000	300,000			
7	Reconstruct Burke St from Mill Creek to Goshen Ave.			200,000	450,000		
8	Realign Goshen Ave/Mill Creek Parkway between Lovers Lane and Cain St.		180,000	50,000	650,000		
9	Develop Santa Fe Master Plan & Environmental		20,000	40,000			
10	Install sidewalks along various school routes		100,000	100,000	100,000	100,000	100,000
11	Widen Tulare Ave. from Encina St to Church St and install new traffic signals at Locust St and Tulare Ave and modify signal at Court St and Tulare Ave. (Total project \$700k; \$250k from Tax Tax Fund)				200,000	250,000	
12	Convert Acequia to two way traffic.			300,000			
13	Replace Mill Creek bridge at Giddings					300,000	300,000
	Total Capital Project Expenditures	\$ 252,000	\$ 1,545,000	\$ 1,690,000	\$ 2,175,000	\$ 1,850,000	\$ 1,550,000

Given the depth and breath of the local projects Visalia will be undertaking with the Measure R local revenues, it is anticipated that most of the expenses associated with the equivalent of a full time Street Worker position, and an Assistant/Associated Engineer, will be charged to the Measure R projects staff will be implementing.

Transit/Bike/Pedestrian Funding:

The Measure allotted 14% of the revenues to these types of projects. These projects will be adjusted annually as outlined earlier in this memo

For Transit, Visalia will receive \$684,000 (today's dollars) annually for expansion of services, and a total of \$1 million dollars over the life of the Measure for expansion of the Transit Center.

Because transit operating systems need on-going funding, the Authority guarantees that the transit programs will be funded first providing the minimum requirements are met which include:

- o The program or project is listed as part of the Bi-annual Strategic Work Plan.
- o A plan to expand transit service is adopted by the local agency and presented to the Authority Implementation of the plan is subject to audit to insure the service and/or the project is being provided in accordance with the plan.
- o Funding for transit expansion is be limited to the amount listed in the Expenditure Plan (with the annual adjustment factor applied), and the demand demonstrated in the plan adopted by the local agency.

Staff is proposing the \$684,000 allotted to Transit be spent in the first three years to enhance the Transit program as follows:

Service Expansion	<u>FY</u> <u>07/08</u>	<u>FY</u> <u>08/09</u>	<u>FY</u> <u>09/10</u>
Route 7 Extension	314,250	329,963	346,461
Route 1 Increase	179,000	187,950	197,348
Sunday Hours Extension	73,417	77,088	97,130
Fare Subsidy - new service (Backfill)	<u>113,333</u>	<u>119,000</u>	<u>128,188</u>
Totals	680,000	714,000	769,126

Extend Route 7 to include new areas recently developed in North Visalia: Several new residential and commercial developments have been built in the Houston/Demaree/Riggin area that need bus service. An extension of this route will be designed to serve residential and commercial developments on Riggin west of Mooney Blvd., Demaree south of Riggin, and Houston between Mooney and Demaree. The feasibility of making this route bi-directional will also be considered and evaluated.

Add capacity on Route 1: Route 1 travels along Mooney Blvd and is heavily impacted by the traffic congestion. It is expected that more frequent bus service on Mooney Blvd will be needed to keep up with the demand as well as assist with the Mooney Blvd widening delays that are anticipated within the next year as the construction project gets underway. In addition, this increase in capacity is being considered in conjunction with Tulare City Transit in an effort to eliminate the required transfer between our systems saving bus passengers hours of travel time every week. Currently, Visalia's buses run more frequently than Tulare's, meaning passengers can have up to a 20 minute wait each way at the transfer point on Mooney.

Consider extending Sunday service to 6:30pm system-wide: Sunday service currently ends at 3:30pm. Staff has received suggestions to extend the service to 6:30pm. This was the most frequent request during our recent planning study. Sunday service is currently offered on a 60-minute frequency until 3:30. This frequency will be extended to 6:30. Staff will work with the agencies Visalia provides service to, Exeter, Farmersville and Tulare County for Goshen, regarding their interest in expanding and funding this service.

Backfill farebox to 20%: The required farebox ratio is currently 20%. It is expected that the expanded services will not achieve the required 20% for at least the first 3 years. Measure R funds can be used to supplement the fares that are needed to meet this requirement.

Transit Building Capital

Measure R also contains \$1 million for Transit building capital. While there are no immediate plans for a new construction project, two possible options include expanding the current center to accommodate additional capacity, or building a Sequoia shuttle/visitors station. Staff will continue to explore options.

Bike Paths:

Measure R funding provides approximately 25 million dollars for Clean Air Projects to develop bike/pedestrian paths in the City. The following Visalia area bike/trail projects were approved in Measure R:

- \$3,000,000 Tulare/Visalia Santa Fe gap connection between the two cities, through the County, approximately along the former railroad line.
- \$2,000,000 St. John's River Path (From Rd. 148 to Mooney Grove Park when completed in 20 years.)
- \$4,500,000 Cameron Creek path (About Road 152 to Mooney Grove Park)
- \$1,500,000 K Street Bike Path
- \$1,500,000 Packwood Creek path
- \$1,500,000 Modoc Creek path
- \$5,000,000 Mill Creek Path (Tipton to Road 152)
- \$3,000,000 enhancement to Goshen bike path
- \$4,500,000 K Road along San Joaquin RR alignment
- \$6,000,000 St. Johns River to Avenue 272 (Path)

The four year spending plan included in this report covers five of these project areas (St. John's River- three projects, Packwood Creek-four projects, Mill Creek-three projects, a portion of the Santa Fe railroad bike path-Tulare to Caldwell, and reconstructing a portion of the Goshen bike path-Demaree to Road 80). The Goshen bike path project will correct grade and drainage concerns on the western portion of the path. The project will also provide additional landscaping and signage. Also, the spending plan below describes the sections of the paths being addressed for acquisition and improvement.

In addition to Measure R funding, the City will use Waterway Impact funds, grant funds and Transportation Enhancement funds to acquire right-of-way and construct the paths. Future year funding covers other sections of the waterways and the Santa Fe railroad alignment. Since the acquisition of riparian waterway right-of-way is developer driven the project year and funding are approximations.

At its special meeting on April 18th, the Bicycle, Pedestrian and Waterway Trails committee approved of the projects that staff is proposing. These twelve projects cover a number of waterways in the City and the sections that are identified are those where staff believes development will occur and the right-of-way will be available for purchase. In the beginning years of Measure R, staff is proposing to concentrate most of the available funds on acquiring right-of-way. Development of trails on those sections will occur in future years.

Visalia will receive \$3,221,038 for bicycle projects over the next four years (\$826,452 in the first three years and \$741,682 in the fourth year). Beginning in the fifth year, Visalia will begin to receive significantly more funding from Measure R, Congestion Management Air Quality and TE funding, for a total of \$ 25,451,692 by the end of the 20th year. The Authority estimates that all of the bike path projects, with the exception of the K Road project, will be completed by the end of 2027 and that funding will be available in the final 10 years for additional projects.

Staff is proposing that the bike path funding in the first four years be allotted as follows:

Measure R Bike/Trail Capital Improvement Program

4 Year Spending Plan			
2007-08	2008-09	2009-10	2010-11
826,452	826,452	826,452	741,682

Project Description	2007-08	2008-09	2009-10	2010-11
Santa Fe Path				
Santa Fe Path (Tulare Ave to Caldwell Ave. Construct 2.2 miles of path w/ one bridge crossing. (08-09 Design, Environmental and Construction, which will be combined with grant \$550,000 of grant funds)		217,000		
St Johns River Projects				
St. John's River Trail - from Riggins north to Dinuba Blvd - acquire 6 acres		200,000	450,000	
St. John's River Trail - McAuliff, east to Rd 148; Construct 0.4 Miles of path (Awarded Calif. Parks non-motorized trail & Green Tree grants \$100,000)	108,500			
St. John's River Trail - Rd. 148 alignment east to Cutler Park (FY 07-08 & FY 09-10 acquire right-of-way)	54,000			25,000
Packwood Creek				
Packwood Creek Trail- County Center Ave, east to Cameron St. - acquire .9 acres and develop one mile of path	489,000			
Packwood Creek Trail- Santa Fe Ave. east to Walnut Ave. (FY 08-09 acquire R-O-W ; trail construction in FY 12-13)		324,452		
Packwood Creek Trail- Walnut Ave. east to Lovers Ln (FY 09-10 acquire 5.5 ac; FY 13-14 construct 1.6 mile trail)			300,000	
Packwood Creek Trail- Lovers Ln east to Creekside Park- (FY 08-09 acquire 1 acre and construct .5 mile trail)		85,000		
Mill Creek				
Mill Creek Trail- Lovers Lane east to McAuliff St- construct 0.4 miles trail (Non -motorized trail grant project)	84,000			
Mill Creek Trail- Lovers Lane to Cain (FY 07-08 acquire & develop 1 acre; FY 12-13 acquire 2 acre)	90,952			
Mill Creek Trail - East Downtown: Develop 1,000' path Tipton to Center			76,452	225,000
Goshen Bike Path				
Goshen Bike Path Improvements- Demaree Ave to Rd 80 -raise sections to prevent flooding & add landscaping and signage				491,682
	826,452	826,452	826,452	741,682

Regional Projects:

Measure R allots 50% of the revenues to regional projects. The Measure R Expenditure Plan created a Regional Projects Program that includes specific funding for regional widening, interchange improvements, regional signals, regional bridge, regional railroad crossings, and signal synchronization projects. Measure R includes the following Regional Projects for Visalia:

- Mooney Blvd. (Increase capacity to 6 lanes)
- Road 80 (Widen to 4/6 lanes)
- Road 108 (Widen to 4/6 lanes)
- Plaza Drive (Widen to 4/6 lanes)
- Caldwell Ave (Widen to 4 lanes, 99 to Exeter)
- Houston Ave. (Widen to 4 lanes)
- Betty Drive (Widen to 4 lanes & interchange improvements)
- Riggin Avenue (Widen to 4 lanes)
- SR-99/Betty Drive Interchange (Major interchange improvements)
- SR-99/Caldwell Interchange (Major interchange improvements)
- SR-198/Shirk Street (Interchange improvements)
- SR-198/Akers Street (Interchange improvements)
- Visalia 198 corridor (Demaree to Ben Maddox)
- SR-198/Lovers Lane (Major interchange improvements)
- SR-198/Avenue 148 Interchange (Overcrossing)
- Synchronization & signals (\$11 million to improve traffic signal timing and add 7 new traffic signals.*See below)

The Authority Board has authorized the following Interim Strategic Work Plan for the first four years:

TCAG/TCTA 2007 Interim Strategic Work Plan

Project Total by Fiscal Year

Area	Project	Total	06-07	07-08	08-09	09-10	10-11
Porterville	Scranton widening	2650	0	2650	0	0	0
County	Betty Drive Widening	390	0	390	0	0	0
County	Avenue 416 (signal)	1210	0	310	900	0	0
County	Avenue 416 widening						
County	-Euclid to Snyder ¹	6400	0	0	0	0	6400
County	-Road 32 to Road 72 ²	14200	0	0	5300	0	8900
Visalia	Caldwell Avenue Widening	830	0	0	0	830	0
County	Road 108	21890	0	0	0	21890	0
	Totals	47570	0	3350	6200	22720	15300

The projects slated for the first four years were prioritized through the TCAG process prior to Measure R. In the first years, those priorities must be realized, before new projects can be begun. However, all agencies have the opportunity to advance projects, in other words, to begin the project prior to the year it will be funded through the Transit Authority, and to be reimbursed for any appropriate costs incurred during the designated funding year. In addition, the Authority has indicated a willingness to look at issuing a bond in the next 2-4 years that could be used to fund needed regional, and possibly local projects including transit/bike/pedestrian projects, with the Measure R proceeds being used to repay the bonds as appropriate.

The Finance Committee will be comprised of the Authority Chair, Authority Staff, The Citizen's Oversight Committee Financial Representative, and three citizens with financial expertise. The Board is now accepting applications for the citizen members of the Committee. Deadline for applications with resumes is May 31, 2007. (application and memo attached).

Signals and synchronization are not yet prioritized in the Authority work program; however, these projects can qualify for the same advancement procedures and/or could be included in a bond. Preliminarily, staff has designated the following projects for this funding:

Signal Synchronization Areas

Caldwell Avenue between Akers Street and Shady Street (Summer 2008)
Caldwell Avenue between Fairway Street and Ben Maddox Way (Summer 2009)
Walnut Avenue between Akers Street and Woodland Street (Summer 2011)
Ben Maddox Way between Tulare Avenue and Houston Avenue (Summer 2013)
Lovers Lane between Walnut Avenue and Noble Avenue (Summer 2015)
Santa Fe Street between Walnut Avenue and Houston Avenue (Summer 2017)

Potential Traffic Signals

Upgrade Demaree Street and Goshen Avenue signal
New traffic signal at Ben Maddox Way and Douglas Avenue
New traffic signal at Center Avenue and West Street
New traffic signal at Tulare Avenue and McAuliff Street
New traffic signal at Burke Street and Tulare Avenue
New traffic signal at Cameron Avenue and Court Street

Cooperative Agreement

The Authority, in conjunction with the local agencies, has developed a master Cooperative Agreement that each agency will be required to sign prior to receiving any Measure R revenues. The Agreement spells out the requirements for receiving funding, billing and payment procedures, appropriate costs, indemnification requirements and other provisions. (copy attached). In addition, there is a supplemental agreement that will be required for each project prior to any expenses being incurred. It is recommended that the Council also authorize the City Manager to sign any Cooperative Agreement Supplements as projects reach that stage of development.

The first distribution is slated for late June. Staff is asking Council to authorize the City Manager to sign the agreement with the Authority, providing the agreement meets with Visalia'

Prior Council/Board Actions: N/A

Committee/Commission Review and Actions:

Alternatives: To recommend a variation to the spending plan(s)

Attachments:

Copy of policies and procedures
List of Citizen's Advisory Committee members

Recommended Motion (and Alternative Motions if expected):

I move to approved the Measure R spending plans as proposed by staff, and authorize the City Manager to sign, upon concurrence by the City Attorney, the Cooperative Agreement with the Tulare County Transportation Authority, and any Supplemental Agreements for project advancement as appropriate.

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

City of Visalia Agenda Item Transmittal

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk): 13

Agenda Item Wording:

Appropriation of \$10,000 to participate with the Downtown Visalia Alliance (Downtown Visalians and Downtown PBID) in the preparation of a Downtown Strategic Plan.

Deadline for Action: None

Submitting Department:

Administration and Community Development

Contact Name and Phone Number:

Steve Salomon, Executive Director:	713-4312
Mike Olmos, Assistant City Manager:	713-4332
Steven Murch, Special Projects Coordinator:	713-4382

Department Recommendation:

It is recommended that the RDA authorize an appropriation of \$10,000 for preparation of the Downtown Strategic Plan.

Summary/Background:

The Downtown Visalians completed an RFP for a Downtown Visalia Alliance Strategic Plan of which two (2) firms responded, Progressive Urban Management Associates and Eichenfield & Assoc.. After an extensive review and interview process the project was awarded to Progressive Urban Management Associates (P.U.M.A.) of Denver, Colorado.

As a consultant for the Downtown Visalia Alliance, P.U.M.A. will facilitate a strategic planning process that will meet the following objectives:

- Assess the dynamics of downtown Visalia's current economic, market and planning environment
- Determine how the Downtown Visalia Alliance should best be positioned and organized to respond to current challenges and opportunities
- Evaluate new organizational opportunities for downtown and develop a blueprint to ensure that new initiatives strengthen and unify overall downtown development
- Develop recommendations to maximize the Alliance's overall effectiveness and guides its organizational evolution the next eighteen months to five years

P.U.M.A. is a consulting firm providing management, marketing and financial services to advance downtown and community development. P.U.M.A. has provided services to more than 150 clients in 29 states, the District of Columbia, Canada and Jamaica. Clients include

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 5

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

downtown management organizations, local governments, community development corporations and private firms.

Specialties include:

- Market-based planning for downtowns, business districts and communities
- Business planning and retreats for civic organizations involved in downtown and community development
- Market research and project feasibility analysis
- Forming, expanding or renewing business improvement districts

Both the Downtown Visalians and Downtown PBID boards have approved P.U.M.A. as the consultant for this project. With the appropriation assistance from the City of Visalia the project is expected to begin in May 2007 with an expected completion date of January 2008.

Downtown Visalians

Organized in 1963, this non-profit, volunteer organization has more than 600 member businesses, professionals and associations located within its boundaries. Businesses are assessed a fee in addition to their annual business tax. This fee is collected by the City of Visalia and sent to the association to provide programs and services to enhance business and the environment of the downtown.

A large part of Downtown Visalians budget goes toward marketing and promotions. The association sponsors a number of yearly events, retail sales events and numerous cooperative advertising opportunities.

Just as revitalization is a continuing effort, Downtown Visalians continue to provide programs to stimulate the downtown economy. Emphasis is placed on retaining a clean and safe environment while creating a quality mix of entertainment, retail, service and cultural opportunities for the community to visit and support. Member and community input is key to success and is always encouraged.

Property Based Business Improvement District (PBID)

The Downtown Visalia Property Based Business Improvement District (PBID) was formed by a coalition of Visalia's business community, health care district, and county and city governments to enhance the economy and environment of downtown Visalia. The PBID is a "benefit assessment district" designed to raise funds for services and improvements within the 70-block downtown area. It was formed with the approval of 70 percent of property owners for an initial three year period, and extended for another four years in 2001 and another five years in 2005. Downtown PBID'S 21-member board of directors includes retail and professional business owners, property owners, and representatives of the health care district, and city and county government. The objectives for the district include capital improvement projects, economic development, marketing, planning, maintenance, parking, and security. Successes include a 15 percent reduction in crime, reduced graffiti, hundreds of trees planted, a new parking lot, 40 new businesses, and 10 expansions. This program was a Gold 2001 Howland Award winner in the 50,001 to 150,000 population category.

Funding Source:

The Downtown Strategic Plan can be completed at a cost not to exceed \$37,000; including professional fees and the reimbursement of expenses at cost. Both the Downtown Visalians and the Downtown PBID governing boards have agreed to commit funds to the planning project.

Agency	Contribution Amount
Downtown Visalians	\$14,000
Downtown PBID	\$13,000
Visalia Redevelopment Agency	\$10,000
Total	\$37,000

Funding for the Redevelopment Agency’s contribution is proposed to be derived as follows:

- Central Redevelopment Area Fund (1931) contribution, \$5,000
- Downtown RDA Fund (1921) contribution, \$5,000

Prior Council/Board Actions: None

Committee/Commission Review and Actions: None

Alternatives: None

Attachments:

P.U.M.A Consulting Proposal
Location Map

Recommended Motion (and Alternative Motions if expected): Move to recommend the Agency authorize an appropriation of \$10,000 to the Downtown Visalia Alliance and the PBID governing boards.

Environmental Assessment Status

CEQA Review: N/A
NEPA Review: N/A

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk): 14p

Agenda Item Wording: Authorize the Recordation of the Final Map for Parcel Map 0609, located at the Southeast corner of Shirk Road and Doe Avenue (nine Parcels-Office Buildings) and the formation of Landscape and Lighting District No. 07-06, Parcel Map 0609(nine lots).

Resolution Nos. 2007-37 and 2007-38 required

APN: 077-100-085

Deadline for Action: None

Submitting Department: Public Works, Engineering Division

Contact Name and Phone Number:
Andrew Benelli 713-4340
Peter Spiro 713-4256

Department Recommendation and Summary:

Final Map

Staff recommends that City Council approves the recordation of the final Parcel Map 0609 containing nine professional offices lots. All bonds, cash payments, subdivision agreement and final map are in the possession of the City as follows: 1) An executed subdivision agreement; 2) Faithful Performance Bond in the amount of \$407,555.00 and Labor and Material Bond in the amount of \$203,777.50; 3) cash payment of \$92,268.04 distributed to various accounts; and 4) Final Parcel Map. This project is being developed by Macbiz Group Inc.

The Faithful Performance Bond covers the cost of constructing the public improvements noted in the subdivision agreement and the Labor and Material Bond covers the salaries and benefits as well as the materials supplied to install the required public improvements. As required by the Subdivision Ordinance, the Faithful Performance Bond covers 100% of the cost of the public improvements. The Labor and Material Bond is valued at 50% of the Faithful Performance Bond. A Maintenance Bond valued at 10% of the cost of the public improvements will be required prior to recording the Notice of Completion. The Maintenance Bond is held for one year after the recording and acts as a warranty for the public improvements installed per the subdivision agreement. The cash payment covers Development Impact Fees such as storm water acquisition, waterways, sewer front foot fees and any outstanding plan check and inspection fees. The plan check and inspection fees are estimated at the beginning of the final

For action by:
 City Council
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 VPFA

For placement on which agenda:
 Work Session
 Closed Session
Regular Session:
 Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 1

Review:
Dept. Head _____
(Initials & date required)

Finance N/A
City Atty N/A
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City

map process and are not confirmed until the subdivision agreement is finalized. Differences are due in cash at the time of City Council approval of the final map.

According to Resolution No. 2004-117 adopted by City Council on October 18, 2004, the City will reimburse the Developer for street improvements made to Arterial or Collector streets. This development will be constructing Doe Avenue (Collector) from Ethan Street to Shirk Road and installing a minor Storm drain trunkline. The City will be reimbursing approximately \$200,000 to the developer (Macbiz Group Inc.) by giving a combination of credits on Transportation Impact Fees and cash payment. City staff is currently working with McMillan Homes to acquire the right of way needed for Doe Avenue.

Landscape & Lighting

Staff recommends that the City Council: adopt Resolution No. 2007-37 Initiating Proceedings for Formation of Assessment District No. 07-06, Parcel Map 0609 ; adopt the Engineer's Report as submitted; and adopt Resolution No. 2007-38 confirming the Engineer's Report, ordering the improvements and levying the annual assessments.

The City of Visalia has been allowing the developers of subdivisions to form assessment districts under the Landscape and Lighting Act of 1972, and now under Proposition 218, in lieu of using homeowners associations for the maintenance of common features such as landscaping, irrigation systems, street lights and trees on local streets. The maintenance of these improvements is a special benefit to the development and enhances the land values to the individual property owners in the district.

The Landscape and Lighting Act allows for the use of summary proceedings when all the affected property owners have given their written consent. This process waives the requirement for a public hearing since the owners of this development have given their written consent to form this district. This development is planned to be done in two phases.

Prior Council/Board Actions: The City has been allowing the use of the Landscape and Lighting Act of 1972 for maintaining common area features that are a special benefit and enhance the subdivision.

Committee/Commission Review and Actions: The tentative Parcel map 0609 was approved by the Planning Commission on June 26, 2006.

Alternatives: N/A

Attachments: Location Map; Subdivision Map; Resolution Initiating Proceedings; Clerk's Certification; Resolution Ordering the Improvements; Exhibits "A", "B", "C", "D"

City Manager Recommendation:

Recommended Motions (and Alternative Motions if expected):

"I move to authorize the recordation of the Final Map for Parcel Map 0609 and I move to adopt Resolution No. 2007-37 Initiating Proceedings for Formation of Assessment District No. 07-06 "Parcel Map 0609 " and adopt Resolution No. 2007-38 Ordering the Improvements for Assessment District No. 07-06 "Parcel Map 0609."

Copies of this report have been provided to:

Environmental Assessment Status

CEQA Review:

Required? Yes No
Review and Action: Prior:
Required:

NEPA Review:

Required? Yes No
Review and Action: Prior:
Required:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

RESOLUTION NO. 2007-37

RESOLUTION INITIATING PROCEEDINGS
FOR FORMATION OF
ASSESSMENT DISTRICT 07-06
Parcel Map 0609
(Pursuant to Landscape and Lighting Act of 1972)

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council proposes to form an assessment district pursuant to the Landscaping & Lighting act of 1972 (Section 22500 and following, Streets & Highways Code) for the maintenance of street lights.
2. The proposed district shall be designated "Assessment District No. 07-06, City of Visalia, Tulare County, California" and shall include the land shown on the map designated "Assessment Diagram, Assessment District No. 07-06, City of Visalia, Tulare County, California", which is on file with the City Clerk and is hereby approved and known as "Parcel Map 0609".
3. The City Engineer of the City of Visalia is hereby designated engineer for the purpose of these formation proceedings. The City Council hereby directs the Engineer to prepare and file with the City Clerk a report in accordance with Article 4 of Chapter 1 of the Landscape & Lighting Act of 1972.

PASSED AND ADOPTED:

CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 07-06

Parcel Map 0609

(Pursuant to Landscaping & Lighting Act of 1972)

TO THE COUNTY AUDITOR OF THE COUNTY OF TULARE:

I hereby certify that the attached document is a true copy of that certain Engineer's Report, including assessments and assessment diagram, for "Assessment District No. 07-04, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on the 5th day of February, 2007 by its Resolution No. 07-_____

This document is certified, and is filed with you, pursuant to Section 22641 of the Streets and Highways Code.

RESOLUTION NO. 2007-38

RESOLUTION ORDERING IMPROVEMENTS FOR
ASSESSMENT DISTRICT NO. 07-06
Parcel Map 0609
(Pursuant to the Landscape & Lighting Act of 1972)

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council adopted its Resolution Initiating Proceedings for "Assessment District No. 07-06, City of Visalia, Tulare County, California" and directed the preparation and filing of the Engineer's Report on the proposed formation.
2. The Engineer for the proceedings has filed an Engineer's Report with the City Clerk.
3. Owners of all land within the boundaries of the proposed landscape and lighting district have filed their consent to the formation of the proposed district, and to the adoption of the Engineer's Report and the levy of the assessments stated therein.
4. The City Council hereby orders the improvements and the formation of the assessment district described in the Resolution Initiating Proceedings and in the Engineer's Report.
5. The City Council hereby confirms the diagram and the assessment contained in the Engineer's Report and levies the assessment for the fiscal year 2007-08.
6. The City Council hereby forwards the following attachments to Tulare County Recorder's Office for recordation:
 - a. Clerk's Certification to County Auditor
 - b. Resolution Initiating Proceedings
 - c. Resolution Ordering Improvements
 - d. Engineer's Report:
 - Exhibit A - Assessment Diagram showing all parcels of real property within the Assessment District
 - Exhibit B - Landscape Location Diagram
 - Exhibit C - Tax Roll Assessment
 - Exhibit D - Engineer's Report

PASSED AND ADOPTED

Exhibit "A"

Assessment Diagram
Assessment District No. 07-06
City of Visalia, Tulare County, California



Exhibit "A"

Assessment Diagram Assessment District No. 07-06 City of Visalia, Tulare County, California

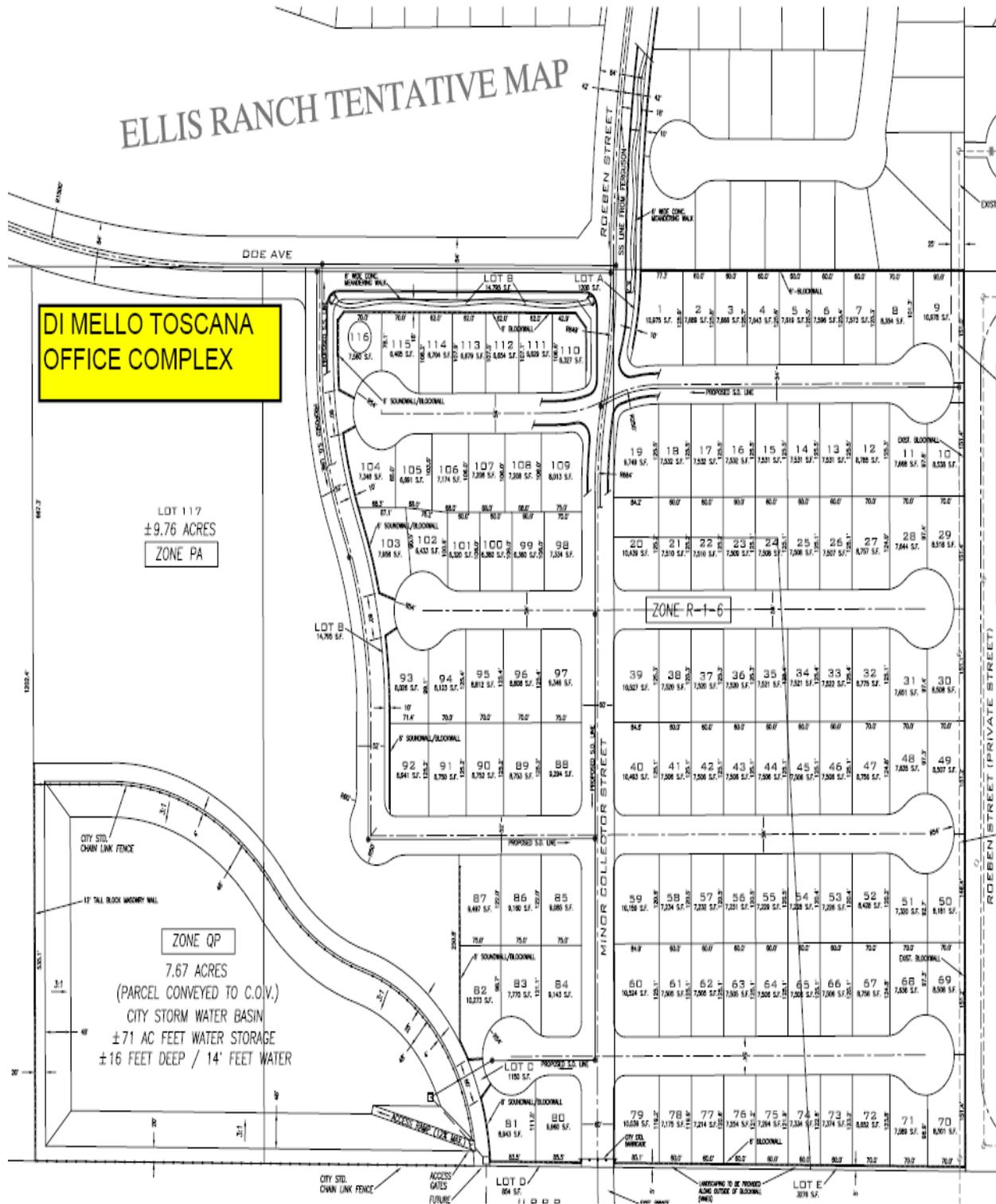


Exhibit "C"

Tax Roll Assessment
Assessment District 07-04
Amber Crossing Units No. 3 & 4
Fiscal Year 2007-08

<u>APN #</u>	<u>Assessment</u>	<u>Lot #</u>	<u>District</u>
To Be Assigned	\$621.21	07-0601	Parcel Map 0609
To Be Assigned	\$621.21	07-0602	Parcel Map 0609
To Be Assigned	\$621.21	07-0603	Parcel Map 0609
To Be Assigned	\$621.21	07-0604	Parcel Map 0609
To Be Assigned	\$621.21	07-0605	Parcel Map 0609
To Be Assigned	\$621.21	07-0606	Parcel Map 0609
To Be Assigned	\$621.21	07-0607	Parcel Map 0609
To Be Assigned	\$621.21	07-0608	Parcel Map 0609
To Be Assigned	\$621.21	07-0609	Parcel Map 0609

Exhibit "D"

Engineer's Report
Landscape & Lighting Assessment District 07-04
Parcel Map 0609
Fiscal Year 2007-08

General Description

This Assessment District is located at the Southeast corner of Shirk Road and Doe Ave. Exhibit "A" is a map of Assessment District 07-06. This District includes the maintenance of turf, shrubs, street lights, trees, and any other applicable equipment or improvements, maintaining the integrity of the wall, irrigation system and seeing that any acts of vandalism (graffiti, theft or damage) are mitigated in a timely fashion. The total number of lots within the district is 9.

Determination of Benefit

The purpose of landscaping is to provide an aesthetic impression for the area. The lighting is to provide safety and visual impressions for the area. The wall provides security, aesthetics, and sound suppression. The maintenance of the landscaping, lighting, and wall is vital for the protection of both economic and humanistic values of the development. In order to preserve the values incorporated within developments, the City Council has determined that landscaping, street lights and walls should be included in a maintenance district to ensure satisfactory levels of maintenance.

Method of Apportionment

In order to provide an equitable assessment to all owners within the District, the following method of apportionment has been used. All lots in the District benefit equally, including lots not adjacent to the landscaping, wall and street lights. The lots not adjacent to the landscaping, wall and street lights benefit by the uniform maintenance and overall appearance of the District.

Estimated Costs

The District includes not only the maintenance of the turf, the shrubs, trees and street lights, but maintaining the integrity of the wall, irrigation system and seeing that any acts of vandalism (graffiti, theft or damage) are mitigated in a timely fashion.

Exhibit "D"

Engineer's Report
Landscape & Lighting Assessment District 07-04
Parcel Map 0609
Fiscal Year 2007-08

The quantities and estimated costs are as follows:

<u>Description</u>	<u>Unit</u>	<u>Amount</u>	<u>Cost per unit</u>	<u>Total Cost</u>
Turf Area	Sq. Ft.	9200	\$0.199	\$1,830.80
Shrub Area	Sq. Ft.	6250	\$0.199	\$1,243.75
Water	Sq. Ft.	15450	\$0.050	\$772.50
Electricity	Sq. Ft.	15450	\$0.008	\$123.60
Landscape Trees	Each	17	\$25.00	\$425.00
Street Lights	Each	5	\$105.00	\$525.00
Interior Street Trees	Each	0	\$25.00	\$0.00
Project Management Costs	Lots	9	\$18.00	\$162.00
TOTAL				\$5,082.65
10% Reserve Fund				\$508.27
GRAND TOTAL				\$5,590.92
COST PER LOT				\$621.21

Annual Cost Increase

This assessment district shall be subject to a maximum annual assessment (A_{max}) for any given year "n" based on the following formula:

$$A_{max} \text{ for any given year "n"} = (\$5,590.92) (1.05)^{(n-1)}$$

where "n" equals the age of the assessment district with year one (1) being the year that the assessment district was formed;

The actual annual assessment for any given year will be based on the estimated cost of maintaining the improvements in the district plus any prior years' deficit and less any carryover. In no case shall the annual assessment be greater than maximum annual assessment as calculated by the formula above. The maximum annual increase for any given year shall be limited to 10% as long as the annual assessment does not exceed the maximum annual assessment as calculated by the formula above.

The reserve fund shall be maintained at a level of 10% of the estimated annual cost of maintaining the improvements in the district. If the reserve fund falls below 10%, then an amount will be calculated to restore the reserve fund to a level of 10%. This amount will be recognized as a deficit and applied to next year's annual assessment.

Exhibit "D"

Engineer's Report
Landscape & Lighting Assessment District 07-04
Parcel Map 0609
Fiscal Year 2007-08

Example 1. The estimated year four cost of maintaining the improvements in the district is \$6,005.83 [a 9% increase over the base year estimated cost of (\$5,590.92)]. The maximum annual assessment for year four is \$6,472.19 [$A_{max} = ((\$5,590.92)^{(4-1)}(1.05))$]. The assessment will be set at \$6,005.83 because it is less than the maximum annual assessment and less than the 10% maximum annual increase.

Example 2. The estimated year four cost of maintaining the improvements in the district is \$6,317.74 [a 7% increase over the previous year assessment and a 13.0% increase over the base year estimated cost of (\$5,590.92)]. The reserve fund is determined to be at a level of 8% of the estimated year four cost of maintaining the improvements in the district. An amount of \$129.44 will restore the reserve fund to a level of 10%. This amount is recognized as a deficit. The maximum annual assessment for year four is \$6,472.19 [$A_{max} = ((\$5,590.92)^{(4-1)}(1.05))$]. The year four assessment will be set at \$6,317.74 plus the deficit amount of \$129.44 which equals \$6,447.18 [a 9% increase over the previous year assessment] because it is less than the maximum annual assessment and less than the 10% maximum annual increase.

Example 3. The estimated year four cost of maintaining the improvements in the district is \$6,005.83 [a 9% increase over the base year assessment of (\$5,590.92)] and damage occurred to the masonry wall raising the year five expenses to \$7327.11 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$6,606.41 (a 10% increase over the previous year) and below the maximum annual assessment of \$6795.8 [$A_{max} = ((\$5,590.92)^{(5-1)}(1.05))$]. The difference of \$189.40 is recognized as a deficit and will be carried over into future years' assessments until the masonry wall repair expenses are fully paid.

City Engineer Certification

I hereby certify that this report was prepared under my supervision and this report is based on information obtained from the improvement plans of the subject development.

Andrew Benelli
Public Works Director

RCE 50022

Date

City of Visalia Agenda Item Transmittal

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk): 14c

Agenda Item Wording: Approval of the configuration of the Cultural Arts Plan Steering Committee

Deadline for Action: N/A

Submitting Department: Administration & Parks and Recreation

Contact Name and Phone Number: Leslie Caviglia, 713-4317;
Vince Elizondo, 713-4367

Department Recommendation

It is recommended that the Council approve staff's recommendation regarding the configuration of the Cultural Arts Plan Steering Committee.

Department Discussion

During the Council's planning session in 2006, the Council directed staff to look at ways to strengthen and promote the cultural arts in the community. In looking at how other communities had been successful, it was determined that many communities had developed a comprehensive Cultural Arts Plan that had focused the community's efforts.

In October, 2006, Council authorized the development of a Cultural Arts Plan and the hiring of a consultant to facilitate the process. In March, 2007, Council approved a contract with AMS, a consulting firm with significant experience in this field. Specifically the Plan will be developed through a participative process and result in a comprehensive approach to supporting the arts throughout the community now and in the future. It is generally accepted that the plan should build upon the community's current successes by assessing current strengths, identifying future needs, recommending public and private funding options, developing strategies for integrating arts into the community, event development, arts education, mentoring, and possibly a public art program that could include murals, etc.

AMS Project Manager Arthur Greenburg will be in Visalia on May 22, 23 and 24 to conduct the first round of interviews with some community leaders. In addition, on this first visit, he would like to hold the first meeting with the Cultural Arts Plan Steering Committee. He recommends that the Council appoint a Cultural Arts Plan Steering Committee. In general, he recommends that it be comprised of 15-30 people who represent a diverse spectrum of the community, including both the business and the arts communities. Based on this recommendation, staff is recommending that Council approve the configuration of the committee with the majority of the members representing various community organizations. These organizations will be asked to

For action by:

City Council
 Redev. Agency Bd.
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 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): _____

Review:

Dept. Head

Finance

City Atty

City Mgr

designate their representative to the Committee prior to the consultant's first visit on May 21. In addition, staff is recommending that the Mayor appoint two Council Members to participate on the Steering Committee, and that the two members of the Board of Supervisors with large sections of Visalia in their District, Phil Cox and Allen Ishida, be asked to participate, understanding that their schedules may conflict with some meetings. Staff also recommends that each Council Member appoint a representative to the Committee. Staff will publicize the availability of these positions and develop a potential list for the Council's review, and each Council Member will undoubtedly also be contacted by interested individuals. Council Members are asked to select their representative and provide that name and contact information to the City Clerk's office by Wednesday, May. 16. Leslie Caviglia and Jeanne Greenwood will be the staff representatives to the Committee.

Staff is recommending that the 27 member Cultural Arts Plan Steering Committee be comprised as follows:

One representative each from the:

- Chamber of Commerce
- Downtown Visalian Alliance
- Hispanic Chamber
- Convention and Visitors Bureau
- Visalia Economic Development Corporation
- College of the Sequoias
- Friends of the Fox
- Visalia Convention Center Manager (Wally Roeben)

Two Representatives from the following:

- City Council
- Board of Supervisors
- Visalia Unified School District (Staff and/or Board member(s), District discretion)
- Park and Recreation Commission/Department (1 Commissioner & 1 staff, Vince Elizondo)

Six Arts Community Representatives from:

- Visalia Arts Consortium (representing at least four different mediums/disciplines)
(The Consortium is a diverse organization of artists and arts organizations. It is the largest, most diverse Visalia-based organization that represents the cultural arts organizations in general.)

Five Representatives At-Large

- One appointed by each Council member

The Committee will hold its first meeting with Arthur Greenburg on Tuesday, May 22 at 7:30 a.m.; therefore the outreach for this first meeting needs to begin immediately. This first meeting will be followed by a series of meetings with a variety of leadership groups. While many of the same organizations will be asked to have small groups participate in these initial interviews, the organizations will be asked to have the interviewees be people other than the Committee members. The Committee members will have their input throughout the process. AMS is looking for very diverse input, and is therefore interested in gathering input from as broad a group as possible. This trend will continue in subsequent community meetings, where other groups and the general public will be invited to participate in multiple meetings.

There will be up to 23 small group meetings in this initial stage (May 22-24), and the Steering Committee meeting. In just the initial interview process, AMS will receive input with up to 100 people, with plans to include everyone who wants to be involved with the process as the plan develops.

Prior Council/Board Actions:

Council approved the contract with AMS

Committee/Commission Review and Actions: N/A

Alternatives: To recommend a different configuration for the Committee

Attachments: N/A

Recommended Motion (and Alternative Motions if expected):

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

City of Visalia Agenda Item Transmittal

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk): 14f

Agenda Item Wording:

Second Reading of Ordinance No. 2007-06 authorizing the lease of three parcels of property at the Visalia Municipal Airport and authorizing the City Manager to execute a new agreement with Dennis Lipson for the continued operation of the Federal Express Facility.

Deadline for Action: None

Submitting Department: Administrative Services

Contact Name and Phone Number:

Mario Cifuentez, Airport Manager: 713-4480

Department Recommendation:

City staff recommends that Council adopt ordinance No. 2007-06 and authorize the City Manager to execute an agreement with Dennis Lipson who has a long term contract with Federal Express for an operation at the Visalia Airport.

Summary/background:

Federal Express began operation at the Airport in 1987. The company has a long standing relationship with Dennis Lipson, the agent that brought them to Visalia, and desire to continue to work with him for their facility needs.

This lease agreement is a Standard Airport Facilities Agreement containing the same terms and conditions as all other agreements executed since 1995. The agreement has a five (5) year term, with one five year option. The initial lease rate will be \$1,912.00 per month, adjusted annually based on the California Consumer Price Index. This lease rate is based on a rate of \$.20 per square foot and represents an increase of 18% over our current facility lease rate. Staff consulted with a commercial broker and the rate is consistent with rates for warehouse properties on the market. This new lease agreement will provide an additional \$6,800 per year in revenue to the airport operating fund in the first year.

If the Federal Express operation continues to grow, their current location will not provide adequate enough space. By executing this Agreement, the City maintains the tenancy of the largest cargo operation, in terms of volume, at the Visalia Airport, while allowing the airport to explore the feasibility of alternate sites. Ultimately, the goal is to co-locate all of the cargo operations in one area, most likely on the West Side of the airport. The airport has three cargo

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 10

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

operations consisting of Federal Express, UPS and DHL Express, with FedEx being larger, in total volume, than the two other operations combined.

Prior Council/Board Actions:

October 7, 1996 – Council adopted Ordinance 9626 authorizing the Execution of Option and Amendment to Lease Agreement for three parcels of property at the Visalia Municipal Airport to Dennis Lipson.

Committee/Commission Review and Actions: The Airport Committee concurs with staff's recommendations and recommends execution of this lease.

Alternatives: Choose not to adopt the ordinance lose the Federal Express operation.

Attachments:

1. Lease Agreement
2. Proposed Ordinance
3. Aerial of Property Location

Recommended Motion (and Alternative Motions if expected): I move to: approve the Second Reading of Ordinance No. 2007-06 and authorize the City Manager to execute the new agreement with Dennis Lipson for the continued operation of the Federal Express Facility.

Environmental Assessment Status

CEQA Review: N/A

NEPA Review: N/A

Tracking Information: (*Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date*)

Execution of the referenced Agreement after Ordinance Process
Coordinate billing with Finance

ORDINANCE NO. 2007-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VISALIA

AUTHORIZING THE CITY MANAGER TO EXECUTE A NEW LEASE AGREEMENT WITH DENNIS LIPSON FOR THREE PARCELS AT THE VISALIA MUNICIPAL AIRPORT FOR THE CONTINUED OPERATION OF THE FEDERAL EXPRESS FACILITY

WHEREAS, the City of Visalia entered into an agreement with Dennis Lipson, a licensed real estate broker, on the 10th day of July 1987 and;

WHEREAS, Dennis Lipson, the lessee, desires to execute a new lease agreement effectively extending his tenancy for an additional ten (10) years; and

WHEREAS, Dennis Lipson has a long term contract with Federal Express for the operation of an air cargo facility and;

WHEREAS, Federal Express is the largest cargo operation at the Visalia Airport and;

WHEREAS, the premises is comprised of a total of three parcels more particularly and legally described as follows:

Parcel No. 1: Beginning at a point which is 630 feet South of the NW corner of the NE 1/4 of Section 32, R. 18, T. 24, M.D.B. &M., situated in the County of Tulare, State of California, thence due East 155 feet; thence due South 195 feet; thence due West 190 feet to a point 35' West of the westerly line of the NE 1/4 of Section 32, R. 18, T. 24; thence North 195 feet along a line parallel to said quarter section line; thence East 35' to the point of beginning.

Parcel No. 2: Beginning at a point which is 630 feet South and 35' due West of the NW corner of the NE 1/4 of Section 32, R. 18, T.24, M.D.B. & M, situated in the County of Tulare, State of California, which is also known as the NW corner of the above described existing parcel No. 1, thence South 195 feet along the W'ly line of said parcel No. 1, thence due West 177.35 feet to a point that is parallel and 5' East of a "V" gutter, thence North 195 feet parallel to said "V" gutter, thence due East 177.35 feet to the point of beginning.

Parcel No. 3: Beginning at a point which is 630 feet South along the quarter section line of the NW corner of the NE 1/4 of Section 32, R. 18, T. 24, M.D.B. & M. situated in the County of Tulare, State of California; Thence East 155 feet to the NE corner of Parcel No. 1; Thence South 30.80 feet to be the True Point of Beginning; Thence South 260.15 feet along the East line of Parcel No. 1 to the SW corner of said Parcel No.3; Thence North 84 57'57" East a distance of 91.31 feet to a point on a non-tangent curve with a Radius of 48.31 feet concave to the South East, with a Radial bearing of South 61 26'23" East through said point; Thence North and East along said curve, 78.92 feet having a central angle of 93 35'40"; Thence North 37 22'39" East a distance of 11.59 feet; Thence North 28 47'13" West a distance of 256.65; Thence West a distance 42.48 feet to the true Point of Beginning.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VISALIA:

Section 1. The City Manager of the City of Visalia be, and is hereby authorized to execute on behalf of the City of Visalia, that certain Lease Agreement by and between the City of Visalia as Lessor and Dennis Lipson as Lessee, dated as of April 1, 2007 is hereby approved and the City Manager of the City of Visalia is hereby authorized to execute the same on behalf of the City of Visalia.

Section 2. This ordinance shall go into effect thirty (30) days after its passage.



City of Visalia Agenda Item Transmittal

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk): 14g

Agenda Item Wording: Adopt Ordinance 2007-07, establishing a public disturbance ordinance by adding Chapter 9.32 to Title 9 of the Visalia Municipal Code and adopt Resolution 2007-39 establishing a public disturbance administrative fee schedule.

Deadline for Action: N/A

Submitting Department: Police

Contact Name and Phone Number: Police Chief Bob Carden ext. 4215 or Crime Analyst Robin Meyst ext. 4420

Department Recommendation: It is recommended that Council adopt a Public Disturbance Ordinance amending Title 9 of the Visalia Municipal Code by adding Chapter 9.32 related to public disturbances and to establish a fee structure for second and subsequent responses for disturbing the peace. The purpose is to decrease the number of disturbance calls an officer must respond to and by holding offenders responsible for generating multiple disturbance calls.

Council previously approved the ordinance. This is the second reading for final adoption. Staff recommends that Council adopt Resolution #2007-____, establishing a public disturbance administrative fee schedule.

Summary/Background:

Consistent with our core values and mission, it is the policy of the Visalia Police Department to maintain the peace and security of our neighborhoods by responding to and abating neighborhood disturbances. "Disturbance" may include conduct creating any disturbing or loud noise or sound; any conduct which disrupts the peace and quiet of a neighborhood; and any conduct which interferes with the quiet enjoyment of neighboring property by persons lawfully thereon. To that end, officers responding to such incidents use all lawful means to end the disturbance and return peace to the neighborhood.

Currently the Municipal Code and Penal Code requires a complainant to sign a citizen's arrest in order for the police department to take legal action. Without a citizen willing to sign a complaint, the police department can now initiate the actions specified in this Public Disturbance Ordinance.

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): ____

Review:

Dept. Head BC 5/1/07
(Initials & date required)

Finance EF 4/30/07

City Atty KR 4/30/07
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

Often times, officers respond more than once to the same address for the same problem within minutes or hours of the initial call. Many are repeat offenders from week to week and month to month. In these situations, the Department must balance the rights of the offending person (s) against the rights of neighbors to be free from unreasonable noise and disruption. Since the Department is often placed in a position between these competing interests, officers recognize that not every loud party / loud vehicle / neighborhood disturbance situation can be resolved at the time it occurs.

The proposed ordinance is intended to compliment the noise ordinance and the public nuisance ordinance, neither of which by themselves have proved to be effective in addressing the specific problem of chronic noise disturbances, which are the target of this proposed ordinance. The City Attorney's office drafted this proposal based on examples from other cities; the provisions contained in this proposal are therefore tried and tested in other communities, and appear to be effective.

Process: The Visalia Police Department recommends implementation of a process to abate repeat public disturbance calls. Upon receipt of a complaint, officers will check the residence, business, or vehicle for nuisance, make contact with the responsible party, and request that they abate the problem. The "responsible party" is any person who owns, leases, or is lawfully in charge of the property where the disturbance takes place, or any person who organizes, controls or participates in a disturbance. If the responsible person is a minor, then the parent or guardian who has physical custody of the child at the time of the disturbance shall be the responsible person who is liable.

The officer will explain to the responsible party that it is unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary, and unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. The majority of disturbance calls are for loud parties.

The standard which may be considered in determining whether a violation of the provisions of this section exists may include, but not be limited to, the following:

- A. The level of noise;
- B. Whether the nature of the noise is usual or unusual;
- C. Whether the origin of the noise is natural or unnatural;
- D. The level and intensity of any background noise;
- E. The proximity of the noise to residential sleeping facilities;
- F. The nature and zoning of the area where the noise emanates;
- G. The density of the inhabitation of the area where the noise emanates;
- H. The time of the day or night the noise occurs;
- I. The duration of the noise;
- J. Whether the noise is recurrent, intermittent, or constant; and
- K. Whether the noise is produced by a commercial or noncommercial activity.

Under the proposed Public Disturbance Ordinance, the property owner, person in charge or host is issued a Notice of Public Disturbance Violation advising them that if a return call is required within the calendar year, a service fee will be assessed for costs associated with the return calls. The Notice is processed and then billing is initiated after officers respond to a second, or subsequent, call. A billing request is sent to City of Visalia's Accounts Receivable personnel to invoice the responsible party. Every effort will be made to ensure that the billed individual is the responsible party. Unpaid fees are turned over to collections after 90 days.

Budget: This program serves as a deterrent and is not intended to be a profit-making endeavor. However, this ordinance provides for the recovery of funds for law enforcement officers responding to multiple public disturbances. The penalty fee shall be in an amount as designated by resolution of the City Council. Currently, the proposed accelerated fee structure is, first call is free, and then subsequent calls are \$35, 50, 65, 75, 90, and 100 maximum. This is a nominal fee and is established to discourage further disturbance behaviors.

Resolution #2007 -39 establishes a public disturbance administrative fee schedule.

While establishing a revenue source is not the crux of this ordinance, based on penalty fees and current repeat calls, there is potential revenue of greater than \$90,000 annually.

Prior Council/Board Actions: On April 16, 2007 – Council approved #2007-07 Public Disturbance Ordinance.

Committee/Commission Review and Actions: N/A

Alternatives:

Attachments: Proposed Ordinance, Resolution and Fee Schedule

Recommended Motion (and Alternative Motions if expected):

I move that Council adopt Ordinance 2007-07 and Resolution 2007-39, establishing a public disturbance ordinance and fee schedule by adding Chapter 9.32 to Title 9 of the Visalia Municipal Code.

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

RESOLUTION No. 2007-39

Establishing a Public Disturbance Administrative Fee Schedule

WHEREAS, the City of Visalia has adopted Ordinance 2007-07 regulating procedures for recovering fees to mitigate public disturbances, and conducting hearings for such violations and such Ordinance authorizes the establishment of a fee for the recovery of the actual administrative cost to the City of Visalia associated with abatement of nuisances; and

WHEREAS, the City of Visalia has prepared the administrative fee justification attached hereto as Exhibit "B."

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Visalia that the City Council hereby adopts the Fee Schedule attached hereto as Exhibit "A:" and

BE IT FURTHER RESOLVED that the City Council hereby finds and determines that the fees established by this resolution reflect the cost of services for which the fees are established and provide no additional revenue to the City of Visalia beyond cost recovery; and

BE IT FURTHER RESOLVED that the fee adopted herein shall go into effect upon the effective date of Ordinance 2007 – 07.

PASSED AND ADOPTED by the City Council of the City of Visalia this ___ day of May, 2007.

PASSED AND ADOPTED:

STEVEN M. SALOMON, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Steven M. Salomon, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution _____ passed and adopted by the Council of the City of Visalia at a regular meeting held on _____.

Dated:

STEVEN M. SALOMON, CITY CLERK

By Donjia Huffmon, Chief Deputy City Clerk

EXHIBIT "A"

Public Disturbance Administrative Fee Schedule

SERVICE FEE	AMOUNT
Public Disturbance Administrative Fee	\$148.00

EXHIBIT "B"

Public Disturbance Administrative Fee Justification

Position	Hourly Rate by Full Cost Accounting
Police Officer	\$ 106.60
Sr. Records Spec. cost per hour	\$ 53.15
Systems Analyst cost per hour	\$ 59.06
Dispatcher cost per hour	\$ 57.58
Sergeant	\$ 115.65
FY 06/07	
2 Officers Respond to Call (30 min ea)	\$ 106.60
Records Entry Time (15 min)	\$ 13.29
Dispatch CLETS entry (5min)	\$ 4.80
Sergeant's Report Review (5 min)	\$ 9.64
Records Billing Time (15 min)	\$ 13.29

Full Cost Accounting Fee per Incident = \$148.00

City of Visalia Agenda Item Transmittal

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk): 14h

Agenda Item Wording: Authorize the City Manager to execute an agreement, in the amount of \$ 258,147.00, with Mark Thomas & Company, Inc. to prepare a Project Study Report for the Lovers Lane / Route 198 Interchange. (Project No. 0012-00000-720000-0-9958)

Deadline for Action: None

Submitting Department: Public Works Department

Contact Name and Phone Number:

Andrew Benelli, Public Works Director, 713-4340
Bill Carr, Project Coordinator, 713-4633

Department Recommendation: Staff recommends that the City Council authorize the City Manager to execute an agreement with Mark Thomas & Co. Inc. in the amount of \$258,147, to prepare a Project Study Report for the Lovers Lane / Route 198 Interchange (Project No. 0012-0-72-0-9958). Staff also requests an advance of \$50,000 from the 07/08 budget which has \$500,000 budgeted for this project.

Summary/background: The 2001 Circulation Element Update identified the Lovers Lane / Route 198 Interchange and frontage roads as operating at Level of Service (LOS) F. Caltrans, in 2001 installed a traffic signal at the Route 198 eastbound off-ramp intersection with Lovers Lane. This signal improved the LOS. However, by late 2004, the traffic volumes had increased to a level that caused the interchange to again be operating at LOS F.

In November 2004, the City Council authorized the Engineering Division to hire a consultant to study the Lovers Lane / Route 198 area to identify short and long term solutions to the traffic problems that were occurring. Omni-Means was hired to prepare this study. In March 2006, Omni-Means presented their report and alternative recommendations to City Council. After much discussion, it was Council's direction that further study be undertaken to determine the feasibility of using "Modern Roundabout" designs at the intersections of Lovers Lane with both Mineral King and Noble Avenues.

The preparation of a Project Study Report (PSR) is required by Caltrans as part of the environmental review process. The scope of work will include a conceptual design and

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 2 Min.

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

construction cost estimates. The report will be submitted to Caltrans for review and authorization to proceed. An approved PSR will allow the City to move forward on the final design. This agreement does not include final engineering plans. Staff will solicit proposals for final designs (based on the PSR) after Caltrans approves the PSR and environmental work is complete.

This project will be funded with Federal Highway Funds and Measure R sales tax revenues. The Lovers Lane / Route 198 Interchange is identified as a Regional Measure R project. The Measure R program allocates \$ 18.5 million to improve this interchange. The City's budget allocates \$ 250,000 in FY 2006/2007 and \$ 500,000 in FY 2007/2008. The City's expenses on this project will be reimbursed from Measure R revenues.

In January 2007, Request for Proposals were sent out to all known California engineering firms for formal proposals to prepare a Project Study Report for the Lovers Lane / Route 198 Interchange, with emphasis on the Modern Roundabout approach. Representatives from five firms attended the January 11th pre-proposal meeting. On February 2, 2007, proposals were received from three firms.

After detailed review by five representatives of the Public Works Department, it was the decision that Mark Thomas & Company Inc. presented the most comprehensive proposal and had assembled the most professional and experienced team. Staff also felt that it was beneficial to have more than one consulting firm involved in this project. Omni-Means prepared the initial study. Mark Thomas will be preparing the Environmental Reports (PSR). When this work is completed a firm will be selected to prepare the engineering final design.

Mark Thomas & Company has worked on modern roundabouts projects in Monterey, Roseville, and Chico. In Monterey they are working on a project study report for a roundabout at the intersection of State Route 68 and State Route 1. In Roseville, Mark Thomas is designing a roundabout that is replacing an existing traffic signal. The intersection is currently being constructed. In Chico, Mark Thomas is studying roundabouts at four key intersections on State Route 32.

Mark Thomas has been in business since 1927. The company's headquarters is in San Jose and they have a branch office in Fresno. A large segment of Mark Thomas' business involves Caltrans so they try to locate their offices near Caltrans' District offices. All of the Caltrans' projects in this area are managed by District 6, which is located in Fresno. City staff performed and extensive background check on Mark Thomas. Several of their current clients gave them very high praise for their performance and working relationships with public agency staff. Please see the attached project approach and staff qualifications from Mark Thomas for more information.

After deciding on Mark Thomas to perform the work, staff then opened the fee estimates of the three submitting firms. The proposal costs were as follows:

Mark Thomas & Co. of Fresno/San Jose	\$ 258,147.00
Omni-Means Engineers of Visalia/Roseville	\$ 259,062.00
RBF Consulting of Walnut Creek	\$ 232,609.00 *

* The cost of this proposal did not include all necessary work elements and as a result, the final cost to perform all work required would have been much higher.

It is staff's opinion, that the work proposed by Mark Thomas & Co. Inc. will provide the City with a comprehensive Project Study Report, at a cost that is reasonable.

Prior Council Actions: November 1, 2004 Council approval to study the Lovers Lane, Noble, Mineral King, Route 198 area to identify short and long term solutions and cost estimates to the traffic problems that are occurring. On March 6, 2006 the City Council directed staff to investigate the "Modern Roundabout" approach to solving the traffic problems occurring in this area.

Committee/Commission Review and Actions: None

Alternatives: None

Attachments: 1) Proposed Agreement
2) Ownership Disclosures for all four Consultants working on project.

Recommended Motion (and Alternative Motions if expected): I move to authorize the City Manager to execute an agreement with Mark Thomas & Co. Inc. to prepare a comprehensive Project Study Report at the Lovers Lane / Route 198 Interchange (Project No. 0012-0-72-0-9958). I also move to authorize a budget amendment of \$50,000 from the 07/08 budget for this project.

Environmental Assessment Status

CEQA Review: A Preliminary Environmental Analysis Report (PEAR) will be prepared as part of this project.

NEPA Review: Included as part of PEAR.

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

City of Visalia Agenda Item Transmittal

Meeting Date: May 7th, 2007

Agenda Item Number (Assigned by City Clerk): 14i

Agenda Item Wording: Authorization to bid the construction of the lift station for the River Run Ranch Basin on St. Johns Parkway east of McAuliff Street without the requirement for the payment of prevailing wages pursuant to Resolution No. 83-02. Project No. 1221-00000-720000-0-9529.

Deadline for Action: None

Submitting Department: Public Works Department

Contact Name and Phone Number:

Andrew Benelli 713-4492,
Peter Spiro 713-4256

Department Recommendation and Summary: Staff recommends that the City Council authorize construction of the lift station for the River Run Ranch Basin on St. Johns Parkway east of McAuliff Street without the requirement for the payment of prevailing wages pursuant to Resolution No. 83-02. Project No. 1221-00000-720000-0-9529

This Project includes installation of a pump station that discharges the excess storm water from an existing city storm basin to St. Johns River using an existing force main line. All the state environmental discharge permits have been obtained.

Staff anticipates that the project will be advertised for construction bids in June. Southern California Edison has been notified and will be installing a 3-phase connection to service the pump site. The project is expected to cost about \$85,000. The budget for the project is about \$92,000.

Council is empowered to authorize the construction of capital improvement projects without the requirement of paying prevailing wage if only locally generated funds are used to pay for the project. In this case, the City will use locally generated transportation impact fees to finance the project.

Alternatives: Bid as a prevailing wage rate project.

Attachments: Location Map

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 2 Min.

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

City Manager Recommendation:

Recommended Motion (and Alternative Motions if expected): I move to authorize the bid of the construction of the lift station for the River Run Ranch Basin on St. Johns Parkway east of McAuliff Street without the requirement for the payment of prevailing wages pursuant to Resolution No. 83-02. Project No. 1221-00000-720000-0-9529.

Financial Impact

Funding Source:

Account Number: 1221 (Strom drainage acquisition Fees)

Budget Recap:

Total Estimated cost: \$85,000	New Revenue: \$
Amount Budgeted: \$92,016	Lost Revenue: \$
New funding required: \$0,0	New Personnel: \$
Council Policy Change: Yes_____ No <u>X</u>	

Copies of this report have been provided to:

Environmental Assessment Status

CEQA Review:

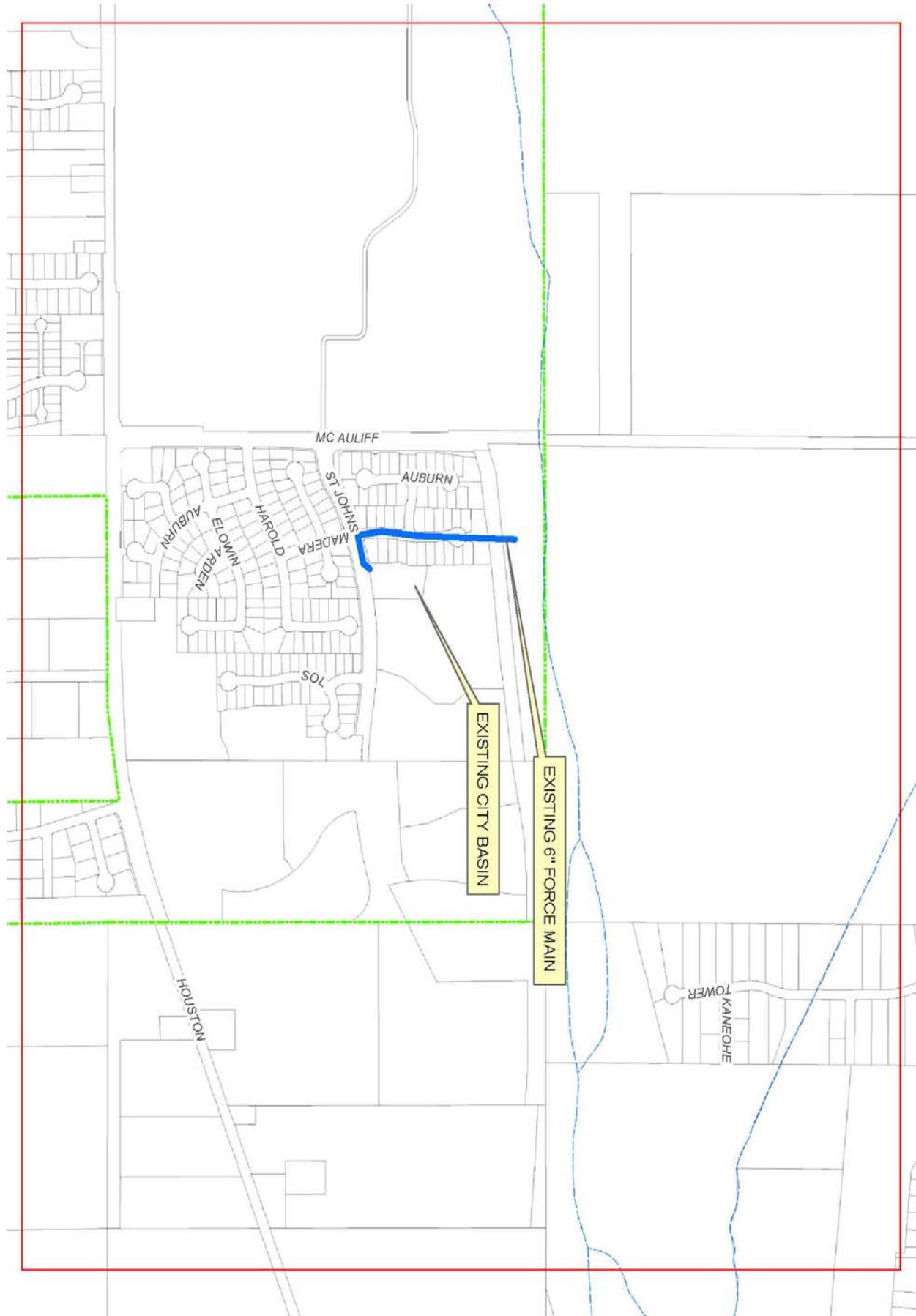
Required? Yes N X
Review and Action: Prior:
Required:

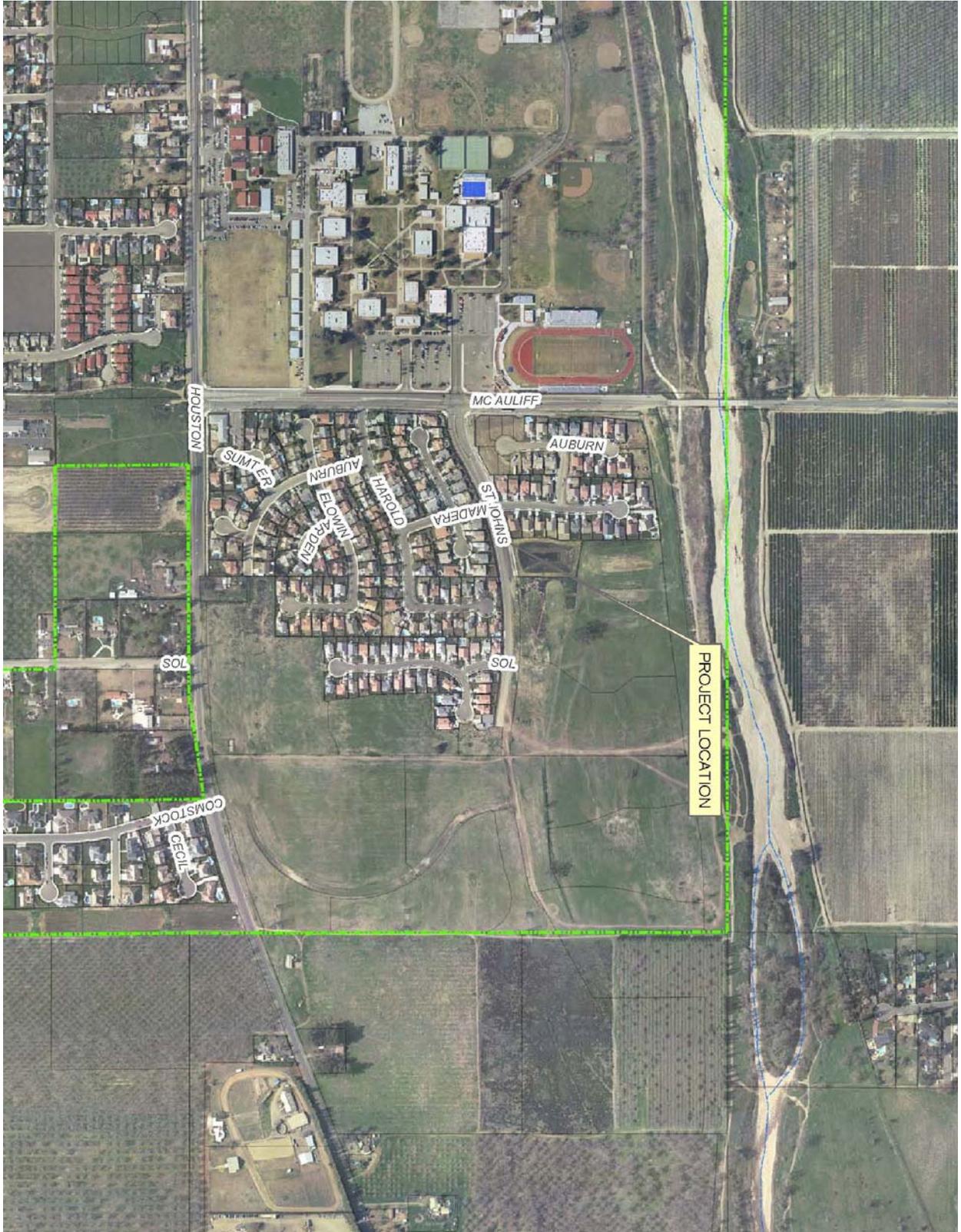
NEPA Review:

Required? Yes No X
Review and Action: Prior:
Required:

Tracking Information: (*Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date*)

None





**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Appointment of Sylvia Baggs to the Citizens Advisory Committee as a regular member.

Deadline for Action: None

Submitting Department: Citizens Advisory Committee

Contact Name and Phone Number:

Brian Summers, Citizens Advisory Chair 733-6531
Cass Cook, Staff Liaison to CAC 713-4425

Department Recommendation and Summary: It is recommended that Sylvia Baggs be appointed to fill an immediate vacancy on the Citizens Advisory Committee.

Prior Council/Board Actions: None

Committee/Commission Review and Actions:

The Citizens Advisory Committee maintains fifteen regular members and two alternate members. The CAC currently has one regular member vacancy. The committee currently has two alternates. On April 11, 2007 the Committee voted unanimously to recommend that Sylvia Baggs be appointed as a regular member on the committee.

Sylvia Baggs has been serving as an alternate since January 2007. She has attended all CAC meeting since that time. In particular, she has proved to be diligent as an alternate by assisting in administering the Public Opinion Survey.

Alternatives: These positions could be left vacant.

Attachments: Application of Sylvia Baggs
2007 Membership Roster

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 5

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

Recommended Motion (and Alternative Motions if expected):

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

City of Visalia Agenda Item Transmittal

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk): 14k

Agenda Item Wording: Receive proposed mid-cycle budget review schedule

Deadline for Action: None

Submitting Department: Administrative Services

Contact Name and Phone Number: Eric Frost, x4474

Department Recommendation:

The City adopts a two year budget. This next July, the City will begin the second year of the two year budget. At the mid-year report, the forecast indicated that revenues and operations were running fairly close to plan. Over the next several Council meetings, Administrative Services proposes to bring to Council a number of items to review the City's fiscal position and make adjustments as appropriate. The proposed schedule is as follows:

May 21, 2007 Review and adoption of rates and fees including a recommendation for a multi-year rate increase for Solid Waste and Waste Water services.

June 4, 2007 Review of the projected revenues and operations for the 2007/08 fiscal year. Presentation of potential operational changes. Discussion capital projects.

June 11, 2007 Continued discussion of capital projects. Review of debt and potential debt issues. Discussion of Storm Sewer Rates and City-wide vote.

June 18, 2007 Follow-up discussion of items. Review of Measure T plan. Review of Proposition 4 spending limit. Adoption of any budget revisions.

These meetings are designed to support Council in their management of the City's fiscal affairs. If Council desired specific presentations, please provide that direction to Staff. Otherwise, staff will proceed forward with the budget discussion as outlined above.

Prior Council/Board Actions:

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): _____

Review:

Dept. Head EF 5/2
(Initials & date required)

Finance EF 5/2
City Atty _____
(Initials & date required or N/A)

City Mgr SS 5/3
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

Committee/Commission Review and Actions:

Alternatives:

Attachments:

Recommended Motion (and Alternative Motions if expected):

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: (*Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date*)

Copies of this report have been provided to:

City of Visalia Agenda Item Transmittal

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk): 14I

Agenda Item Wording:

Authorization to initiate a zoning change for APN 098-142-055, located at 1401 E Goshen Ave. from CS (Commercial Service) to CSO (Commercial Service Office).

Deadline for Action: None

Submitting Department:

Administration and Community Development

Contact Name and Phone Number:

Steve Salomon, City Manager:	713-4312
Mike Olmos, Assistant City Manager:	713-4332
Steven Murch, Special Projects Coordinator:	713-4382

Department Recommendation:

It is recommended that the Council authorize staff to initiate the recommended zoning change for City owned site located at 1401 E Goshen Ave.

Summary/Background:

The Community Development Department is recommending the City Council initiate a zone change from CS to CSO for approximately 1.5 acres located at 1401 E. Goshen Ave for future development. This request will not require a General Plan amendment as it is consistent with the adopted General Plan.

Currently the parcels to the North, West and South are zoned CSO. This designation has allowed for site development such as Sonic Burger, and most recently the addition of a Professional Office Complex.

A zoning change will provide continuity with the surrounding parcels and an appropriate transition to the Transit & Maintenance Facility to the east. The CSO designation will also compliment the future development of the Civic Center Area and the East Downtown Redevelopment Area providing the community a broadened and centralized location to conduct office and business activities in and around the downtown.

Possible future development allowed by the CSO designation would include;

- Governmental Offices
- Professional Offices
- Retail/Commercial Use

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 1

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

The site shares a driveway to Goshen Avenue with Sonic Burger and the new professional office complex to the south, which are also zoned CSO. CSO zoning on this site will allow a range of uses that will be more compatible with the existing restaurant/office uses in this mixed use complex.

Funding Source: N/A

Prior Council/Board Actions: None

Committee/Commission Review and Actions: None

Alternatives: None

Attachments:

Site Location Map

Zoning Map

Recommended Motion (and Alternative Motions if expected): Move to recommend the Council authorize City Staff to initiate the process to consider the recommended zoning change

Environmental Assessment Status

CEQA Review: The project is considered to be Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA)

NEPA Review: N/A

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

City of Visalia Agenda Item Transmittal

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk): 14m

Agenda Item Wording. Amendment to a Professional Services Agreement with TPG Consulting to expand professional services for the East Downtown Strategic Plan implementation to include properties north of Murray Avenue known as Interim Zone 2.

Deadline for Action:

Submitting Department: Community Development

Contact Name and Phone Number:

Michael Olmos, Assistant City Manager, 713-4332
Sharon Sheltzer, Project Manager, 713-4414

Department Recommendation:

That City Council approve an April 23, 2007 amendment known as First Amendment to a Professional Services Agreement with TPG Consulting dated September 20, 2006, for the additional cost of \$29,178.79. The amended Scope of Services includes:

1. Expand the amendments to various City General Plan Elements and implement Form Based Zoning as needed to include the northward extension of the Interim Zoning Ordinance No. 2006-03, known as Interim Zone 2; and
2. Expand the Parking District Amendments as needed to include the northward extension of the Interim Zoning Ordinance No. 2006-03, known as Interim Zone 2; and
3. Expand the Scope of the Initial Study and anticipated Mitigated Negative Declaration pursuant to the California Environmental Quality Act to include assessment of the needed General Plan Amendment and rezoning and all other aspects of the amended scope; and
4. Expand the scope of the reconnaissance level Biological Resource Survey by Live Oaks Associates, Inc. to include Interim Zone 2, and include a Valley Elderberry Longhorn Beetle survey (VELB) of the entire project area.

Summary/background:

On June 17, 2006 City Council approved a contract with TPG Consulting for \$33,842.50 to further the goal of implementation of the adopted East Downtown Strategic Plan. The professional services included the following tasks:

- Task 1- General Plan Amendment involving development of narrative to define the needed land use designations, along with related goals, policies and implementation

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 1

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

measures. The General Plan Amendment process will include review for internal consistency amongst all the adopted General Plan elements with recommended necessary amendments to any of those elements.

- Task 2- Recommendations for revisions to the City Parking District to expand the district boundary, consistent with, and in furtherance of the Strategic Plan.
- Task 3- The City anticipates that a Mitigated Negative Declaration will be needed for the previously listed tasks
- Task 4-Oversight of the reconnaissance level Biological Resource Survey to be performed by Live Oak Associates, Inc.

Timeline: completion prior to the statutory expiration of the adopted Interim Zoning Ordinance 2006-03 in March 2008.

Cost of original contract for Zone 1:	\$33,175
Cost of First Amendment for Zone 2 and expanded environmental for Zone 1 and 2:	<u>\$29,179</u>
Total project cost:	\$62,354

TPG Consulting has completed about 50% of these original tasks and the Biological Resource Survey is 100% complete. Along with several special status animal species that were identified and will require a degree of mitigation prior to construction, several elderberry bushes were identified. It was recommended that a VELB survey be completed so that the one to two year mitigation period can begin as soon as possible to prevent a delay in the park and creek construction.

Due to development interest in the Zone 2 area under the current Interim Zoning staff recommends that the same General Plan and Zoning amendments be applied to this area as are being applied to the Zone 1 East Downtown Strategic Plan area, thus necessitating this expanded scope. In addition, the Form Based Code that will be applied to Zone 1 subsequent to the Interim Zoning Ordinance would also be applied to Zone 2 with this expanded project. This would enable a seamless transition to a Form Based Code that implements the planning strategies of the East Downtown Strategic Plan area.

Prior Council/Board Actions:

June 17, 2006 Council approved contract with TPG Consulting

Committee/Commission Review and Actions:

Alternatives: None recommended

Attachments: Zoning Map

Recommended Motion (and Alternative Motions if expected):

That City Council approves an April 23, 2007 amendment known as First Amendment to a Professional Services Agreement with TPG Consulting dated September 20, 2006, for the additional cost of \$29,979.

CIP #: 0013-00000-720000-0-9837
Appropriate \$29,179 from Fund 0013

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: Sign contract

Copies of this report have been provided to:

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk): 14n

Agenda Item Wording: Request authorization to file a Notice of Completion for The Country Club, Phase 1, containing 72 single-family lots, located on the south side of Houston Avenue and east of Demaree Street.

Deadline for Action: May 7, 2007

Submitting Department: Engineering Department

Contact Name and Phone Number: Andrew Benelli 713-4340,
Norm Goldstrom 713-4638

Department Recommendation:

Staff recommends that City Council give authorization to file a Notice of Completion as all the necessary improvements for this subdivision have been completed and are ready for acceptance by the City of Visalia. The subdivision was developed by Reynen & Bardis Communities, Inc. Reynen & Bardis Communities, Inc., submitted a maintenance bond in the amount of \$49,317.20 as required by the Subdivision Map Act to guarantee the improvements against defects for one year.

Prior Council/Board Actions: The Final Map was approved for recording at the Council meeting of August 1, 2005.

Committee/Commission Review and Actions: The tentative subdivision map for Ashley Grove Unit No. 1 was approved by Planning Commission on March 22, 2004.

Alternatives: N/A

Attachments: Location sketch and vicinity map.

Recommended Motion (and Alternative Motions if expected):

I hereby authorize filing a Notice of Completion for The Country Club, Phase 1.

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 1 Min.

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required
or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

Environmental Assessment Status

CEQA Review: Environmental finding completed for tentative subdivision map.

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

**City of Visalia
Agenda Item Transmittal**

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk): 14o

Agenda Item Wording: Request authorization to file a Notice of Completion for South Cameron Creek, Unit no. 2, containing 76 lots, located at the Southwest corner of Cameron Avenue and West Street.

Deadline for Action: May 7, 2007

Submitting Department: Public Works Department

Contact Name and Phone Number: Andrew Benelli 713-4340,
Dave Bruce 713-4188

Department Recommendation:

The recommendation is that City Council give authorization to file a Notice of Completion as all the necessary improvements for this subdivision have been completed and are ready for acceptance by the City of Visalia. The subdivision was developed by McMillin South Cameron Creek LLC and has submitted a maintenance bond in the amount of \$107,669.79 as required by the Subdivision Map Act to guarantee the improvements against defects for one year.

Summary/background:

Staff continues to work with McMillin Homes to install landscaping at the City's basin at the southwest corner of Cameron Avenue and West Street. This basin is surrounded on two sides by South Cameron Creek, Unit No. 2. The basin landscape plans have been approved by the City. Staff is working on the reimbursement agreement with McMillin Homes. McMillin Homes anticipates beginning construction in May.

Prior Council/Board Actions: Final Map recording was approved at Council meeting of March 6, 2006.

Committee/Commission Review and Actions: The tentative subdivision map for South Cameron Creek was approved by Planning Commission on May 10, 2004.

Alternatives: N/A

Attachments: Location sketch and vicinity map.

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 1 Min.

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required
or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

Recommended Motion (and Alternative Motions if expected):

I hereby authorize filing a Notice of Completion for South Cameron Creek Unit No. 2.

Environmental Assessment Status

CEQA Review: Environmental finding completed for tentative subdivision map.

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

City of Visalia Agenda Item Transmittal

Meeting Date: May 07, 2007

Agenda Item Number (Assigned by City Clerk): 15

Agenda Item Wording: Public Hearing of the 2007-2008 Action Plan for the use of the Community Development Block Grant (CDBG) and HOME Investment Partnership Grant Funds (HOME) from the Federal Government through the Department of Housing and Urban Development (HUD);

Deadline for Action: May 07, 2007

Submitting Department: Community Development/Neighborhood Preservation

Contact Name and Phone Number: Eric Frost, Administrative Services Director (713-44740), Tim Burns, Neighborhood Preservation Manager (713-4172), Ruth Martinez, Finance Analyst (713-4327), Rhonda Haynes, Housing Specialist (713-4460)

Department Recommendation: Staff recommends that after holding a public hearing, taking public testimony and comments, the City Council:

1. Approve and adopt the proposed Annual Action Plan 2007-2008 for the use of Community Development Block Grant and HOME Program Funds;
2. Increase the Housing Rehabilitation Program maximum loan of \$35,000 to \$60,000, at an unchanged two-percent (2%) interest rate;
3. Decrease the First Time Homebuyers Program maximum loan of \$75,000 to \$60,000, at an unchanged two-percent (2%) interest rate;
4. Authorize City Manager to make the appropriate budget adjustments; and,
5. Authorize the City Manager to make minor or technical changes to the program guidelines if needed to conform to grant requirements.

Summary/background:

To receive the annual entitlement Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) funds, the Action Plan must be adopted and submitted by May 15, 2007. The designated deadline has been established in order to approve the final Federal budget in October 2007 for the fiscal year 2007-2008.

Approval of the Action Plan is requested to meet the Federal Budget submittal requirements for receipt of U S Department of Housing and Urban Development (HUD) CDBG and HOME Grant

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.) 25 min.

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

funds. The programs and projects proposed in this Action Plan are being brought to the Council for their approvals. The programs presented for funding meet the three main National Objectives:

- Provide affordable housing opportunities
- Provide a suitable living environment; and
- Create economic opportunities

As identified in the 5 year Consolidated Plan, HUD requires citizen participation, through community meetings and a public hearing. The purpose of the public hearing is to allow citizens the opportunity to provide comments about the proposed FY 2007-2008 Action Plan. Upon close of the public hearing, the Council may consider the testimony presented and take actions toward the adoption of the Annual Action Plan. The approval may be based on the Staff recommendations as submitted, or with changes to the draft, and adopt as amended.

Community Meetings/Council Work Session:

The following information addresses the comments and/or concerns presented at the community meetings held April 9, 11 and 23, 2007, and the City Council Work Session held on April 16, 2007.

Public comment/concern: Staff published a notice of four community meetings during the month of April. At the community meetings, Mauna Ekema of Central Valley Christian Housing voiced concerns as follows:

- 1) *Economic Development*, She believes that the use of CDBG Funds for the West Acequia Parking Structure to be an illegitimate use of CDBG funds.
- 2) *Code Enforcement*. When evicting property owners, she cautioned that if CDBG funds were used in code enforcement, any red tagged properties would require relocation assistance.
- 3) *Housing*: Mrs. Ekema's positive comment relates to staff's recommendation to increase the Housing Rehabilitation Program maximum from \$35,000 to \$60,000 per loan, however, she felt that the maximum should be increased to \$100,000.

Response to public comment/concern:

Concern One- Economic Development: City Staff disagrees with comments expressed relating to the use of CDBG funds for the West Acequia **Parking Structure's** Section 108 Loan repayment. Using CDBG Funds and a Section 108 Loan has been planned for over five (5) years. The parking structure revitalizes the downtown area by providing additional parking for jobs and visitors accessing Kaweah Delta Hospital and downtown services and businesses. One of the CDBG National Objective is job creation. Identified in the initial Section 108 Loan to HUD, job creation and retention businesses were identified. Specifically, Kaweah Delta District Hospital with the current expansion of the Hospital will create approximately 200 jobs. Kaweah Delta Hospital agreed, in writing, to work with the City in obtaining the necessary information relating to the jobs created as per HUD requirements. Other jobs will be created in the service sector and the private medical sector as the downtown grows. Staff is developing a monitoring plan to identify the jobs created and the benefit to low to moderate income individuals.

In addition to the newly constructed West Acequia Parking Structure, the East Acequia Parking Structure utilized CDBG funds. The City obtained income data from Signature Theaters and has a work plan to collect the data from surrounding businesses.

*Concern Two- **Code Enforcement:*** The Code Enforcement unit is part of the newly formed Neighborhood Preservation Division. Code Enforcement works throughout the City. The CDBG funded portion of Code Enforcement Program specifically evaluates properties within the designated CDBG Target Areas. CDBG relocation assistance applied only to red tagged properties received CDBG funded loans, not due to CDBG funded Code Enforcement.

*Comment Three: **Housing:*** Staff agrees with the Mrs. Ekema in that the **Housing Rehabilitation Program** maximum per loan should be increased; however, through a local analysis of surrounding cities, an increase from \$35,000 to \$60,000 is a conservative approach. \$60,000 is the average of the surrounding cities. Additional data is attached as Appendix "A".

City Council Work Session comments:

During the City Council Work Session, Council Members commented and requested the following:

- 1) Consider increasing the Housing Rehabilitation Program threshold to \$110,000 per loan;
- 2) Provide an analysis regarding the First Time Homebuyer Program maximum, whereas, if decreased, more families will be given the opportunity of homeownership;
- 3) Emphasize Redevelopment Low/Mod funds in relation to housing rehabilitation;
- 4) Provide a budget that identifies future projects that reflect all City's funding sources;
- 5) Identify other programs, such as Help Program Tax Credits and Density Bonus, the City has used; and
- 6) Analyze Senior Community Center's needs (through Parks Division)

City Council Work Session Response:

*Response One: **Housing Rehabilitation Program (HRP).*** The current second mortgage allocation per borrower for the HRP Program is \$35,000 with an additional \$5,000 available based upon need. In reviewing all the programs in the surrounding area, Visalia's loan maximum was on the lower side of all programs. Increasing the maximum loan to \$60,000 will place the City in the middle of all available programs. Additional data is provided as Appendix "A".

*Response Two: **HOME Funded - First Time Homebuyers Program (FTHB):*** The current second mortgage allocation per borrower is up to \$75,000. The analysis conducted in September 2006 indicated that increasing the maximum loan limit would allow qualifying individuals to access 20% of the market. Recent market analysis data suggests that the maximum loan may be reduced to \$60,000 and qualifying individuals could still access 25% of the market. Staff recommends reducing the maximum to \$60,000 in order to continue its efforts in assisting families. Additional data is provided as Appendix "B"

Response Three: The City has previously emphasized the use of Redevelopment Low and Moderate Income Housing Funds as a funding source for newly constructed rental housing. This has been done for two reasons: The City's Housing Element places a higher need on new construction than rehabilitation and state law requires the use of prevailing wage when Redevelopment Funds are used, as a result it is often not practical to use Redevelopment Funds on rehabilitation of small numbers of units. The use of funds for new construction has resulted in the completion of Oak Meadows, Mill Creek Apartments and Robinwood Court and the new proposed senior project near Edison Park on Tulare Avenue.

Response Four: Finance staff has provided a **budget**, Table III, Distribution of Project Expenditures, attached as a part of Appendix "C", for the period of 2002-2003 through 2007-2008. Sixty-Five percent (65%) of the allocation provides affordable housing opportunities,

twenty-eight percent (28%) provides community and economic opportunities and seven percent (7%) provides for redevelopment projects.

Response Five: Other Funding Resources: The City has used numerous funding sources and techniques over the years to leverage its housing funds. In April 2002 the City was awarded a \$500,000 loan from the California Housing Finance Agency Help Program. An additional loan has been applied for the Mill Creek Apartments. Tax Credits have been used on almost all of the affordable rental housing built in the last ten years. The Federal Section 202 Program was used to finance the Oak Meadows development and is anticipated for use on the new senior project on Tulare Avenue. The City has applied for \$600,000 Grant from the CalHome First Time Homebuyers Program. The City has granted density bonuses for affordable rental developments. The City was awarded a grant for the Exterior Accessibility Grant for Renters (EAGR) to modify common areas and handicapped access to rental properties. The City has also worked with our local non-profits to obtain additional grant monies from the Federal Home Loan Board.

Response Six: Housing Staff has forwarded the request for an analysis to the Park and Recreation division in regards to the Senior Community Center needs.

Annual Action Plan

The Draft Annual Action Plan 2007-2008 details the CDBG and HOME Grant estimated resources, which includes estimated program income generated from loan payments and loan payoffs when a home is sold or refinanced.

The HOME and CDBG fund program allocations are as follows:

HOME:

- Homeownership, Rehabilitation and CHDO allocations: - \$869,679

CDBG:

- Neighborhood Preservation \$203,500
- Special Needs Facilities allocations: \$115,537
- Public Improvement allocations: \$40,000
- Economic Development/Public Parking Facility allocations: \$646,727
- Public Parks/Public Facility allocations: \$70,000
- Special Needs Services allocations: \$161,000

The programs and projects proposed in this Action Plan are being brought to the Council for their respective approvals.

To assist the Council in the review of the Draft Action Plan, City staff has attached, as Appendix "C", Tables I, Summary of Priority Goals; Table II, Summary of Proposed allocation of funding per project and program; and Table III, as requested, Distribution of Project Expenditures from 2002-2003 through 2007-2008 program years. The complete Draft Annual Action Plan 2007-2008 is attached as Appendix "D"

Staff recommends authorizing the City Manager, Executive Director of the Redevelopment Agency, to make the appropriate budget adjustments as necessary. HUD allows the City to allocate, un-committed funds, such as additional program income, as long as the allocation is less than 50% of a program's original budget. If the allocation is more than 50%, a public

hearing is required. For example, recently uncommitted program income in the amount of \$191,000 was allocated to the First Time Homebuyers Program, which will assist three (3) additional families. This is less than the original allocation identified in the 2006-2007 Annual Action Plan for the First Time Homebuyers Program and Home Program Income.

Prior Council/Board Actions: City Council Work Session, April 16, 2007 was held to review and comment on the Draft Annual Action Plan. The Annual Action Plan is attached as Appendix "D".

Committee/Commission Review and Actions: The following meetings were noticed and held to review the Draft Annual Action Plan:

- Disability Advocacy Committee: April 09, 2007
- Citizens Advisory Committee: April 11, 2007
- North Visalia Neighborhood Advisory Committee: April 11, 2007
- City Council Work Session: April 16, 2007
- Washington Residents for a Better Community: April 23, 2007

Alternatives: None

Attachments:

Housing Rehabilitation Program recommendations	Appendix "A"
First Time Homebuyers Program recommendations	Appendix "B"
Table I, Table II and Table III	Appendix "C"
Draft 2007-2008 Annual Action Plan	Appendix "D"

Recommended Motion (and Alternative Motions if expected): Move that upon holding a public hearing, taking public testimony and comments, the City Council:

1. Approve and adopt the proposed Annual Action Plan 2007-2008 for the use of Community Development Block Grant and HOME Program Funds;
2. Increase the Housing Rehabilitation Program maximum loan of \$35,000 to \$60,000, at an unchanged two-percent (2%) interest rate;
3. Decrease the First Time Homebuyers Program maximum loan of \$75,000 to \$60,000, at an unchanged two-percent (2%) interest rate;
4. Authorize City Manager to make the appropriate budget adjustments; and,
5. Authorize the City Manager to make minor or technical changes to the program guidelines if needed to conform to grant requirements.



Environmental Assessment Status

CEQA Review: Yes

NEPA Review: Programs and projects require, at a minimum, environment assessment. Projects will require specific NEPA evaluation/assessment.

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date) Annual Action Plan Adoption and delivered to HUD by May 15, 2007; Additional certifications will be forwarded to the City Manager, upon approval of the Action Plan, that need review and signature.*

Copies of this report have been provided to:

CITY OF VISALIA



DRAFT ANNUAL ACTION PLAN PROGRAM YEAR 2007-2008

Prepared by
The City of Visalia

City Council

Jesus J. Gamboa, *Mayor*
Greg Kirkpatrick, *Vice Mayor*
Greg Collins
Donald K. Landers
Bob Link

For submission to
The U. S. Department of Housing and Urban
Development

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❖ Exhibit “K-1”. Notes from City Council (to be inserted).....

- ❖ Exhibit “K-2” Public Comments (to be inserted)
- ❖ Exhibit “L”. Continuum of Care- Point In-Time Survey.....
- ❖ Exhibit “M”. Homeless Need Table (Continuum of Care Homeless Population and Subpopulations Chart)
- ❖ Exhibit “N”: Community Development Needs Table
- ❖ Exhibit “O”. Housing Needs Table.....
- ❖ Additional Attachment: Summary of Specific Annual Objectives 1-24 (to be inserted)



Draft Third Program Year Action Plan



The CPMP Draft Third Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 3 Action Plan Executive Summary:

The staff of the City of Visalia is pleased to submit to the Visalia City Council this proposed Action Plan for FY 2007-2008; for the use of U.S. Department of Housing and Urban Development Block grant and Home Investment Partnership Grant funds in accordance with the July 1, 2005 through June 30, 2010 Consolidated Plan.

This Action Plan has been prepared pursuant to Title I of the National Affordable Housing Act and in accordance with U.S. Department of Housing and Urban Development regulation Title 24, Part 91.220. In the 5-year Consolidated Plan, submitted to HUD in May 2005, the City of Visalia established a list of goals to increase the availability of affordable housing and economic opportunities for its residents during the fiscal years 2005-2009. The Community Redevelopment Agency of the City of Visalia developed the Consolidated Plan and is responsible for administering its implementation. It is noted, that the purpose of the Plan is "to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low-and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing." This Action Plan pertains to the third year of planned activities in addressing the needs identified in the City of Visalia Consolidated Plan (2005-2009).

The City of Visalia is an entitlement community under the Community Development Block Grant (CDBG) program and a participating jurisdiction under the guidelines of the Housing Investment Partnership (HOME) program. With this designation the City will receive a grant allocation of approximately \$1,221,135 of CDBG and \$509,032 of HOME funds. Each fiscal year the funding is based upon the City's population. In accordance with HUD guidelines and Federal allocations, in order to receive the annual authorization for expenditure of CDBG and HOME funds, the City must

approve, after receiving community input, an annual Action Plan which describes, in detail, the City's strategy for that fiscal year for accomplishing the housing and community development goals adopted by the City in its five year Consolidated Plan. This strategy is to cover the period of the 2007-2008 fiscal year which addresses all of the needs of the community as identified in the adopted five year Consolidated Plan (2005-2009).

As a result of HUD's introduction of the CPD Outcome Performance Measurement System in May 2006, that measures the progress of goal attainment, the City updated the information during the 2006-2007 Action Plan Amendment. As the City reviewed its programs, activities, data collection and Strategic Plan, it recognized that additional data collection information was needed to identify the "specific community development needs and gaps". Therefore, the City increased its efforts to encourage community participation by conducting an extensive community survey, community meetings and public meetings with the City Council to re-establish or confirm the needs and goals of the community. All of the meetings were noticed in the local newspaper. This resulting Action Plan incorporates, to the extent possible, the suggestions received through this collaborative process and the requirements of HUD's Performance Measurements guidelines.

Increased efforts towards public participation:

One of the recommended methods for identifying the needs of the community is conducting a random survey. Staff developed a questionnaire (Community Needs); identified the service areas (CDBG Target Areas and Redevelopment Districts (East, Central, Mooney and Mooney Amendment)); identified the sample and conducted a random mailing survey. Random mail surveys were distributed to occupants and owners within the identified CDBG Target Areas and Redevelopment Districts. (English and Spanish version survey).

To conduct the survey, the following tasks were performed to collect results/identify needs of the community:

- Published notices within the Visalia Times Delta on February 7 and 12th, 2007; The El Sol on February 9, 2007; and the Visalia Weekly on February 8, 2007, inviting the public to participate in the community meetings and the Resident Survey. Community meetings were scheduled as follows: (Exhibit "A")
 - CAC Committee, February 7, 2007, @ 6:00, City Hall Council Chambers; (Exhibit "B")
 - Disability Advocacy Committee, February 12, 2007, @ 4:00, 310 North Locust Street; (Exhibit "C")
 - North Visalia Neighborhood Advisory Committee, February 14, 2007, @ 6:30, Fire Station #4, Conference Center, 440 West Ferguson; (Exhibit "D")
 - Washington Residents for a Better Community, February 12, 2007, @ 6:30, 650 South Bridge, Iglesia de Cristo, MIEL (Exhibit "E")
 - Reference to the City Website to participate in the survey
- Surveys were provided to the Loan Review and Change Order Committee
- A presentation to the Neighborhood Preservation Committee was conducted and the Survey was provided and completed.
- Attendance at the Visalia HOME Show (3 days) to request attendants to fill out survey
- City of Visalia Website. The survey has been placed on the City's website and can be downloaded, completed and mailed or faxed to City Staff.

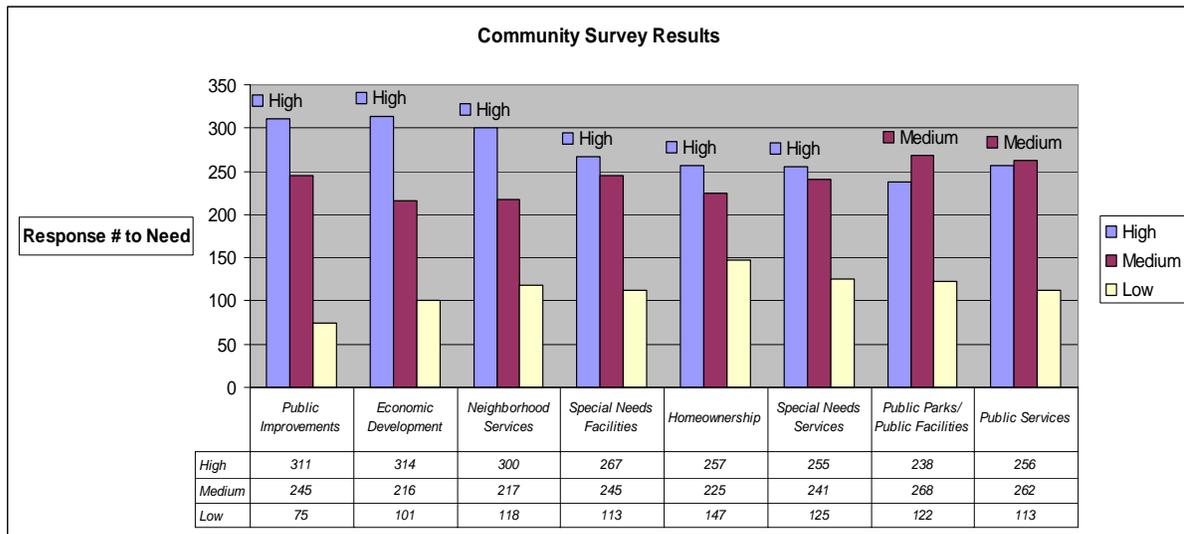
- Approximately 7,127 properties and 2,851 occupants (renters of property) within the CDBG Target Area and the Redevelopment Districts have been identified. Surveys will be mailed randomly:
 - Methodology: 34% of the mailing list will receive a survey (every 3rd address as follows:
 - 7,127 properties/3=2,376 survey's were mailed to the owners of properties within the districts
 - 2,851 properties/3=950 survey's were mailed to occupants of rented properties

Results from Community Survey:

➤ Staff was confident that they would capture 10% of the mailed surveys. **Actual results as of March 19, 2007: 11% response**

The results below are based upon the average responses. Participants were asked to rate the category. The graph depicts the needs identified through the community survey as it relates to the funding sources. The survey requested that the community identify the needs as follows:

- “1” is a low priority need
- “2” is a medium priority need
- “3” is a high priority need



Category	Public Improvements	Economic Development	Neighborhood Services	Special Needs Facilities	Homeownership	Special Needs Services	Public Parks/Public Facilities	Public Services
% of allocation	3%	52%	16%	9%	100%	13%	6%	0%
Funding	CDBG	CDBG	CDBG	CDBG	HOME	CDBG	CDBG	CDBG

The survey identified the "High" priority needs as:

Affordable Housing- HOME Funds	
Objective 1: Provide Decent Affordable Housing	H
Affordable Housing- CDBG Funds	
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	H
Homelessness- CDBG Funds	
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities	H
Community Development- CDBG Funds	
Objective 3: Suitable Living Environment through Public Improvements	H
Objective 4: Create Economic Development Opportunities and Community Development Opportunitis (Parking Facilities)	H
Non Homeless Special Needs Housing- CDBG Funds	
Objective 7: Suitable Living Environment by Supporting Special Needs Services	H

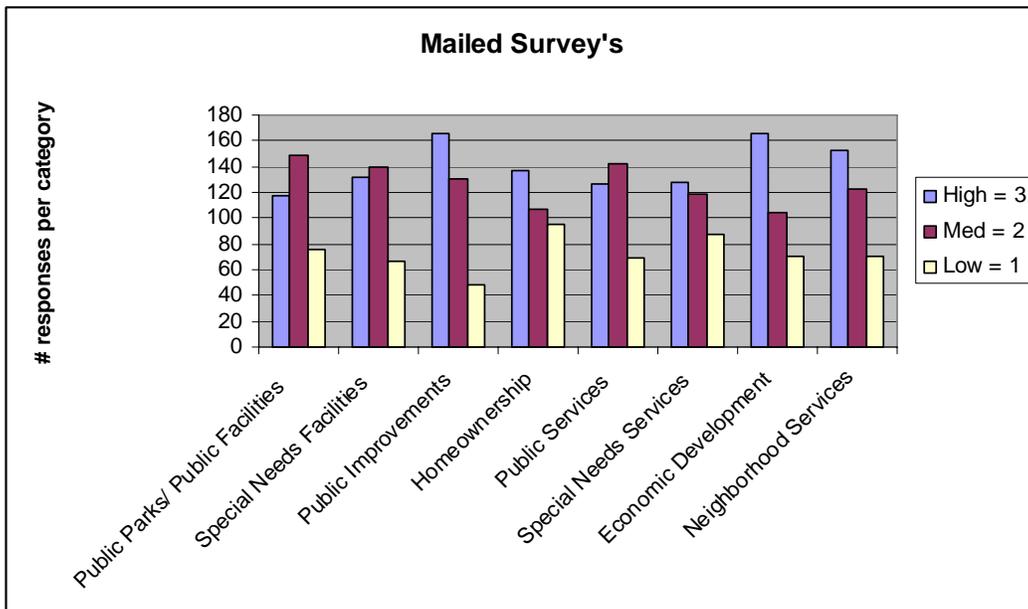
The survey identified the "Medium" priority needs as:

Community Development- CDBG Funds	
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)	M
Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)	M

Overall results indicate that all categories are of great importance and are categorized as "High" to "Medium" priority. The City continues to allocate the funds towards projects and programs to provide decent affordable housing and a suitable living environment through community and economic development opportunities, neighborhood preservation, public improvements and special needs.

City Staff's goal is to increase public participation as indicated within the Consolidated Plan and Performance Measurement requirements. As indicated previously, 1/3 of the properties within the CDBG and Redevelopment Areas were mailed the survey. The results were an 11% response rate. The CDBG and Redevelopment Areas are identified as at least 51% low income persons and blighted areas. The results are based upon the actual results. Response resulted in the following "High" priority needs.

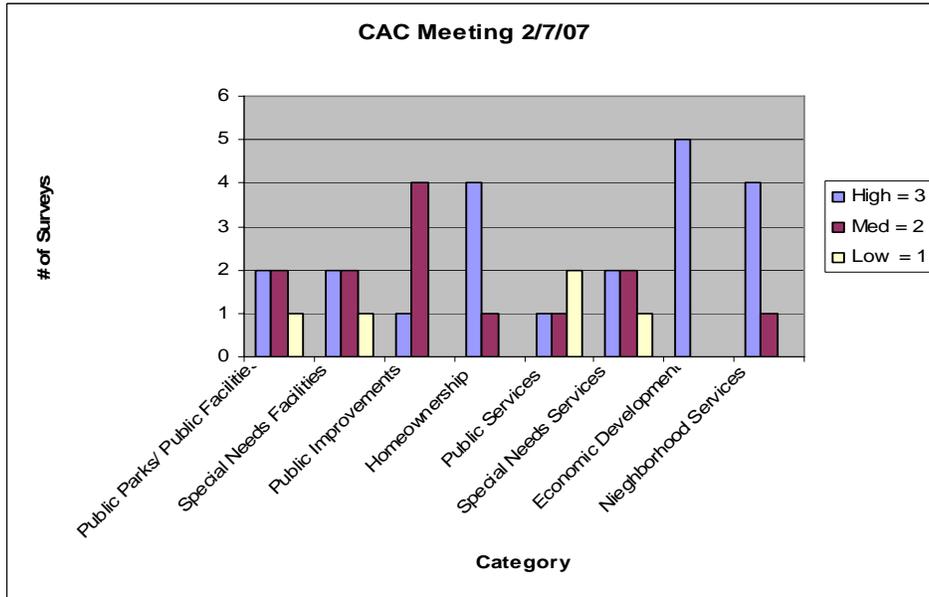
- Economic Development
- Public Improvements and
- Neighborhood Services



Community meetings were conducted during the month of February. Staff received 42 completed surveys from the members and/or community attendees.

The CAC Committee identified the following as “High” priorities:

- Economic Development
- Homeownership and
- Neighborhood Services

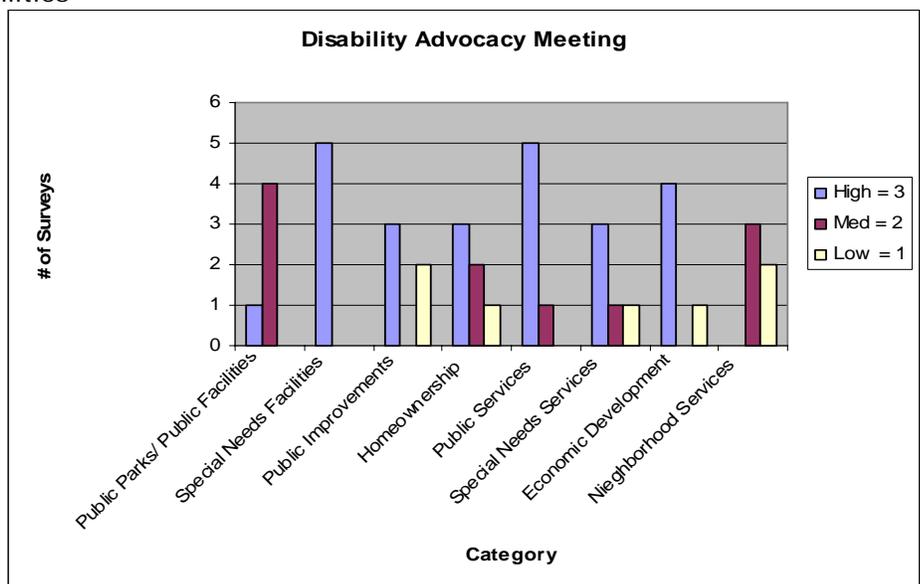


The CAC Committee responded with the highest average of 3.0 for Economic Development, following with both Homeownership and Neighborhood Services.

The Disability Advocacy Committee identified the following based upon the average as “High” priorities:

- Special Needs Facilities
- Public Services and
- Economic Development

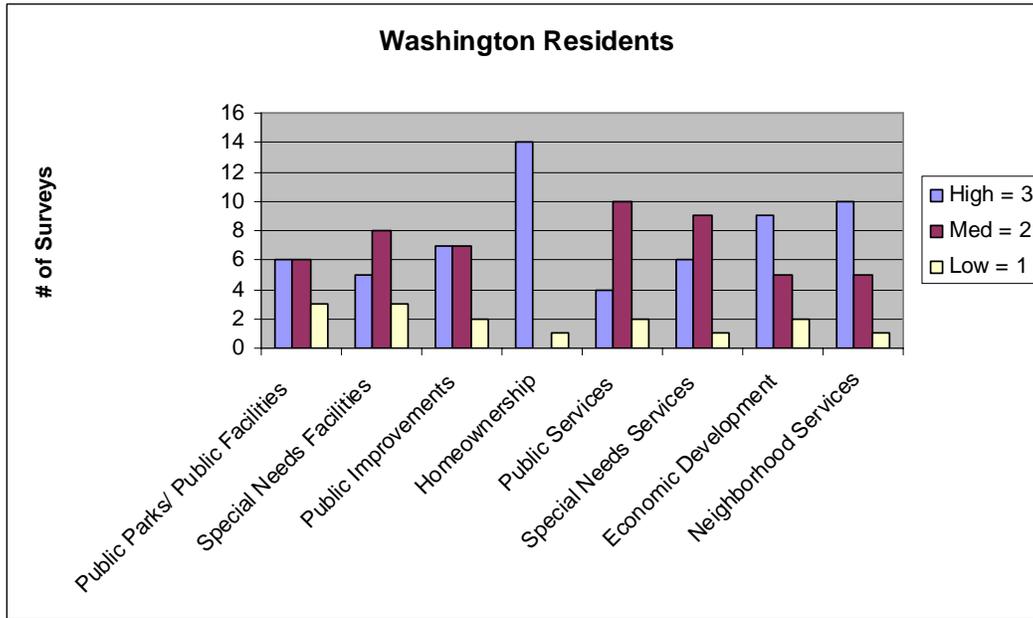
Also based upon an average rating, the highest average was a rate of 3.0, following with a 2.83 and 2.60.



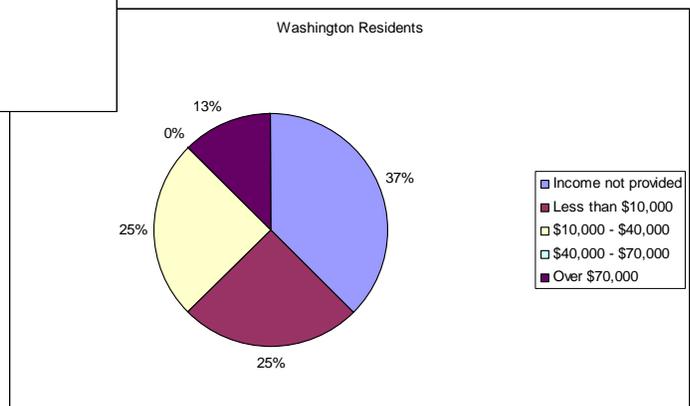
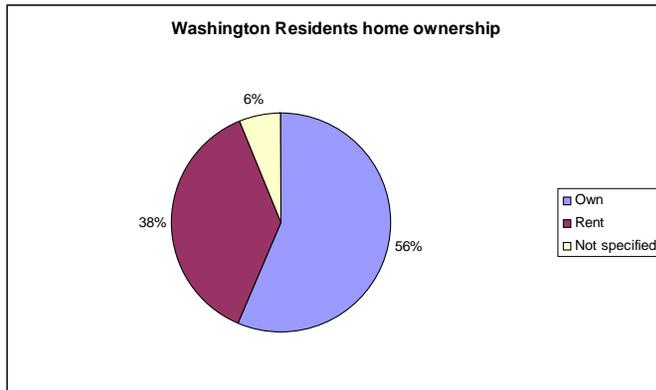
The Washington Residents for a Better Community identified the following as the “High” priorities:

- Homeownership
- Neighborhood Services
- Economic Development

It is evident that “Homeownership”, averaged at 2.87, is the highest priority followed by Neighborhood Services at 2.56, for Washington Residents who completed the survey.



Income and homeownership information provided is shown below:

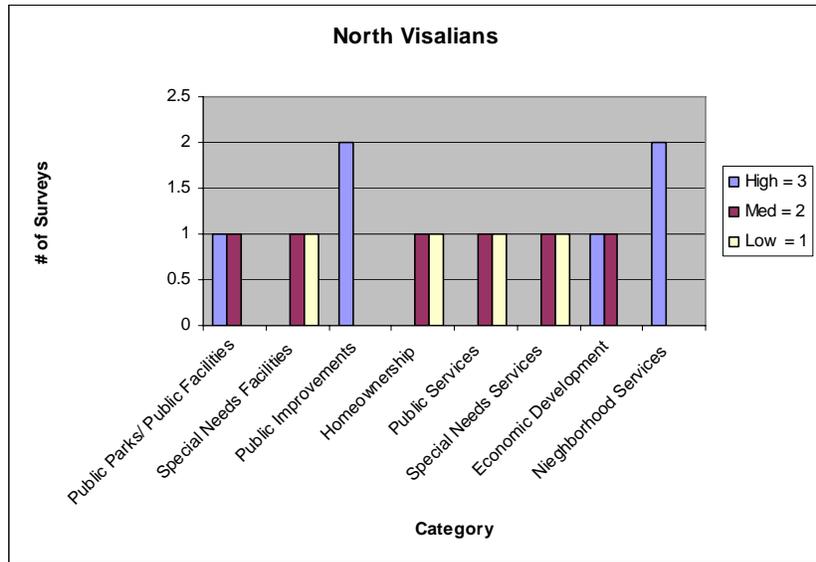


The North Visalia Neighborhood Advisory Committee responded with the highest

need of:

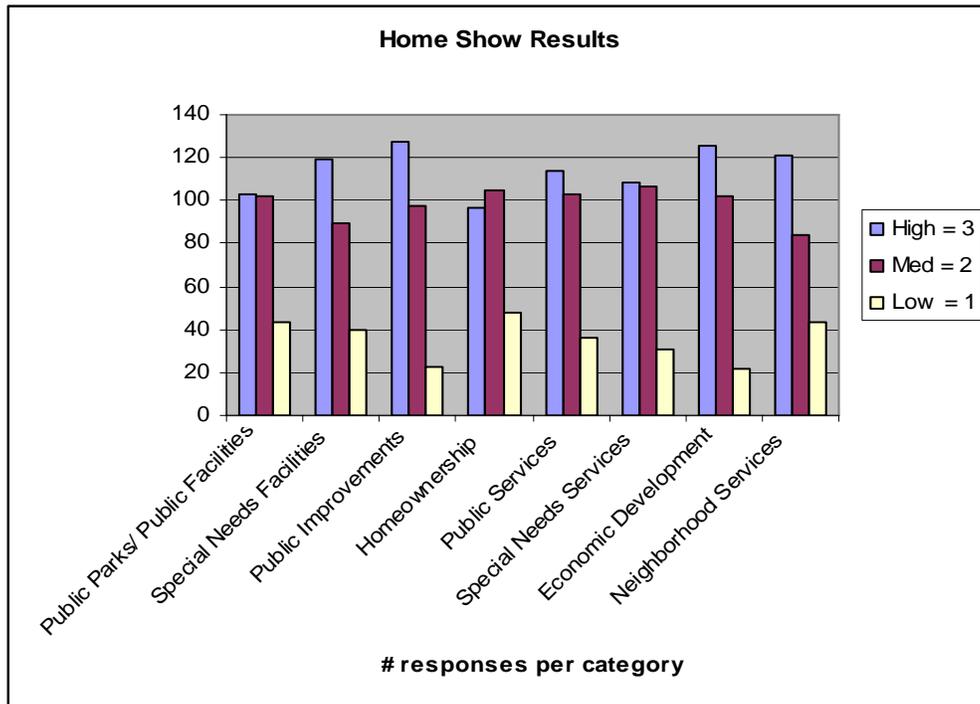
- Public Improvements
- Neighborhood Services

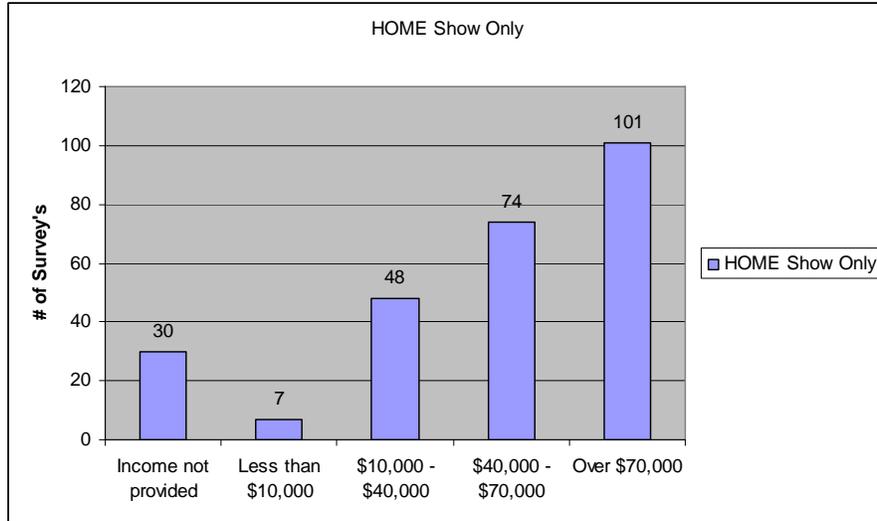
Public Parks and Economic Development was of an equal importance from those who completed the survey.



City Staff stationed a booth at the Visalia Home Show on February 9, 10 and 11, 2007. Staff received 260 completed surveys from community attendees. Comments addressing other community concerns were received and are being forwarded to the appropriate departments. Results from the Home Show identified the average "High" priority needs as follows:

- Public Improvements
- Economic Development
- Neighborhood Services and
- Special Needs Facilities





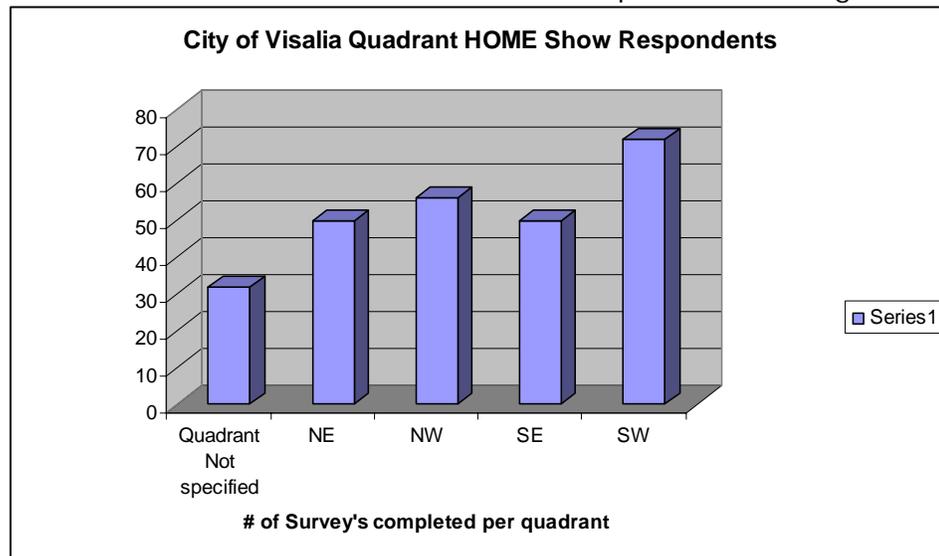
Income information was requested and identified as four income levels:

(Less than \$10,000 (\$10,000 - \$40,000) (\$40,000 - \$70,000) (Over \$70,000)

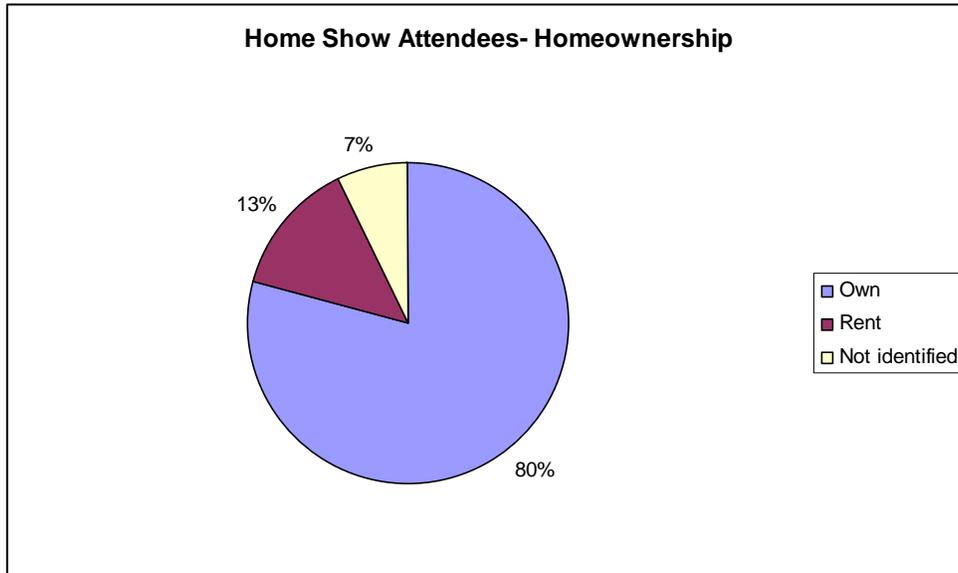
However, the information provided indicated that persons with an income of \$40,000 or below represented 22% of the responses at the HOME Show. Persons with an income range of \$40,000 to \$70,000 represented 29% of the surveys. Of the 29%, approximately 59 of the participants indicated that they were a “family of 4 or more”.

HUD income limits, which identify the number of persons in the family and up to 80% of income brackets, were not accurately identified within the \$40,000 to \$70,000 income ranges, as HUD’s maximum 80% income for the area is \$53,650 for a family of 8. Staff will be making the appropriate changes to the next survey to identify those families in particular income categories more accurately.

Staff saw the HOME Show as an opportunity to receive input from all income category families. The HOME Show also identified respondents through the quadrants in the City.



As seen through the graph below, Home Show, City of Visalia residents, identified "Homeownership" as a medium priority. Of the 260 Survey participants, 205 own a home.



City Staff also provided access to the survey on the City website.

Again, the combined results of all surveys indicate the following community, as a whole, "High" priority needs are:

- Public Improvements
- Economic Development
- Neighborhood Services
- Special Needs Facilities

The Survey results identified "high" needs similar to the identified "high" needs in the adopted 5 Year Consolidated Plan. The results indicate that City Staff, City Council and the community at large will continue to work toward the common goals identified during the last few years Action Plan and current year action plan.

Stating again, that these priorities indicate that the goals identified are consistent with the 5 Year Consolidated Plan and Annual Action Plan goals.

With the creation of the survey, in preparation of the 2007-2008 Program Year, Staff considers the results a success, however, alternative methods to obtaining results for the survey will be considered, as a higher confidence level of participation and community input is needed.

Progress: Through the 2006-2007 Program Year Action Plan and the 2005-2006 CAPER report, the City indicated that they would continue to make progress toward revisions in the housing programs, obtain additional sub recipients and require higher standards of accountability (sub recipients/administrators and staff monitoring). In December 2006, the First Time Homebuyers Program guidelines were amended and a Request for Proposal was published and awarded in January 2007, to Community Services and Employment Training, Inc., (C-Set). Recently the Neighborhood Preservation Division Staff created a Loan and Change Order Review

Committee. The Committee reviews new applications for the Housing Rehabilitation Program, Emergency Repair and Basic Needs Program and First Time Homebuyers Program participant's Final Loan Recommendations where exceptions are noted by AmeriNational Community Services' underwriter. Additionally, the Committee is currently reviewing the Housing Rehabilitation Program's recommended guidelines and application forms. The recommended changes will be implemented and identified in the Request for Proposal (RFP) scheduled for publication for the administration of the Housing Rehabilitation Program and the Emergency Repair and Basic Needs Program in June 2007.

City Staff retained a consultant, Central Valley Christian Housing, Inc., familiar with the housing policy documents and programs, to assist with the preparation of the Analysis of Impediments to Fair Housing Report (AI). Informal discussions and formal reviews were held with local agencies, nonprofit organizations, lending institutions and housing providers to gain insight into local fair housing issues. Among documents referenced were the Housing Element, Consolidated Plan, the Comprehensive Housing Affordability Strategy (CHAS), and the US Census records. The City continues to place "High" priority on educating the general public on fair housing policies and procedures through its Fair Housing Program administered by Tulare County Housing Authority (TCHA). Education through public services is one of the "High" priority needs identified in both the 5 year Consolidated Plan and the Community Survey. With the creation of the Neighborhood Preservation Division, it is charged with coordinating funding resources to improve older neighborhoods with large amounts of affordable housing stock often having inadequate infrastructure.

During the previous year, the City renewed its commitment to assessing the homeless problem and working with the local Continuum of Care to provide solutions. The City continues its efforts by participating in the "Point-In-Time Homeless Survey during the month of January 2007 and playing an active role in identifying the programming, funding and partnership components necessary to develop a homeless shelter that will address the needs of the mentally ill.

Reorganization: As identified within the Consolidated Annual Performance and Evaluation Report (CAPER) of 2005-2006, the Redevelopment and Economic Development Manager left the City for a job in a neighboring town. In June 2006, the Economic Development analyst left to explore the private sector. With additional staff loss, management and City Council reviewed City and departmental goals, thereby creating a new division. The Neighborhood Preservation division was created to address Code Enforcement, Substandard housing and oversee the CDBG and HOME funded housing programs. The Neighborhood Preservation Division consists of the Housing and Economic Development Director (new position), Neighborhood Preservation Manager, Housing Specialist (new position), designated Building Inspector (expanded position, part time to full time), Code Enforcement Specialist (expanded position, part time to full time), Administrative Technician and an Administrative Assistant. With the reorganization and the additional staffing, the city believes that the sufficient resources are now assigned to meet the needs of HUD programs and oversight of subrecipients.

General Questions

1. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*
2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a) (1)) during the next year and the rationale for assigning the priorities.*
3. *Describe actions that will take place during the next year to address obstacles to meeting underserved needs.*
4. *Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.*

Program Year 3 Action Plan General Question's response:

Answer No. 1: Although ethnic and racial minority populations are distributed throughout the City of Visalia, the heaviest concentrations are located primarily in the North and Central regions of the City. The majority of affordable housing remains most prevalent in the North and Central portions of the City. As a result, the minority population is concentrated in the areas that readily provide rental housing, public housing and other housing that is affordable to low to moderate income households. (Exhibit "F", 2000 Population by Race (Tract Level)).

As noted above, the majority of lower income concentration corresponds closely with that of the minority population concentration. These population groups are concentrated in areas where affordable housing is available, typically characterized by older, lower-valued homes, or high density multiple-family apartment units or public housing. The common denominator for these population concentrations is low-income and the need for affordable housing. Through a combination of improving existing homes, developing new ownership opportunities, and expanding affordable rental units to lower-income households the City will provide greater opportunities for retention and creation of affordable housing. (Exhibit "G", 2000 HH Income Ranges (Tract Level)).

Answer No. 2: CDBG and HOME resources will be allocated on a City-Wide basis to persons that meet the low-income eligibility requirements. Funds will be concentrated in the North and Central regions of the City, due to those areas with the greatest concentration of low and moderate income families, based upon the 2000 Census. (Exhibit "H", CDBG Target Areas). With the creation of the Neighborhood Preservation Division, as staff reviews housing rehabilitation programs, additional emphasis will be placed upon substandard, dilapidated properties. Additionally, as funding becomes available through Program Income or other funding sources, the allocation of the funds will be reviewed by City Management, City Council and through an Action Plan Amendment, allowing for public participation in making the determination to allocate to a targeted area, project or program.

Answer No. 3: Sufficient funding is not available to fund new programs and/or all activities addressing underserved need. City Council approved on March 19, 2007, the hiring of a grant writer, in the City Manager's office, to obtain additional funding from Proposition 1C. Housing needs are not being met due primarily to great need and insufficient funding in an effort to get the most from our limited dollars. Existing programs have been under review to address substandard and dilapidated housing. The City also continues to urge its non-profit organizations to secure other sources of funds and has provided assistance to these agencies in grant writing and other efforts.

With the proposed allocation of funding, and with existing programs, projects and activities, The City of Visalia will continue to address obstacles in meeting underserved needs for the Program Year 2007-2008, by taking the following actions:

Table 1		
CDBG and HOME Funding Allocation		
	Investment	Percentage of Investment
HOME Investment Partnership Funds (HOME) - Objective and expected Outcome		
Affordable Housing- HOME Funds		
Objective 1: Provide Decent Affordable Housing	\$ 869,679.00	100%
1. Increase availability of affordable owner-occupied housing through (HAP)	\$ 583,326.00	
2. Increase availability of affordable owner-occupied housing through leveraging HOME funds with possible CalHome FTHB Grant	\$ 50,000.00	
3. Increase availability of affordable owner-occupied housing through acquisition	\$ 76,353.00	
4. Increase quality of owner-occupied housing through rehabilitation (HRP)	\$ 160,000.00	
Total HOME Allocations	\$ 869,679.00	100%
Community Development Block Grant Funds (CDBG) -Objective and expected Outcome		
Affordable Housing- CDBG Funds		
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	\$ 203,500.00	16%
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)	\$ 70,000.00	
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)	\$ 100,000.00	
3. Provide services for low-to -moderate income persons by providing (Fair Housing Education Program)	\$ 33,500.00	
Homelessness- CDBG Funds		
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities	\$ 115,537.00	9%
1. Increase accessibility to support facilities to end chronic homelessness (Continuum of Care/Homeless Project)	\$ 15,537.00	
2. Increase accessibility and availability of housing for disabled persons	\$ 100,000.00	
Community Development- CDBG Funds		
Objective 3: Suitable Living Environment through Public Improvements	\$ 40,000.00	3%
1. Increase availability of handicapped access benefiting population with special needs (Streets ADA Compliance)	\$ 40,000.00	
Objective 4: Create Economic Development Opportunities and Community Development Opportunites (Parking Facilities)	\$ 646,727.00	52%
1. Improve economic opportunities for low-income persons through (job creation)	\$ 20,000.00	
2. Demonstrate a commitment to long-term economic growth by promoting expansion and (job retention) - Section 108 Loan- West Acequia	\$ 626,727.00	
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)	\$ 70,000.00	6%
1. Improve quality/increase availability of neighborhood facilities for low-income persons (Parks & Recreation- Village Park/Wittman)	\$ 70,000.00	
Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)	\$ -	0%
1. Support non profit agencies with accessibility to public services		
Non Homeless Special Needs Housing- CDBG Funds		
Objective 7: Suitable Living Environment by Supporting Special Needs Services	\$ 161,000.00	13%
1. Maintain quality of owner-occupied housing for elderly (Senior Home Repair Program)	\$ 91,000.00	
2. Increase accessibility and range of housing options for person with special needs (SHARP)	\$ 70,000.00	
Total CDBG Allocations	\$ 1,236,764.00	100%

Listed below are the allocation of Community Development Block Grant Funds and HOME Investment Partnership Funds as they pertain to each project and program identified for the 2007-2008 Action Plan Program Year.

Table II							
SUMMARY OF PROPOSED 2007/2008 ACTION PLAN							
		CDBG	HOME	TOTAL	UNITS		
SOURCES OF REVENUE:							
1	Cash - Beginning Balance		-	-			
2	Annual Grant Amount	1,221,135	509,032	1,730,167			
3	HOME matching funds - RDA Low/Mod			-			
4	Program Income	250,000	500,000	750,000			
5	Interest Earnings/Investment Earnings			-			
6	TOTAL REVENUE	1,471,135	1,009,032	2,480,167			
7							
EXPENDITURES:							
9	Operating	70,538	7,300	77,838			
10	Redevelopment Allocation	131,482	115,961	247,443			
11	Direct Allocations	26,351	16,092	42,443			
12	Loan Servicing	6,000		6,000			
13	Subtotal Admin and Operating	234,371	139,353	373,724			
14							
15	Net for Programs and Projects	1,236,764	869,679	2,106,443			
16							
AFFORDABLE HOUSING:							
<u>Homeownership</u>							
19	Homebuyers Assistance Program		583,326	583,326		10	
20	CalHome FTHB Down Payment (Seed money)		50,000	50,000		10	
21	Property Acquisition (CHDO)		76,353	76,353		1	
22	Housing Rehabilitation		160,000	160,000		3	
<u>Neighborhood Preservation/Services</u>							
24	Emergency Repairs and Basic Needs	100,000		100,000		9	
25	Code Enforcement- Target Areas	70,000		70,000		120	
26	Fairhousing Hotline	33,500		33,500		100	
27	Loan Recapture Program (CHDO)		-	-		-	
28	HOMELESSNESS						
<u>Special Needs Facilities</u>							
30	Housing for Disabled Project	100,000		100,000		1	
31	Continuum of Care Project	15,537		15,537		1	
32	COMMUNITY DEVELOPMENT						
<u>Public Improvements</u>							
34	ADA Compliance Projects	40,000		40,000		15	
<u>Economic Development/Public Parking Facilities</u>							
36	West Parking Structure Loan Payment	626,727		626,727		1	
37	Job Creation/Retention	20,000		20,000		1	
<u>Public Park /Public Facilities</u>							
39	Village Park/Wittman Center Improvements	70,000		70,000		1	
40	NON HOMELESS SPECIAL NEEDS HOUSING						
<u>Special Needs Services</u>							
42	Senior Home Minor Repairs	91,000		91,000		600	
43	Senior Repair and Handicapped Access	70,000		70,000		14	
44	REDEVELOPMENT PROJECTS:						
45	Habitat for Humanity Land Purchase			-			
46	Subtotal Programs & Projects	1,236,764	869,679	2,106,443			
47							
48							
49	TOTAL EXPENDITURES	1,471,135	1,009,032	2,480,167			
50							
51	REVENUE LESS EXPENDITURES						
	Remaining to Carry Forward	-	-	-			

HOME Funded: Objective 1: Provide Decent Affordable Housing:

Outcome Goal #1: Provide decent affordable housing by promoting homeownership financial opportunities for low-and moderate-income households earning less than 80 percent of the area median family income.

- **Community Services and Employment Training, Inc. (C-Set) administrator of the First Time Homebuyers.** HOME Investment Partnership Funds provided to C-Set to administer the First Time Homebuyers Program. The loan maximum is under review. Staff has recommended that the maximum loan

limit be decreased to \$60,000 per borrower. The funds are provided as a second mortgage, at an interest rate of two-percent (2%), making it possible for low-to-moderate income families to own a home within the City limits. City Staff continues to review the local housing market and interest rates so that the program's allocation continues to assist families at the very-low income levels (30%, 50% and 60%) up to the families at the 80% median income level. (HOME Funds allocated in the amount of: \$583,326; anticipated number of units to be completed: 10)

- **Central Valley Christian Housing, Inc. (CVC Housing), a CHDO and administrator of the Loan Recapture Program.** The Loan Recapture Program continues through the 2007-2008 Program Year, as the program funding provides low-to moderate-income families the opportunity to own affordable, decent housing through the recapture, rehabilitation and resale of foreclosed residential property. Additional CHDO funds were allocated prior years. Approximately \$200,000 to work with in recapturing foreclosed properties. CHDO, HOME funds are recycled for utilization for these types of transactions/purchases. Anticipated number of units to be recaptured: 2)

Outcome Goal #2: Provide decent affordable housing by promoting homeownership financial opportunities by leveraging HOME funds for low-and moderate-income households earning less than 80 percent of the area median family income

- **(If awarded) CalHome First Time Homebuyers Program Grant- Home Funds leveraging.** The City of Visalia is requesting a grant in the amount of \$600,000 through the California State Department of Housing and Community Development for funding under the Cal Home Program from the passage of Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006, to provide assistance to eligible households in the purchase of a single family dwelling through CalHome second mortgages up to \$35,000 plus non-recurring costs such as credit report, escrow, closing and recording fees, and title report and title insurance, title updates and/or related costs. ***If awarded the CalHome Grant, the City will utilize HOME Funds, up to \$5,000 per borrower as down payment assistance, in third position (3rd Lien)*** A requirement of CalHome is that the first mortgage be an FHA Type Loan, whereas the City's existing HOME Program allows CHAFA financing. Homebuyer education workshops will be offered and will include topics pertaining to homeownership, financing, loan-closing and homeownership responsibilities. ***It is the City's intention to utilize \$50,000 in HOME funds for 10 loans. If funding is not awarded, the allocated funding will be reallocated to the City's existing First Time Homebuyers Program.*** (proposed annual goal= #10 low income families)

Outcome Goal #3: Provide decent affordable housing through acquisition, by increasing the supply to meet the demand from the large population of lower to poverty level income households.

- **Habitat for Humanity.** Continue to provide Redevelopment Low-Mod funds to Habitat for financial assistance in purchasing property. Habitat for Humanity then identifies a qualified family and provides an opportunity for homeownership by building homes with charitable community donations and homeowner sweat equity. (proposed annual goal= # low income families)
- **Visalians Interest In Affordable Housing (VIAH), a CHDO.** HOME Investment Partnership Funds are provided as project specific assistance covering pre-construction costs, architectural plans and other allowed costs for the development of property to be used for the construction of affordable housing.

Outcome Goal #4: Provide decent affordable housing through rehabilitation of existing affordable housing units.

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Housing Rehabilitation Program (HRP).** HOME Investment Partnership Funds provided, allowing for the administration of the HRP Program. The funds are provided as a second mortgage, at an interest rate of two-percent (2%), making it possible for low-to-moderate income homeowners to maintain and upgrade the quality of their home, therefore upgrading the quality of the City's housing stock. An evaluation of surrounding city programs has indicated that an allocation, estimated at approximately \$60,000 per loan would assist in completing rehabilitations throughout the City, therefore, information pertaining to the analysis is within the Council Transmittal and will be identified within the upcoming Request for Proposal. However, final review of the Request for Proposal is under review by the Loan Review and Change Order Committee. The funds address health and safety, housing quality standards and other maintenance issues. Examples of assistance are: Replacement of roofs, air conditioning units, flooring, paint, electrical, and plumbing. As noted above, a Request for Proposal to administer this program is currently underway and will be completed prior to the beginning of the 2007-2008 Program Year. (HOME Funds were allocated 2006-2007 and are being carried forward to expend. Funds for 2007-2008 will be utilized in the amount of \$160,000; anticipated units to be completed: 3)

Community Development Block Grant Funded (CDBG) Objective 1: Suitable Living Environment through Neighborhood Preservation:

Outcome Goal #1: Maintain and preserve quality housing by addressing substandard housing

- **Code Enforcement.** Provision of CDBG funding for the abatement of housing and building code violations which are detrimental to the health and safety of occupants in CDBG Targeted Areas. (CDBG Funds allocated in the amount of: \$70,000; anticipated number of code compliance issues addressed: 120)

Outcome Goal #2: Maintain and preserve quality housing through rehabilitation of owner-occupied substandard housing.

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Emergency Repair and Basic Needs Program (ERBN).** Community Development Block Grant (CDBG) Funds are provided allowing CVC Housing to administer the ERBN Program. The funds are provided as a second mortgage, up to \$10,000, at an interest rate of two-percent (2%), making it possible for extremely low-to-low income homeowners to address specifically health and safety issues. Examples of assistance are: replacement of roofs, flooring, electrical, plumbing and sewer, which pose immediate threat to the family's health and well-being. This program is going out to bid (Request for Proposal) and will be amended to reflect the goals, objectives, and revised program guidelines, with the funds being committed to owner-occupied substandard housing. (CDBG Funds allocated in the amount of: \$100,000; anticipated number of units to be assisted: 9)

Outcome Goal #3: Provide educational services to low-income families.

- **Tulare County Housing Authority (TCHA) administrator of the Fair Housing Hotline.** The program covers costs incurred for furthering fair housing in the Community this includes administration of the Housing Hotline through the

Tulare County Housing Authority. The Housing Authority provides staffing for the Housing Hotline Monday through Friday. For each call, a Housing Hotline Information/Referral Call Record Sheet is completed. Callers with Fair Housing complaints are assisted in filling out an official discrimination complaint form, which is then forwarded to the Department of Fair Employment and Housing. Brochures are distributed throughout the City and County. (CDBG Funds allocated in the amount of: \$33,500; anticipated number of persons assisted: 100)

CDBG Objective 2: Suitable Living Environment by supporting Special Needs facilities:

Outcome Goal #1: Increase accessibility to support facilities to end chronic homelessness

- **Kings and Tulare County Continuum of Care/ Homeless Project.** This organization created a Local Emergency Shelter Strategy (LESS) and also became eligible to be the Local Responsible Technical Entity (RTE) which recommends funding for Emergency Housing and Assistance Program (EHAP). They also create a yearly "Point in Time" homelessness survey. It is their mission to support the non-profits and agencies that are members of the Continuum. In addition to the support, the Continuum would also like to provide support for a project, deemed necessary, to fill the gap in services for the mentally disabled. The Continuum of Care members are in the process of working on the subcommittee for the development of this facility. The City works as a participant and partner with the COC by attending monthly meetings, sponsorship of the Conferences (CDBG funds) for "Creative Solutions to Homeless Challenges Facing our Communities" and providing funding and technical assistance. The City is contributing seed funds in the amount of \$15,537.00.

Outcome Goal #2: Increase accessibility and availability of housing for disabled persons.

- **Disabled Housing Projects:** The City understands the need for housing for disabled persons on limited or no-income. The City is working toward assisting Able Industries, a not-for-profit organization, serving individuals with disabilities in Tulare County, in identifying a site to purchase and/or renovate for a residential facility to address independent living opportunities for disabled adults. The allocation of CDBG funds would be directed toward acquisition or rehabilitation of a small complex (up to a four units). The housing opportunity would be complemented with provision of independent/supported living services, funding through the Central Valley Regional Center. Able Industries will be contributing a combination of funding sources in addition to the City's contribution of CDBG Funding.

Able Industries mission is to provide quality training, employment, life skill education, and community supportive services to individuals with disabilities and/or with social and economic barriers for the purpose of attaining maximum independence. Approximately \$100,000 has been allocated towards the project, which upon completion will assist with personal independence for disabled adults 18 years of age and older. (CDBG Funds allocated in the amount of \$100,000; anticipated goal: 1)

Outcome Goal #3 (not shown above): Increase availability of handicapped access benefiting population with special needs.

- **Facilities-Disability Compliance Projects:** The City will continue to fund improvements to public facilities for the modification or elimination of physical barriers for the disabled and elderly.

Outcome Goal #4 (not shown above): Provide decent affordable rental housing through partnerships with other non-profit agencies

- **Christian Church Homes of Northern California/Visalia Senior Housing, Inc.-** During the 2006-2007 Program Year, funds were committed in the amount of \$2,500,000 of HOME funds to this partnership that has three other successful affordable senior housing projects completed in Visalia, for the development of a 50 +/- unit affordable senior housing project. These funds were provided for land acquisition and other development costs if a Section 202 HUD grant is obtained. This project continues through the 2007-2008 Program Year.
- **Robinwood Court Project –** the City is partnering with Kaweah Management Company/Tulare County Housing Authority, in an effort to provide affordable housing to low-income families. One two-bedroom unit out of the ten unit development will be dedicated to a handicapped homeowner. During the 2006-2007 Program Year, HOME Investment Partnership Funds were allocated in the amount of \$1.1 million dollars.
- **Mill Creek Parkway –**The City is also partnering with Tulare County Housing Authority by providing Redevelopment Low/Moderate funds in the amount of \$3 million dollars to develop a 71-unit complex, adding to the stock of affordable housing options for low-income senior households.

CDBG Objective 3: Suitable Living Environment through Public Improvements

Outcome Goal #1: Increase availability of handicapped access benefiting population with special needs.

- **Streets-ADA Compliance Projects.** Yearly provision of CDBG funding for the construction of ADA compliant ramps, sidewalks and warning detection panels for the blind in the area of downtown and throughout the city as requested by the disabled community. Staff attends Disability Advocacy Meetings to obtain assistance requests and to provide government accessibility to the members and wider community.(CDBG Funds allocated in the amount of: \$40,000; anticipated number of compliance issues addressed: 15)

Outcome Goal #2 (not shown above): Improve quality and increase quantity of public improvements that benefit low-and moderate income residents. The City utilizes other funding for public improvement projects.

CDBG Objective 4: Create Economic Development Opportunities (Job Creation) and Community Development Opportunities (Parking Facilities)

Outcome Goal #1: Improve economic opportunities for low-income persons through Job Creation.

- **Job Creation.** CDBG funding will be utilized when a specific company is making a request for assistance. Approximately \$20,000 has been set aside. The City continues to work closely with VF Outdoor Inc. As of September 2006, CDBG funds were allocated in the amount of \$304,048 to facilitate completion of their new 810,000 square foot facility in the Industrial Park. The purpose, as indicated in the current year 2006-2007 Annual Action Plan, was to offer to pay a portion of its development and impact fees to facilitate job creation opportunities, which will create 350 jobs. VF must also meet and maintain employment thresholds as outlined in their agreement.

Outcome Goal #2: Demonstrate a commitment to long-term economic growth by promoting expansion of existing and job retention.

- **Parking Structure (East Acequia Parking Structures)- Section 108.**To further promote the expansion of jobs in Visalia, the City is committed to providing adequate parking in the downtown area. Continued monitoring of jobs created in the area of the East Acequia Parking Structure will continue.
- **Parking Structure (West Acequia Parking Structures)- Section 108.**To further promote the expansion of jobs in Visalia, the City is committed to providing adequate parking in the downtown area. The City is presently constructing a second parking structure in the downtown area. This commitment will enable the expansion of the Kaweah Delta District Hospital which serves all income groups, which in turn will bring additional jobs to the City and maintain the economic engine of the hospital in the downtown area through the use of Section 108 funding. Expected jobs opportunities consist of approximately 200 new jobs anticipated from the \$105 million dollar hospital expansion, 10 jobs re-occupying a vacant building, 13 jobs from the construction of a new 15,456 square foot building, 10 additional jobs created with the anticipated results of the parking structure and the ability to serve additional clients at Buckman-Mitchell Insurance Company. Office construction on undeveloped property in the parking structure service area is anticipated also. (CDBG Funds allocated in the amount of: \$626,727)

CDBG Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)

Outcome Goal #1: Improve quality/increase availability of neighborhood facilities for low-income persons.

- **Parks and Recreation:** The City will continue to provide and improve park facilities and recreational opportunities in low and moderate income neighborhoods and physically challenged adults and children. During the 2006-2007 Program Year, funding was ear marked in the amount of \$101,000, specifically for the Village Park/Wittman Project. An additional \$70,000 is allocated to this project to complete the scope of work identified within the grant application. (CDBG Funds allocated in the amount of \$70,000; anticipated number of park improvements: 2)
- **Parking Structure (West Acequia Parking Structures)- Section 108.**To further promote the expansion of jobs in Visalia, the City is committed to providing adequate parking in the downtown area. The City is presently constructing a second parking structure in the downtown area. This commitment will enable the expansion of the Kaweah Delta District Hospital which serves all income groups, which in turn will bring additional jobs to the City and maintain the economic engine of the hospital in the downtown area through the use of Section 108 funding as noted above.

Outcome Goal #2: Improve quality/increase availability of neighborhood facilities through property acquisitions.

- **Acquisitions:** The City continues to improve community benefiting projects, such as the Community Campus, as referenced below. Properties surrounding the Community Campus are being purchased to benefit the Campus and provide opportunities in low and moderate income neighborhoods. (CDBG Funds in the amount of: \$15,537.00; anticipated 1)

CDBG Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)

Outcome Goal #1: Increase/support the accessibility of public services.

The Community Campus project has been providing opportunities to enhance the already strong partnerships between Social Service Agencies and the City. This City project has been providing opportunities for many of the Social Service Agencies to locate their services closer to their clientele, and make many related services available to the public in one area. At the same time, provision of public amenities such as a park, road, bus stop, landscaping and fountain have improved the vacant sites. It will provide an economic stimulus to the area in after full build-out two ways: by providing an aesthetic improvement and by bringing in 300 people per day to the area.

The three greatest assets to meeting the needs of the underserved population are education, coordination of services and availability of resources. The City of Visalia continues to address all of these areas by forging cooperative efforts with public and private organizations sharing the common mission of improving the quality of life for individuals. Agencies with whom we will continue to collaborate social services, employment and skills training include:

- *Visalia Ecumenical Charities-* The City has provided them a building on the Community Campus for their operation that provides medical and legal services to very low income persons
- *Community Services and Employment Training (CSET)-* the City sub-contracts with them to implement the Senior Home Repair program, and works together with them on many City improvement projects. C-Set is now located at the Community Campus.
- *Family Services of Tulare County*
- *Hispanic Chamber of Commerce - Kings-Tulare County-* The City is providing a parcel of land for this organization to join the Community Campus to provide drug rehabilitation services and related family and educational services to the Hispanic community.
- *Kaweah Delta Health Care District-* The City has partnered with this organization to keep the hospital downtown, in order to save and increase jobs. The West Acequia parking structure was required by the hospital to allow it to remain and expand in the downtown area.
- *Manuel Hernandez Community Center-* A City owned recreation facility that provides basketball, after school programming and other community services to the surrounding low income area. Last years Action Plan included an outdoor stage roof for this facility.
- *Partners for Youth Vision-* a drop in center for runaway and homeless youth- They are a member of the continuum of Care and have expressed interest in joining the Community Campus
- *Proteus, Inc.-* the City is providing Proteus a site in the community Campus project
- *Pro-Youth Visalia*
- *Real Alternatives for Youth Organization (RAYO)*
- *Salvation Army*
- *Tulare County Health and Human Services Agency-* provides lead based paint evaluations for owner-occupied housing for city housing programs
- *Tulare County Mental Health Association*
- *Visalia Rescue Mission-* Provides housing to the homeless and job training ; City provided CDBG funding for their job training facility

- *Visalia Unified School District*- The city is providing a parcel of land in the community Campus for them to operate a language assessment center and adult evening school.
- *Visalia Emergency Aid Council*-Provides many services including groceries to a very low income area, and is financed by a successful second hand retail store that was partially funded by a CDBG grant.
- *Wittman Village Community Center*- City owned recreation facility that provides recreation opportunities, classes and after school programming for a very low income area.
- *YWCA and YMCA*- A previous CDBG grant provided an elevator to the YMCA for handicap and elderly access to the second floor of their building. They provide after school services and adult evening classes.

CDBG Objective 7: Suitable Living Environment by supporting Special Needs Services:

Outcome Goal #1: Maintain quality owner-occupied housing for elderly.

- **C-SET for Senior Home Minor Repair.** Provide funding to C-SET in order to administer the Senior Home Minor Repair Program. Assistance is provided to assist in minor repairs helping senior citizens remain in their homes. Examples of service are: Plumbing repairs, cooler/air conditioning repairs, roof repairs, door and window repairs, electrical repairs, appliance repairs, floor and carpentry repairs. (CDBG Funds allocated in the amount of: \$91,000; anticipated number of persons to be assisted: 180 clients with 600 service repairs)

Outcome Goal 2#: Increase accessibility and range of housing options for persons with special needs.

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Senior Handicapped and Repair Program (SHARP).** Community Development Block Grant Funds are provided allowing CVC Housing to administer the SHARP Program. This program is also under review and requires a "Request for Proposal" for its administration. The funds are provided as a grant, up to \$5,000, making it possible for extremely low and low-income senior citizens to make minor repairs to their mobile homes. Examples of assistance: Re-roof, handicapped access, heating furnace, hot water heater, electrical and plumbing fixtures; sanitary fixtures, and repair/replacement or purchase of an air conditioning unit which is required for a certified medical condition as prescribed by a licensed medical practitioner. (CDBG Funds allocated in the amount of: \$70,000; anticipated number of units to be assisted: 14)

Answer No. 4: The federal, state, and local resources expected to be made available to address the needs identified in the plan are HOME Investment Partnership Funds, Community Development Block Grant (CDBG) Funds, and Redevelopment Low-Moderate Funds. The City of Visalia does not receive direct funding of Section 8 funds, whereas these funds are allocated to the Tulare County Housing Authority which administers the Section 8 voucher program. McKinney-Vento Homeless Assistance Act funding is not allocated to the City of Visalia. The City of Visalia partners with Tulare County Housing Authority, which utilizes Low-Income Housing Tax Credits in conjunction with City funding to complete projects.

Managing the Process

1. *Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.*
2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*
3. *Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.*

Program Year 3 Action Plan Managing the Process response:

Answer No. 1: The City of Visalia's Neighborhood Preservation Division is responsible for the development and implementation of the Consolidated Plan. As a part of the Consolidated Plan, the Action Plan for FY 2007-2008 is prepared by Neighborhood Preservation Division City Staff, with input and coordinated efforts between local public agencies, private non-profit agencies, internal departments, and citizen groups in the community.

Answer No. 2: The City's CDBG and HOME programs will be administered by the Neighborhood Preservation Division's City Staff and Sub-Recipients such as Tulare County Housing Authority (TCHA), Central Valley Christian Housing, Inc. (CVC Housing), Visalians Interested In Affordable Housing (VIAH), Community Services and Employment Training (C-SET).

Answer No. 3: The City's non profit agencies meet with City Staff bi-weekly and monthly to discuss projects and programs. The City also participates with the Continuum of Care in monthly meetings. Considerable effort will continue to be made to encourage community participation through several notices in the local newspaper, community meetings and public meetings with the City Council. This resulting Action Plan incorporates, to the extent possible, the suggestions received through this collaborative process.

Citizen Participation

1. *Provide a summary of the citizen participation process.*
2. *Provide a summary of citizen comments or views on the plan.*
3. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*
4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

**Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.*

Program Year 3 Action Plan Citizen Participation response:

Answer No. 1: The Citizen Participation Plan is an essential component of the Action Plan as indicated in the U.S. Department of Housing and Urban Development regulation Title 24, Part 91.105 and 91.200. This Citizen Participation Plan was developed from suggestions from HUD and the CDBG Subcommittee of the Citizens Advisory Committee and by The Community Redevelopment Agency of the City of Visalia.

The City of Visalia Citizen Participation Plan requires that citizens must be involved in determining the needs of neighborhoods and the community, and in implementing the use of federal funds to meet these needs. The City relied on information, participation and support from local citizens, public and private agencies, groups and organizations in the formulation of this Action Plan for Fiscal Year 2007/2008.

Additional procedures were put into place to allow citizens the opportunity to comment on substantial amendments to the Consolidated Plan and the Action Plan:

Definition of "Substantial Amendment"- Changes to the budget affecting a project more than 50% of the original budgeted amount, or the addition or deletion of a project.

1. Notification procedures and posting-

- a) Present proposed substantial changes in a Public Hearing before the City Council and consider comments or views of citizens
- b) Posting of Public Hearing notices at City Halls, library and post office.
- c) Notify groups in affected areas such as Concerned Citizens of North Visalia, North Visalia Neighborhood Advisory Committee, Washington Residents for a Better Community and the Disability Advocacy Committee.
- d) Provide for at least a 30 day comment period before the amendment is implemented

2. Additional City actions to encourage participation of all of it's citizens

- a) Bring the proposed Action Plan to the Disability Advocacy Committee meeting and the newly formed Washington Residents for a Better Community for their input.
- b) In addition to the offer to provide signing for the hearing impaired, all future advertisements and notices will also include an offer to provide interpreters with 24 hours advance notice. (Often, interpreters are provided without any notice as several members of City staff are bi-lingual)
- c) The Action Plan will be included in The City of Visalia Website. There will be a request for comments to be forwarded to a Redevelopment e-mail address. In addition, as previously done and advertised, copies of the Consolidated Plan and the Action Plan will be available at the front counter of 315 East Acequia, known as City Hall East.
- d) Schedule of Public meetings: All meetings will be held in March or April each year, or earlier, with the Public Hearing immediately following.
 - i. Citizens Advisory Committee- First Wednesday of every month;

In order to provide for citizen participation at the community-wide level, a citywide Citizens Advisory Committee (CAC) was established. The Committee consists of fifteen at-large representatives. Members on the CAC represent broad segments of

the community including such segments as the elderly, disabled, and student populations, business community, and civic groups. The Council appoints the CAC and is responsible for assuring substantial involvement of low- and moderate-income persons and members of minority groups. The term of office is set at three years with a limit set at two (2) consecutive terms. The authority of the Citizen Advisory Committees is limited to making recommendations to the City Council.

- ii. The City's Housing Subcommittee of the CAC reviews housing related activities such as housing rehabilitation programs and policies.-Meetings as needed

The Housing Subcommittee is comprised of members who represent the housing industry interests, such as realtors, lending institutions, and non-profit housing development corporations. The Committee's chairperson serves as the primary contact person with City staff on housing related projects.

- iii. Concerned Citizens of North Visalia- As needed by determination of the Visalia Police Department;
- iv. North Visalia Neighborhood Advisory Committee-Fourth Tuesday of each month;

North Visalia is a CDBG target area where a significant amount of activity is proposed. The community groups participate in an advisory role in planning the CDBG program. The City encourages involvement by low- and moderate-income programs, members of minority groups, residents of target area, the elderly, persons with disabilities, the business community and civic groups.

The community groups have members who reside, own property or do business in the area. Members are selected annually at a public meeting. The community groups appoint a chairperson to conduct the meetings and serve as the primary contact person with City staff on applicable City projects.

- v. Disability Advocacy Committee- Second Monday of each month;

Staff attends the Citizens with Disabilities Committee meetings, and the Community Development Project Manager participates with this committee to solicit unmet needs and report on project accomplishments.

- vi. Washington Residents for a Better Community- First Thursday of each month or as needed

This group is a newly formed organization to advocate for needs in their neighborhood. They have had several meetings with City staff and management and have attended and made presentations to the City Council.

- vii. City Council Public Hearing- First and third Monday of each month;

Throughout the year, the City Council will hold their regularly scheduled Council meetings in various parts of the City. During the course of the meeting the Council accepts public comments.

The City relied on information, participation and support from local citizens, public and private agencies, groups and organizations in the formulation of this Action Plan for Fiscal Year 2006/2007.

The City encourages citizens, particularly low- and moderate-income persons and residents of blighted neighborhoods, to submit views and proposals regarding the Community Development Block Grant and HOME Investment Partnership Fund

Program. Citizens will have the following opportunities to submit views and proposals:

1. At any time during the program year, directly to the Community Development Department.
2. At any community group, or CAC meeting.
3. At recognized neighborhood meetings scheduled by the City.
4. At formal public hearings.

The Community Development Department staff will provide responses to all complaints within 15 days. Whenever possible, staff directly contacts complainants and proceeds in accordance with established City policies. Written responses will be given to complaints submitted in writing, unless otherwise requested by the complainant.

A notice inviting comments for use of CDBG or HOME funds will be issued as a part of the annual planning process for use of grant funds (Exhibit "I"). The comment period will be established by the CAC. The CAC may establish criteria for evaluation of the comments received and the review process. Community Development Department staff will be responsible for determining the eligibility of the proposed or suggested activities. The CAC will forward its recommendations for allocation of funds for specific proposals to the City Council as a part of its priority list of projects and programs to be funded.

All comments received during the development of the Consolidated and Action Plans were accepted.

Answer No. 2: The City of Visalia encourages and works to accommodate public participation in all areas of the CDBG, HOME, and RDA Low/Mod programs. This report was made available to the public for review and comment beginning April 6, 2007, and ends May 6, 2007. Comments are welcomed in written form during that time.

During the community meetings that were held April, 09th, 11th and 23rd, 2007, a citizen presented a letter with concerns. On April 16, 2007, the City Council reviewed the Draft Annual Action Plan at a regular Work Session. The City Council Work Session Agenda is attached as Exhibit "J". Comments and concerns discussed at the April 16th, meeting is addressed in the City Council Transmittal dated May 07, 2007, are attached as Exhibit "K". Staff responded to both public and council comments Attached as Exhibit "K-1 and K-2"

Upon Council's final review at the public hearing meeting, comments will be added to the final report.

Comments were also encouraged during the public hearing held on Monday, May 7, 2007. (A copy of the May 7, 2007, Visalia City Council Meeting Agenda containing the Public Hearing item is included herein (Exhibit "I") and public comments are included as indicated previously, as Exhibit "K-2"

Answer No. 3: Staff has taken additional steps toward broadening public participation.

As indicated within the Citizen Participation Plan, City Staff continue to publish notices within the local newspapers, publish annual reports on the City website, encourage public participation by conducting community meetings with the CAC Committee, CAC-Sub Committee (Loan Review Committee), North Visalia Advisory Committee, Disability Advocacy Committee, and the newly formed Washington Residence for a Better Community Committee.

Answer No. 4: All written comments are accepted. Additionally, all written comments included on the Community Survey are being distributed to the appropriate department for their review and understanding of the community's input.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 3 Action Plan Institutional Structure response:

Answer No. 1: The City of Visalia, California has five City Council members. The Council members are elected at-large (there are no council districts in Visalia) and serve for a four-year term. The Mayor, Jesus Gamboa, was selected by the Council and traditionally serves a two-year term. The City Manager, Chief Executive Officer Steven M Salomon, was appointed by City Council to direct all City/Government Functions. The City Manager is also the Executive Director of the Redevelopment Agency of the City of Visalia, in which the City Council also acts as the Redevelopment Agency Board.

The Economic and Redevelopment Department is responsible for the overall administration and fiscal management of the CDBG, HOME and Redevelopment projects and programs. As mentioned previously, the recruitments for Housing and Economic Development Director and a Housing Specialist are underway. The Housing and Economic Development Director position elevates the affordable housing and economic development programs to a department head level position and creates a separate department for these critical functions. By May 2007, these two new staff members should be on board and will assist in achieving the goals established in the use of Community Development Block Grant, HOME Investment Partnership and Redevelopment Funds.

The staff within the Neighborhood Preservation Division works closely with other City departments and the community in relation to developing programs, projects and activities that improve the City's neighborhoods. Administration of program activities include neighborhood preservation, housing, public facilities, public improvements redevelopment and economic development activities.

Recently the Neighborhood Preservation Division Staff created a "Loan and Change Order Review Committee, consisting of five staff members from the following departments:

- Community Development/Finance Staff Member
- Redevelopment Finance Staff Member
- Planning Staff Member
- Building Staff Member
- Engineering Staff Member

The Neighborhood Preservation Building Inspector, Neighborhood Preservation Manager and the Administrative Staff present housing application/files to the members of the committee for a recommendation. This allows for additional oversight of the housing programs.

City "Department Head" staff, finance and Economic and Redevelopment Director's Staff meet with the City Manager on a monthly basis to review CDBG, HOME and Redevelopment funded projects and programs allocated and unallocated funding and expenditures.

Public Housing within the City of Visalia is owned and operated by Tulare County Housing Authority. The City has a long-standing relationship with the Housing Authority and together look for opportunities to increase Visalia's supply of affordable public housing.

Monitoring

1. *Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

Program Year 3 Action Plan Monitoring response:

Answer No. 1: The City has established standards and procedures which provide monitoring of programs and budget expenditures. To be effective policies and strategies must be consistently monitored and, when necessary, revised. Throughout the program year, City Staff monitors program performance of housing, community and economic development activities.

The City keeps its City Council informed of each programs activity through its "Monthly Accomplishment Report". In addition, the City consults with the Citizens Advisory Committee, a citizen sub-committee of the City Council, on progress relating to housing and community development activities. The City submits HUD performance reports, budget and program changes to the City Council for final review and approval prior to submission to HUD.

The City monitors progress on community priorities established in the Consolidated Plan and reports these in the Consolidated Annual Performance Evaluation Report (CAPER) submitted to HUD for HOME and CDBG funded activities. The City submits this report to the City Council for final review and approval. Inclusive in this performance review, the City monitors progress on Minority Business Outreach activities by maintaining demographic data on our contractors, vendors and service providers and continues to actively solicit participation of minority and women-owned businesses through community outreach and marketing. The City developed a Minority Outreach Plan.

Monitoring includes deed restrictions for the use of HOME funds to ensure continued affordability for low income first time homebuyers.

The City will continue to prepare detailed agreements with sub-recipients outlining the responsibilities involved with the receipt of federal funds and the performance standards that must be met.

Lead-based Paint

1. *Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

Program Year 3 Action Plan Lead-based Paint response:

Estimates:

In 1990, the City's Housing Quality Survey identified 17,071 residential units in targeted areas with potential lead-based paint. This represented 65% of the total 1990 housing stock. Since that time, the City's rehabilitation programs have helped to reduce the potential units with lead-based paint. Because of the large growth in new housing units, only 48% of the total housing units in Visalia potentially have lead-based paint.

Abatement Actions:

Lead-based paint hazards are addressed in all housing rehabilitation and homebuyer assistance projects. For all of our housing programs, applicants are informed of the danger of lead-based paint through a brochure and part of the application process. Additionally, city building inspectors are alert to signs of this hazard as they perform their substandard housing inspections. All housing owners and occupants with whom the City interacts through its various programs are required to abate this hazard as a condition of assistance from the City. Asbestos evaluations are also performed on those houses where the City assists in relocation or restoration. The City is currently evaluating the costs to train current staff member(s) as Certified Lead Based Paint Inspector(s).

Tulare County Health Services has a Lead Poisoning Program that investigates cases of lead poisoning when testing reveals that a child has elevated levels of lead in their blood. Specially trained and certified environmental health staff conducts lead investigations in the child's home. Tulare County Health is also contacted in properties within the City limits.

The City is reviewing the SuperNofa guidelines regarding the application for grant funds, pertaining to Lead Based Paint Hazard Control, Lead-Technical Studies, and Outreach Grant Programs.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

Program Year 3 Action Plan Specific Objectives response:

Answer No. 1: The City of Visalia's goals are listed below and were identified through the community survey, community meetings, internal staff meetings and City Council.

HOME Investment Partnership Funds (HOME) - Objective and expected Outcome	Investment	Percentage of Investment
Affordable Housing- HOME Funds		
Objective 1: Provide Decent Affordable Housing	\$ 869,679.00	100%
1. Increase availability of affordable owner-occupied housing through (HAP)		\$ 583,326.00
2. Increase availability of affordable owner-occupied housing through leveraging HOME funds with possible CalHome FTHB Grant		\$ 50,000.00
3. Increase availability of affordable owner-occupied housing through acquisition		\$ 76,353.00
4. Increase quality of owner-occupied housing through rehabilitation (HRP)		\$ 160,000.00
Total HOME Allocations	\$ 869,679.00	100%

HOME Funded: Objective 1: Provide Decent Affordable Housing:

Outcome Goal #1: Provide decent affordable housing by promoting homeownership financial opportunities for low-and moderate-income households earning less than 80 percent of the area median family income.

➤ **Community Services and Employment Training, Inc. (C-Set) administrator of the First Time Homebuyers.** HOME Investment Partnership Funds provided to C-Set to administer the First Time Homebuyers Program. The loan maximum is under review. Staff has recommended that the maximum loan limit be decreased to \$60,000 per borrower. The funds are provided as a second mortgage, at an interest rate of two-percent (2%), making it possible for low-to-moderate income families to own a home within the City limits. City Staff continues to review the local housing market and interest rates so that the program's allocation continues to assist families at the very-low income levels (30%, 50% and 60%) up to the families at the 80% median income level. (HOME Funds allocated in the amount of: \$583,326; anticipated number of units to be completed: 10)

The Visalia housing market is evaluated on a quarterly basis, given the number of homes sold, quadrant, square footage, price per square foot, list and "sold" price and averages. All the information is taken into consideration in conjunction with the City's program. It is the City's priority to provide opportunities to the extremely low, very low and median income families. The program is designed to stay 'in line' with the local market. Currently, the City has completing it's analysis in relation to the current housing costs, interest rates, and availability based upon funding, whereas a reduction in the allocation per loan is currently being brought to Council for a recommendation.

Outcome Goal #2: Provide decent affordable housing by promoting homeownership financial opportunities by leveraging HOME funds for low-and moderate-income households earning less than 80 percent of the area median family income

➤ **(If awarded) CalHome First Time Homebuyers Program Grant- Home Funds leveraging.** The City of Visalia is requesting a grant in the amount of \$600,000 through the California State Department of Housing and Community Development for funding under the Cal Home Program from the passage of Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006, to provide assistance to eligible households in the purchase of a single family dwelling through CalHome second mortgages up to \$35,000 plus non-recurring costs such as credit report, escrow, closing and recording fees, and title report and title insurance, title updates and/or related costs. ***If awarded the***

CalHome Grant, the City will utilize HOME Funds, up to \$5,000 per borrower as down payment assistance, in third position (3rd Lien) A requirement of CalHome is that the first mortgage be an FHA Type Loan, whereas the City's existing HOME Program allows CHAFA financing. Homebuyer education workshops will be offered and will include topics pertaining to homeownership, financing, loan-closing and homeownership responsibilities. ***It is the City's intention to utilize \$50,000 in HOME funds for 10 loans. If funding is not awarded, the allocated funding will be reallocated to the City's existing First Time Homebuyers Program.*** (proposed annual goal= #10 low income families)

Outcome Goal #3: Provide decent affordable housing through acquisition, by increasing the supply to meet the demand from the large population of lower to poverty level income households.

- **Visalians Interest In Affordable Housing (VIAH), a CHDO.** HOME Investment Partnership Funds are provided as project specific assistance covering pre-construction costs, architectural plans and other allowed costs for the development of property to be used for the construction of affordable housing.(HOME Funds allocated in the amount of: \$76,353)
- **HELP Program Funds-** The City continues to monitor the HELP Program funded loans, provided by its subrecipients, Central Valley Christian Housing, Inc. (CVC Housing) and Visalians Interested In Affordable Housing (VIAH). \$500,000 was divided between the subrecipients. CVC Housing purchases, rehabilitates and places the property on the housing market, attracting families at or below 80% of the median family income range. Approximately 10 homes for low-income families have been purchased. The additional \$250,000 allocated to VIAH, allowed for the purchase of three R-1-6 designated lots and one R-M-2 lot for the construction of single family dwellings and a partnership project with Tulare County Housing Authority to construct multi-family dwellings.
- **Christian Church Homes of Northern California/Visalia Senior Housing, Inc. -** During the 2006-2007 Program Year, funds were committed in the amount of \$2,500,000 of HOME funds to this partnership that has three other successful affordable senior housing projects completed in Visalia, for the development of a 50 +/- unit affordable senior housing project. These funds were provided for land acquisition and other development costs if a Section 202 HUD grant is obtained. The land purchase, approximately 4.65 acres at Goshen Avenue and Burke Street was completed and the project is currently under the design and planning stage.
- **CalTrans Property Acquisition-** A portion of the 4.65 acres acquired at Goshen and Burke will be utilized for the development of housing.

Outcome Goal #4: Provide decent affordable housing through rehabilitation of existing affordable housing units.

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Housing Rehabilitation Program (HRP).** HOME Investment Partnership Funds provided, allowing for the administration of the HRP Program. The funds are provided as a second mortgage, at an interest rate of two-percent (2%), making it possible for low-to-moderate income homeowners to maintain and upgrade the quality of their home, therefore upgrading the quality of the City's housing stock. An evaluation of surrounding city programs has indicated that an allocation, estimated at approximately \$60,000 per loan would assist in completing rehabilitations throughout the City, therefore, information pertaining to the analysis will be identified within the Council Transmittal and will be within the

upcoming Request for Proposal. However, final review of the Request for Proposal is under review by the Loan Review and Change Order Committee. The funds address health and safety, housing quality standards and other maintenance issues. Examples of assistance are: Replacement of roofs, air conditioning units, flooring, paint, electrical, and plumbing. As noted above, a Request for Proposal to administer this program is currently underway and will be completed prior to the beginning of the 2007-2008 Program Year. (HOME Funds were allocated 2006-2007 and are being carried forward to expend. Funds for 2007-2008 will be utilized in the amount of \$160,000; anticipated units to be completed: 3)

Community Development Block Grant Funds (CDBG) -Objective and expected Outcome	Investment	Percentage of Investment
Affordable Housing- CDBG Funds		
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	\$ 203,500.00	16%
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)	\$ 70,000.00	
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)	\$ 100,000.00	
3. Provide services for low-to -moderate income persons by providing (Fair Housing Education Program)	\$ 33,500.00	

Community Development Block Grant Fund (CDBG) Objective 1: Suitable Living Environment through Neighborhood Preservation:

Outcome Goal #1: Maintain and preserve quality housing by addressing substandard housing

- **Code Enforcement.** Provision of CDBG funding for the abatement of housing and building code violations which are detrimental to the health and safety of occupants in CDBG Targeted Areas. (CDBG Funds allocated in the amount of: \$70,000; anticipated number of code compliance issues addressed: 120)

Outcome Goal #2: Maintain and preserve quality housing through rehabilitation of owner-occupied substandard housing.

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Emergency Repair and Basic Needs Program (ERBN).** Community Development Block Grant (CDBG) Funds are provided allowing CVC Housing to administer the ERBN Program. The funds are provided as a second mortgage, up to \$10,000, at an interest rate of two-percent (2%), making it possible for extremely low-to-low income homeowners to address specifically health and safety issues. Examples of assistance are: replacement of roofs, flooring, electrical, plumbing and sewer, which pose immediate threat to the family's health and well-being. This program is going out to bid (Request for Proposal) and will be amended to reflect the goals, objectives, and revised program guidelines, with the funds being committed to owner-occupied substandard housing. (CDBG Funds allocated in the amount of: \$100,000; anticipated number of units to be assisted: 9)

Outcome Goal #3: Provide educational services to low-income families.

- **Tulare County Housing Authority (TCHA) administrator of the Fair Housing Hotline.** The program covers costs incurred for furthering fair housing in the Community this includes administration of the Housing Hotline through the Tulare County Housing Authority. The Housing Authority provides staffing for the Housing Hotline Monday through Friday. For each call, a Housing Hotline Information/Referral Call Record Sheet is completed. Callers with Fair Housing complaints are assisted in filling out an official discrimination complaint form, which is then forwarded to the Department of Fair Employment and Housing. Brochures are distributed throughout the City and County. (CDBG Funds allocated in the amount of: \$33,500; anticipated number of persons assisted: 100)

Persons with Disabilities: According to the 2000 US Census 18.6% of the population over age 5 in Visalia has a physical disability. Currently there are no subsidized housing developments in Visalia reserved for persons with disabilities. The City received a \$250,000 grant in 2003/04 to make rental units accessible to people with physical disabilities. Several rental unit property owners have participated in this opportunity to improve the exterior accessibility, and several more are in the planning or bidding stages. Informational workshops have been made available to the Central Valley Regional Center regarding housing opportunities and exterior accessibility.

- **Robinwood Court Project** -One two-bedroom unit out of ten in the Robinwood Court project with the Tulare County Housing Authority/The Kaweah Management Company will be dedicated to a handicapped home owner.
- **Mill Creek Parkway Project**- A 71-unit multi-family complex with Low-Moderate Redevelopment Funds is in the planning stages, adding to the stock of affordable housing options for low-income senior households.

Answer No. 2: Home Investment Partnership Funds and Community Development Block Grant Funds will be committed to the projects and programs identified above. On a quarterly basis, City Staff conduct an analysis of the housing market to determine housing programs allocation accuracy. For an example, Data is collected pertaining to the supply available, cost, demand, shows the number of properties sold in each quadrant with calculations depicting the actual costs, average costs, average square footage, lot size, days on the market and other pertinent information. This information is taken into consideration when evaluating housing programs and allocation of funding per unit.

Through Code Enforcement, data is collected pertaining to vacant and abandoned properties. Funds will be utilized through the Emergency Repair and Basic Needs Program to assist in rehabilitation of these properties.

Vacant/Abandoned Properties						
Neighborhood Preservation/Code Enforcement	Vacancy Rate	Vacant	Boarded/ Abandoned	Substandard Units	Total	Rehabilitated
Occupied Units: Renter					0	
Occupied Units: Owner		38	12	29		
Vacant Units: For Sale	7%	4			4	
Total Units Occupied & Vacant		42			42	5
Rehabilitation Needs (in \$)					100k	

The City uses CDBG funds to assist seniors with their home repair needs. The seniors pay for the costs of materials and CDBG funds pay for the labor which is provided by C-SET, through their job training program. These properties are primarily located within the CDBG and Redevelopment Areas.

As additional funding becomes available, leveraging private and public funds to create additional housing opportunities will be included.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 3 Action Plan Public Housing Strategy response:

Answer No. 1: Public Housing and Section 8: Assistance is available from the Tulare County Housing Authority which administers the Section 8 voucher program. Currently there are 2,800 households receiving rental assistance and over 2,685 on the waiting list. The Tulare County Housing Authority has a "Moving to Work" program that limits participation in the Section 8 voucher to a maximum of five years or until the family income exceeds 120% of median income, thus encouraging families to save money, become self-sufficient and hopefully be in a better position to buy a house. It also ensures that the assisted housing is made available to other needy families.

The City of Visalia is partnering with Tulare County Housing Authority, in their efforts to provide affordable housing to low-income families. Tulare County Housing Authority is developing a 71 unit multi-family complex with Low-Moderate Redevelopment Funds. A 10-unit affordable housing project with HOME funds is currently underway.

The current Housing Market Analysis displays the number of public housing units within the City of Visalia, city limits owned and managed by Tulare County Housing Authority.

Additionally, the Visalia housing market is evaluated on a quarterly basis, given the number of homes sold, quadrant, square footage, price per square foot, list and "sold" price and averages. All the information is taken into consideration in conjunction with the City's program. It is the City's priority to provide opportunities to the extremely low, very low and median income families. The program is designed to stay 'in line' with the local market.

Housing Market Analysis		<i>Complete cells in blue.</i>					
Housing Stock Inventory		Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch							
Occupied Units: Renter			3234	4879	3400	11513	192
Occupied Units: Owner			1108	2919	15405	19432	342
Vacant Units: For Rent	8%		121	630	180	931	21
Vacant Units: For Sale	2%		4	89	305	398	4
Total Units Occupied & Vacant			4467	8517	19290	32274	559
Rents: Applicable FMRs (in \$s)			481	538	625		
Rent Affordable at 30% of 50% of MFI (in \$s)			476	571	660		
Public Housing Units							
Occupied Units			21	70	88	179	0
Vacant Units			0	0	0	0	0
Total Units Occupied & Vacant			21	70	88	179	0
Rehabilitation Needs (in \$s)						0	

Answer No. 2: The County of Tulare Housing Authority does not have a designation of “troubled”. Tulare County Housing Authority has established a solid reputation for providing safe, affordable housing to low-income persons.

Barriers to Affordable Housing

1. *Describe the actions that will take place during the next year to remove barriers to affordable housing.*

Program Year 3 Action Plan Barriers to Affordable Housing response:

Answer No. 1: As detailed within the 2005-2010 Consolidated Plan and the City of Visalia Housing Element, the following policies are designed to assist with barriers to affordable housing:

General Policies

- The City, in a leadership role, shall continue to utilize all available funds to subsidize the development of affordable housing
- the City shall continue to provide a wide range of incentive programs to encourage affordable housing
- The City shall ensure that information on available housing programs continues to be made available and accessible to the public

Specific Policy Implementations

- The Visalia Zoning Ordinance will grant a 25% density bonus over the housing unit density allowed by existing zoning if the developer agrees to meet one of the following conditions:
 - At least 10% of the units are for very low income households
 - At least 20% of the units are for lower income households
 - At least 50% of the units are for seniors
- The Visalia Zoning Ordinance permits manufactured housing parks in three residential zones with a Conditional use permit.
- The City has no policies that would constrain the development of farm worker housing
- On January 8, 2004 the city adopted a second dwelling unit ordinance that follows the requirements of State law.
- The Visalia Zoning Ordinance permits group homes in four residential zones
- The City has approved three emergency shelters through the use of the CUP process in the last decade and will continue to do this on a case by case basis.
- Brochures regarding housing programs are regularly distributed to the public via the Redevelopment Agency, Code Enforcement Officer, the Tulare County Regional Center, the Police and the sub-recipients of our housing grants.

HOME/ American Dream Down payment Initiative (ADDI)

1. *Describe other forms of investment not described in § 92.205(b).*
2. *If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.*

3. *If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:*
 - a. *Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.*
 - b. *Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.*
 - c. *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*
 - d. *Specify the required period of affordability, whether it is the minimum 15 years or longer.*
 - e. *Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.*
 - f. *State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

4. *If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:*
 - a. *Describe the planned use of the ADDI funds.*
 - b. *Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.*
 - c. *Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.*

Program Year 3 Action Plan HOME/ADDI response:

Answer No. 1: HOME Funds will be used by the City of Visalia for the First Time Homebuyers (HAP) for down payment assistance loans. The HOME program requires local or state matching funds. The Federal HOME funds must be matched by non-federal resources (Sec. 92.218-222). All HOME eligible activities require a match of 25% (one dollar of local or state resources for every four federal dollars spent) unless specific exemptions have been granted by HUD. Since 1998 HUD has reduced the matching requirement to 12.5% for the City of Visalia. The City has chosen to provide the required matching local funds in the form of Redevelopment Low-Mod funds.

The City of Visalia maximizes Federal funds for housing and community development by leveraging other public funds and private investment. By using all available resources, the City has achieved more objectives. The city will continue to leverage its Federal Fiscal Year 2007/2008 CDBG and HOME Entitlement dollars and will continue to cooperate with local public and non-profit agencies to develop affordable

housing. By working with these agencies, CDBG and HOME funds expand opportunities for low- and moderate-income families. Local Community Leveraging Partners are as follows:

- Housing Authority of the County of Tulare
- Self Help Enterprises
- Community Services and Employment Training (C-SET)
- Habitat for Humanity of Visalia
- Visalians Interested In Affordable Housing (VIAH)

The Homebuyers Assistance Program leveraged an average of 4 to 1. That is, for every \$10,000 invested in loans for a household, an average of \$40,000 is invested by other lenders (CHFA, FHA, VA or conventional financing). For Fiscal Year 2007-2008, \$1,000,000 in HOME funds will leverage over \$4,000,000.

The City has not funded the Rental Rehabilitation Program as the City continues to review policies and procedures.

Answer No. 2: The City will adhere to the resale and recapture guidelines as required in 24 CFR 92.254. The City imposes the “Recapture” requirements. The recapture provisions are identified under the 24 CFR 92.254 (iii) HOME Final Rule. The recapture provisions ensure the Agency recoups all or a portion of the HOME assistance, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. The Agency may recapture the entire amount of the HOME investment from the homeowner.

Answer No. 3: The City of Visalia does not utilize HOME funds to refinance existing debt secured by multi-family dwellings for rehabilitation loans.

Answer No. 4: The City of Visalia has not been allocated funds for the American Dream Down Payment Initiative (ADDI).

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. *Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.*
2. *Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.*
3. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*

4. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*
5. *Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.*

Program Year 3 Action Plan Special Needs response:

Answer No. 1: The City of Visalia uses a small portion of CDBG funds to assist the Continuum of Care.

Community Development Block Grant Funds (CDBG) -Objective and expected Outcome	Investment	Percentage of Investment
Homelessness- CDBG Funds		
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities	\$ 115,537.00	9%
1. Increase accessibility to support facilities to end chronic homelessness (Continuum of Care/Homeless Project)	\$	15,537.00
2. Increase accessibility and availability of housing for disabled persons	\$	100,000.00

Answer No. 2, 3 & 4: The City of Visalia has allocated funds to Continuum of Care and Able Industries as follows.

- **Disabled Housing Projects:** The City understands the need for housing for disabled persons on limited or no-income. The City is working toward assisting Able Industries, a not-for-profit organization, serving individuals with disabilities in Tulare County, in identifying a site to purchase and/or renovate for a residential facility to address independent living opportunities for disabled adults. The allocation of CDBG funds would be directed toward acquisition or rehabilitation of a small complex (up to a four units). The housing opportunity would be complemented with provision of independent/supported living services, funding through the Central Valley Regional Center. Able Industries will be contributing a combination of funding sources in addition to the City's contribution of CDBG Funding.
- **Kings and Tulare County Continuum of Care/ Homeless Project.** This organization created a Local Emergency Shelter Strategy (LESS) and also became eligible to be the Local Responsible Technical Entity (RTE) which recommends funding for Emergency Housing and Assistance Program (EHAP). They also create a yearly "Point in Time" homelessness survey. It is their mission to support the non-profits and agencies that are members of the Continuum. In addition to the support, the Continuum would also like to provide support for a project, deemed necessary, to fill the gap in services for the mentally disabled. The Continuum of Care members are in the process of working on the subcommittee for the development of this facility. The City works as a participant and partner with the COC by attending monthly meetings, sponsorship of the Conferences (CDBG funds) for "Creative Solutions to Homeless Challenges Facing our Communities" and providing funding and technical assistance. The City is contributing seed funds in the amount of \$15,537.00.

A portion of yearly CDBG funds have been used to finance Homeless needs. In 2005/6 funds were expended to sponsor the Kings/Tulare Continuum of Care "Hope Housing Conference on Homelessness". A portion of CDBG funds finance the Code Enforcement Officer who works with the homeless community on a daily basis. CDBG funds were used by the City to purchase property and a building that is occupied by a non-profit (Visalia Ecumenical Charities) that provides free medical and legal

services to the indigent and homeless. These activities will be continued in the 2006/07 fiscal year

Visalia presently has organizations that provide services to the homeless, each one addressing a specific population:

- Visalia Rescue Mission- a faith based recovery program that has a 52 bed (has been expanded) men's shelter and a short term women's shelter, and a soup kitchen
- Partner's for Youth Vision-a program for homeless teens
- Alternative Services-a program for recently released prisoners/drug court clients that has a transitional house for men (6 beds) and women (6 beds)
- El Primer Paso- a culturally specific recovery center with eight beds for substance abusing Latinas
- Central California Family Crisis Center- a domestic violence shelter for 38 women and children with a 16 bed transitional housing program

These organizations are valuable first responders and they also provide many counseling and referral services with the goal of eliminating some of the causes of homelessness. The City historically participates in the prevention of one of the major causes of homelessness; lack of employment.

As a member and participant of COC, the City has provided technical assistance to help establish a Respite center for the Chronically Homeless with mental disabilities. As indicated previously, the City provided funding in the amount \$7,000 towards the sponsorship of the "Hope" Conference.

Several meetings have been convened at the City to bring together service providers and to define the mission and the program. It is anticipated that this year, the program will be finalized and project funding and a site location will be sought.

Barriers to achieving this are:

- a. Volunteer only staff at the Continuum of Care
- b. Lack of funding at this time
- c. City project management

City Staff participated in the "Point-In-Time" survey. The results are identified as Exhibit "L".

The City will continue to make every attempt to increase jobs and provide low cost housing, as well as continue to be an active and supportive member of the Continuum of Care.

Answer No. 5: The City is not in a position to implement a Discharge Coordination Policy.

The Homeless Need Table (Continuum of Care Homeless Population and Subpopulations Chart) Exhibit "M".

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 3 Action Plan ESG response:

Not applicable.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook (Exhibit "N").

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 3 Action Plan Community Development response:

Answer No. 1: As noted in the Consolidated Plan and the recent community Survey, Visalia's priority non-housing community development needs are as follows:

Community Development Block Grant Funds (CDBG) -Objective and expected Outcome	Investment	Percentage of Investment
Objective 3: Suitable Living Environment through Public Improvements	\$ 40,000.00	3%
1. Increase availability of handicapped access benefiting population with special needs (Streets ADA Compliance)	\$ 40,000.00	
Objective 4: Create Economic Development Opportunities and Community Development Opportunities (Parking Facilities)	\$ 646,727.00	52%
1. Improve economic opportunities for low-income persons through (job creation)	\$ 20,000.00	
2. Demonstrate a commitment to long-term economic growth by promoting expansion and (job retention) - Section 108 Loan- West Acequia	\$ 626,727.00	
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)	\$ 70,000.00	6%
1. Improve quality/increase availability of neighborhood facilities for low-income persons (Parks & Recreation- Village Park/Wittman)	\$ 70,000.00	
Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)	\$ -	0%
1. Support non profit agencies with accessibility to public services		

Objective 3: Suitable Living Environment through Public Improvements

Outcome Goal #1: Increase availability of handicapped access benefiting population with special needs.

- **Streets-ADA Compliance Projects.** Yearly provision of CDBG funding for the construction of ADA compliant ramps, sidewalks and warning detection panels for the blind in the area of downtown and throughout the city as requested by the disabled community. Staff attends Disability Advocacy Meetings to obtain assistance requests and to provide government accessibility to the members and wider community.(CDBG Funds allocated in the amount of: \$40,000; anticipated number of compliance issues addressed: 15)

Outcome Goal #2 (not shown above): Improve quality and increase quantity of public improvements that benefit low-and moderate income residents. The City utilizes other funding for public improvement projects.

Objective 4: Create Economic Development Opportunities (Job Creation) and Community Development Opportunities (Parking Facilities)

Outcome Goal #1: Improve economic opportunities for low-income persons through Job Creation.

- **Job Creation.** CDBG funding will be utilized when a specific company is making a request for assistance. Approximately \$20,000 has been set aside. The City continues to work closely with VF Outdoor Inc. As of September 2006, CDBG funds were allocated in the amount of \$304,048 to facilitate completion of their new 810,000 square foot facility in the Industrial Park. The purpose, as indicated in the current year 2006-2007 Annual Action Plan, was to offer to pay a portion of its development and impact fees to facilitate job creation opportunities, which will create 350 jobs. VF must also meet and maintain employment thresholds as outlined in their agreement. (CDBG Funds allocated in the amount of \$20,000; anticipated goal: 1)

Outcome Goal #2: Demonstrate a commitment to long-term economic growth by promoting expansion of existing and job retention.

- **Parking Structure (East Acequia Parking Structures)- Section 108.**To further promote the expansion of jobs in Visalia, the City is committed to providing adequate parking in the downtown area. Continued monitoring of jobs created in the area of the East Acequia Parking Structure will continue.
- **Parking Structure (West Acequia Parking Structures)- Section 108.**To further promote the expansion of jobs in Visalia, the City is committed to providing adequate parking in the downtown area. The City is presently constructing a second parking structure in the downtown area. This commitment will enable the expansion of the Kaweah Delta District Hospital which serves all income groups, which in turn will bring additional jobs to the City and maintain the economic engine of the hospital in the downtown area through the use of Section 108 funding. (CDBG Funds allocated in the amount of: \$626,727)

Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)

Outcome Goal #1: Improve quality/increase availability of neighborhood facilities for low-income persons.

- **Parks and Recreation:** The City will continue to provide and improve park facilities and recreational opportunities in low and moderate income neighborhoods and physically challenged adults and children. During the 2006-2007 Program Year, funding was ear marked in the amount of \$101,000, specifically for the **Village Park/Wittman Project**. An additional \$70,000 is allocated to this project to complete the scope of work identified within the grant application. (CDBG Funds allocated in the amount of \$70,000; anticipated number of park improvements: 2)
- **Parking Structure (West Acequia Parking Structures) - Section 108.**To further promote the expansion of jobs in Visalia, the City is committed to providing adequate parking in the downtown area. As noted previously, the City is presently constructing a second parking structure in the downtown area. This commitment will enable the expansion of the Kaweah Delta District Hospital which serves all income groups, which in turn will bring additional jobs to the City and maintain the economic engine of the hospital in the downtown area through the use of Section 108 funding. Expected jobs opportunities consist of approximately 200 new jobs anticipated from the \$105 million dollar hospital expansion, 10 jobs re-occupying a vacant building, 13 jobs from the construction of a new 15,456 square foot building, 10 additional jobs created with the anticipated results of the parking structure and the ability to serve additional

clients at Buckman-Mitchell Insurance Company. Office construction on undeveloped property in the parking structure service area is anticipated also. (CDBG Funds allocated in the amount of: \$626,727)

Outcome Goal #2: Improve quality/increase availability of neighborhood facilities through property acquisitions.

- **Acquisitions:** The City continues to improve community benefiting projects, such as the Community Campus, as referenced below. Properties surrounding the Community Campus are being purchased to benefit the Campus and provide opportunities in low and moderate income neighborhoods.

Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)

Outcome Goal #1: Increase/support the accessibility of public services.

The Community Campus project has been providing opportunities to enhance the already strong partnerships between Social Service Agencies and the City. This City project has been providing opportunities for many of the Social Service Agencies to locate their services closer to their clientele, and make many related services available to the public in one area. At the same time, provision of public amenities such as a park, road, bus stop, landscaping and fountain have improved the vacant sites. It will provide an economic stimulus to the area in after full build-out two ways: by providing an aesthetic improvement and by bringing in 300 people per day to the area.

As indicated previously, the three greatest assets to meeting the needs of the underserved population are education, coordination of services and availability of resources. The City of Visalia continues to address all of these areas by forging cooperative efforts with public and private organizations sharing the common mission of improving the quality of life for individuals. Agencies with whom we will continue to collaborate social services, employment and skills training are once again, listed below:

- *Visalia Ecumenical Charities-* The City has provided them a building on the Community Campus for their operation that provides medical and legal services to very low income persons
- *Community Services and Employment Training (CSET)-* the City sub-contracts with them to implement the Senior Home Repair program, and works together with them on many City improvement projects. C-Set is now located at the Community Campus.
- *Family Services of Tulare County*
- *Hispanic Chamber of Commerce - Kings-Tulare County-* The City is providing a parcel of land for this organization to join the Community Campus to provide drug rehabilitation services and related family and educational services to the Hispanic community.
- *Kaweah Delta Health Care District-* The City has partnered with this organization to keep the hospital downtown, in order to save and increase jobs. The West Acequia parking structure was required by the hospital to allow it to remain and expand in the downtown area.
- *Manuel Hernandez Community Center-* A City owned recreation facility that provides basketball, after school programming and other community services to the surrounding low income area. Last years Action Plan included an outdoor stage roof for this facility.

- *Partners for Youth Vision*- a drop in center for runaway and homeless youth- They are a member of the continuum of Care and have expressed interest in joining the Community Campus
- *Proteus, Inc.*- the City is providing Proteus a site in the community Campus project
- *Pro-Youth Visalia*
- *Real Alternatives for Youth Organization (RAYO)*
- *Salvation Army*
- *Tulare County Health and Human Services Agency*- provides lead based paint evaluations for owner-occupied housing for city housing programs
- *Tulare County Mental Health Association*
- *Visalia Rescue Mission*- Provides housing to the homeless and job training ; City provided CDBG funding for their job training facility
- *Visalia Unified School District*- The city is providing a parcel of land in the community Campus for them to operate a language assessment center and adult evening school.
- *Visalia Emergency Aid Council*-Provides many services including groceries to a very low income area, and is financed by a successful second hand retail store that was partially funded by a CDBG grant.
- *Wittman Village Community Center*- City owned recreation facility that provides recreation opportunities, classes and after school programming for a very low income area.
- *YWCA and YMCA*- A previous CDBG grant provided an elevator to the YMCA for handicap and elderly access to the second floor of their building. They provide after school services and adult evening classes.

Answer No. 2: In summary, the statutory overall goal of the community planning and development programs "is to develop viable urban communities by providing a suitable living environment and expanding economic opportunities principally for low and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing".

Community Development long-term objectives would be to comply with the goals stated in the adopted Housing Element, to continue to bring new jobs to the community and to continue to support the agencies and non-profits that provide job training. In order to achieve the goals stated in the Housing Element the City's housing programs are in the process of being evaluated and will be adjusted to achieve maximum benefit.

The City has had great success in attracting new businesses and will continue to pursue companies that bring a large number of jobs to the area. In 2005 two large corporations moved their operations to Visalia: VF Outdoor Inc. and CTX Builders Supply. VF will have 250 employees in 2006, and 350 by 2008. CTX Builders Supply will have 125 employees by 2008.

The City purchased property and developed sites for six non-profits and public agencies, to create a service campus that offers many job training programs.

Community development short-term objectives developed in accordance with the statutory goals are to continue ongoing programs and in-progress housing projects:

Antipoverty Strategy

1. *Describe the actions that will take place during the next year to reduce the number of poverty level families.*

Program Year 3 Action Plan Antipoverty Strategy response:

The City of Visalia is located in Tulare County which historically has high unemployment and a high number of poverty level families. Although Tulare County has been experiencing a decrease in the rate of unemployment, the City of Visalia will continue to make the issue of unemployment a priority in FY 2007-2008. In 2005, the unemployment rate decreased from 10% to 7%. Nearly 1.2 million square feet of new industrial building were built in Visalia's Industrial Park creating 1000+ new jobs. The City will continue to address this need through its increased efforts in FY 2006-2007 to improve the economic development and expansion opportunities city-wide including the Industrial Park. Included in these efforts is assistance to those businesses which will provide job retention and creation opportunities. This will be done in conjunction with current City and private efforts as part of a community consolidated process.

Recently, **California Dairies** purchased the Frito Lay building in the Industrial Park requiring a \$225 million dollar retooling of the plant, requiring a City Height Variance for 120 feet in height, 10 story building for its powdered milk operation. There were no special concessions made, however, the City did facilitate meetings, coordinated the Planning Commission Variance and Building Permits concurrently within 60 days. Upon reconstruction brings job creation to the Industrial Park.

City Council recently authorized **Fresno Pacific University** to move forward with a Conditional Use Permit in the Business Research Park Zone, which allows "Fast Track", or application priority submission in advance of a Master Plan. Again, upon completion of the relocation/expansion, jobs will be created and educational opportunities within the Central Valley will be expanded.

On January 12, 2007, Governor Arnold Schwarzenegger declared a State of Emergency for the State of California. Tulare County formed a **freeze relief** task force, collaboration between Government and Community Based Organizations to address the needs of freeze victims. The City worked closely with Proteus and provided employment opportunities to 21 displaced workers. The City conducted orientations and scheduled medical examinations, thereafter, placing the displaced workers within the Waste Water Treatment Plant, Visalia City Coach, Traffic Safety, Parks, Solid Waste, Streets, Fire, Fleet and Administration. These jobs provided three months, 40 hour per week employment. To date, 17 remain employed through the City. The City also provided "warming centers" throughout the community during the months of January and February.

As indicated within the report earlier, the three greatest assets to meeting the needs of the underserved population are education, coordination of services and availability of resources. The City of Visalia continues to address all of these areas by forging cooperative efforts with public and private organizations sharing the common mission of improving the quality of life for individuals eligible for HUD assistance. Agencies with whom we will continue to collaborate on housing, social services,

employment and skills training, neighborhood revitalization and economic development include:

Builders Exchange - Tulare/Kings Counties
Catholic Social Services - The Good New Center
Central Valley Christian Housing Development Corporation
City of Visalia - Citizens Advisory Committee
City of Visalia Council
Community Lenders Council
Community Services and Employment Training (CSET)
Family Services of Tulare County
Friends of the Homeless of Visalia
Hispanic Chamber of Commerce - Kings-Tulare County
Habitat For Humanity
Kaweah Delta Health Care District
Manuel Hernandez Community Center
North Visalia Neighborhood Advisory Committee
Proteus, Inc.
Pro-Youth/Heart Visalia
Real Alternatives for Youth Organization (RAYO)
Salvation Army
Self-Help Enterprises
Tulare County Resource Management Agency
Tulare County Health and Human Services Agency
Tulare County Mental Health Association
Visalia Association of Realtors
Visalia Chamber of Commerce
Valley Regional Center
Visalia Economic Development Council
Visalia Rescue Mission
Visalia Unified School District
Visalian's Interested in Affordable Housing (VIAH)
Visalia Emergency Aid Council
Wittman Village Community Center
YWCA and YMCA

The City will continue to pool its resources with these and other organizations to provide a continuum of services addressing the full range of needs of low and moderate-income families of Visalia. The City will continue working to obtain additional funds from State and Federal sources for housing and community development projects in FY 2003-2004.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*
- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs*

for the period covered by this Action Plan.

Program Year 3 Action Plan Specific Objectives response:

Community Development Block Grant Funds (CDBG) -Objective and expected Outcome	Investment	Percentage of Investment
Non Homeless Special Needs Housing- CDBG Funds		
Objective 7: Suitable Living Environment by Supporting Special Needs Services	\$ 161,000.00	13%
1. Maintain quality of owner-occupied housing for elderly (Senior Home Repair Program)	\$	91,000.00
2. Increase accessibility and range of housing options for person with special needs (SHARP)	\$	70,000.00

Answer No. 1: The objective and outcomes identified for Special Needs are listed below:

Outcome Goal #1: Maintain quality owner-occupied housing for elderly.

- **C-SET for Senior Home Minor Repair.** Provide funding to C-SET in order to administer the Senior Home Minor Repair Program. Assistance is provided to assist in minor repairs helping senior citizens remain in their homes. Examples of service are: Plumbing repairs, cooler/air conditioning repairs, roof repairs, door and window repairs, electrical repairs, appliance repairs, floor and carpentry repairs. (CDBG Funds allocated in the amount of: \$91,000; anticipated number of persons to be assisted: 180 clients with 600 service repairs)

Outcome Goal 2#: Increase accessibility and range of housing options for persons with special needs.

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Senior Handicapped and Repair Program (SHARP).** Community Development Block Grant Funds are provided allowing CVC Housing to administer the SHARP Program. This program is also under review and requires a "Request for Proposal" for its administration. The funds are provided as a grant, up to \$5,000, making it possible for extremely low and low-income senior citizens to make minor repairs to their mobile homes. Examples of assistance: Re-roof, handicapped access, heating furnace, hot water heater, electrical and plumbing fixtures; sanitary fixtures, and repair/replacement or purchase of an air conditioning unit which is required for a certified medical condition as prescribed by a licensed medical practitioner. (CDBG Funds allocated in the amount of: \$70,000; anticipated number of units to be assisted: 14)

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.

4. *Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*
5. *Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.*
6. *Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.*
7. *Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.*
8. *Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.*
9. *Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.*

Program Year 3 Action Plan HOPWA response:

Not applicable, as the City of Visalia does not receive HOPWA funding.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 3 Specific HOPWA Objectives response:

Not applicable, as the City of Visalia does not receive HOPWA funding.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

Exhibit "A"- Notice of Community Meetings- Visalia Survey

Exhibit "B" – CAC Committee Meeting Agenda- Survey – February 07, 2007

Exhibit "B-1"-CAC Committee Meeting Agenda – April 11, 2007

Exhibit "C" – Disability Advocacy Committee Meeting Agenda- Survey – February 12, 2007

Exhibit "C-1"-Disability Advocacy Committee Meeting Agenda – April 09, 2007

Exhibit "D" – North Visalia Neighborhood Advisory Committee Meeting Agenda-
Survey – February 14, 2007
Exhibit "D-1" North Visalia Neighborhood Advisory Committee Meeting Agenda –
April 11, 2007
Exhibit "E" – Washington Residents for a Better Community Meeting Agenda-
Survey- February 12, 2007
Exhibit "E-1" Washington Residents for a Better Community Meeting Agenda – April
23, 2007
Exhibit "F" - 2000 Population by Race (Tract Level)
Exhibit "G"- 2000 Household Income Ranges (Tract Level)
Exhibit "H"- CDBG Target Areas
Exhibit "I"- Public Hearing Notice
Exhibit "J"- City Council Agenda- Work Session Agenda
Exhibit "J-1" City Council Agenda Public Hearing
Exhibit "K"-City Council May 7, 2007 Transmittal
Exhibit "K-1" -Notes from City Council
Exhibit "K-2"- Public Comments
Exhibit "L" - Continuum of Care- Point-In-Time Survey
Exhibit "M"- The Homeless Need Table (Continuum of Care Homeless Population and
Subpopulations Chart)
Exhibit "N" –Community Development Needs Table
Exhibit "O" – Housing Needs Table

Exhibit "A" Notice of Community Meeting- Visalia Survey

NOTICE OF COMMUNITY MEETINGS

The City of Visalia receives an annual Community Development Block Grant (CDBG) and HOME Investment Partnership Grant (HOME) from the federal government through the Department of Housing and Urban Development (HUD). The City uses the grants to provide decent housing and a suitable living environment as well as expanding economic opportunities, principally for persons of low and moderate income.

Through the Five (5) Year Consolidated Plan (2005 – 2010) the high priority needs of the community were identified as Affordable Housing, Neighborhood Preservation, Code Enforcement and Economic Opportunities.

Public community meetings will be held to encourage public participation in identifying and reviewing the 5 year Consolidated Plan priority needs. Listed below are community meetings that the public is invited to attend. A community survey will be distributed to City of Visalia citizen's for an opportunity to identify high, medium and low priorities. The City encourages all citizens to participate through attending a community meeting. The survey has also been published on the City of Visalia website at www.ci.visalia.ca.us, copies of the survey are also available at the City of Visalia, City Hall, 707 West Acequia, Visalia, and the City of Visalia, Community Development Department, 315 East Acequia, Visalia.

COMMUNITY MEETINGS

CITIZENS ADVISORY COMMITTEE

Community Development Division

Joint Meeting (Needs Survey)

Survey Discussion on Wednesday, February 7, 2007

@ 6:00 p.m.

Located at: City Hall, Council Chambers, 707 W. Acequia Avenue

DISABILITY ADVOCACY COMMITTEE

Meeting on Monday, February 12, 2007

@ 4:00 p.m.

Located at: 310 North Locust Street, Visalia

NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE

Meeting on Wednesday, February 14, 2007

@ 6:30 p.m.

Located at: Fire Station #4, Conference Center, 440 West Ferguson, Visalia

WASHINGTON RESIDENTS FOR A BETTER COMMUNITY

Meeting on Monday, February 12, 2007

Community Needs Survey Discussions begins @ 6:30 p.m.

Located at 650 South Bridge, Iglesia de Cristo, MIEL

Upon completion of the survey, community input and the Draft Annual Action Plan, a public noticing period and additional community meetings, will provide an opportunity to review and comment on the Draft Plan. Public Hearing Notices will be published to identify the City Council meeting date, comment periods and community meeting date, time and locations.

Any questions or written comments may be directed to Rhonda Haynes, at the City of Visalia, 315 East Acequia, Visalia, or by telephoning Redevelopment Division at (559) 713-4364.

Please note if you challenge the listed items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Visalia at, or prior to, the public hearing.

For hearing impaired, if signing is desired, please call (559) 713-4512 twenty-four (24) hours in advance of the Meeting and such services will be provided as soon as possible following the meeting.

Publishing dates:

Visalia Times Delta (legal & retail) Tuesday, February 7, 2007, and Monday, February 12, 2007

El Sol: Friday, February 9, 2007

Visalia Weekly: Thursday, February 8, 2007

Exhibit "A" Notice of Community Meeting- Visalia Survey continued

NOTICE OF COMMUNITY MEETINGS

 The City of Visalia receives an annual Community Development Block Grant (CDBG) and HOME Investment Partnership Grant (HOME) from the federal government through the Department of Housing and Urban Development (HUD). The City uses the grants to provide decent housing and a suitable living environment as well as expanding economic opportunities, principally for persons of low and moderate income.

Through the Five (5) Year Consolidated Plan (2005 – 2010) the high priority needs of the community were identified as Affordable Housing, Neighborhood Preservation, Code Enforcement and Economic Opportunities.

Public community meetings will be held to encourage public participation in identifying and reviewing the 5-year Consolidated Plan priority needs. Listed below are community meetings that the public is invited to attend. A community survey will be distributed to City of Visalia citizens for an opportunity to identify high, medium and low priorities. The City encourages all citizens to participate through attending a community meeting. The survey has also been published on the City of Visalia website at www.cityofvisalia.com. Copies of the survey are also available at the City of Visalia, City Hall, 707 West Acacia, Visalia, and the City of Visalia, Community Development Department, 315 East Acacia, Visalia.

COMMUNITY MEETINGS

CITIZENS ADVISORY COMMITTEE
Community Development Division
Joint Meeting (Needs Survey)
Survey Discussion on Wednesday, February 7, 2007
@ 6:00 p.m.
Located at: City Hall, Council Chambers, 707 West Acacia Avenue

DISABILITY ADVOCACY COMMITTEE
Meeting on Monday, February 12, 2007
@ 4:00 p.m.
Located at: 310 North Loomis Street, Visalia

NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE
Meeting on Wednesday, February 14, 2007
@ 6:30 p.m.
Located at: Fire Station #4, Conference Center, 440 West Ferguson, Visalia

WASHINGTON RESIDENTS FOR A BETTER COMMUNITY
Meeting on Monday, February 12, 2007
Community Needs Survey Discussion begins @ 6:30 p.m.
Located at 650 South Bridge, Igouia de Cristo, MEEL

Upon completion of the survey, community input and the Draft Annual Action Plan, a public noticing period and additional community meetings, will provide an opportunity to review and comment on the Draft Plan. Public Hearing Notices will be published to identify the City Council meeting date, comment period and community meeting date, time and location.

Any questions or written comments may be directed to Rhonda Hayes, at the City of Visalia, 315 East Acacia, Visalia, or by telephoning Redevelopment Division at (559) 713-4366.

Please note if you challenge the listed items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Visalia, or prior to the public hearing.

For hearing impaired, if signing is desired, please call (559) 713-4512 twenty-four (24) hours in advance of the meeting and such services will be provided as soon as possible following the meeting.

0000053805-CityVisalia-0206-12
Feb
w/bc

Exhibit "B" – CAC Committee Meeting Agenda
 CAC Committee Meeting Agenda to participate in the Survey- February 07, 2007

<p>CAC Working Agreements</p> <ul style="list-style-type: none"> ❖ Start/End on time ❖ Be committed to CAC and subcommittees ❖ Listen to one person at a time ❖ Volunteer time liberally- be available and participate in events ❖ Agree to disagree- Respect others ❖ Follow through on commitments ❖ Express your opinions- Seek balanced input ❖ Enjoy our time together! 	<p>City of Visalia Joint Meeting of the Citizens Advisory Committee and the Community Development Division</p> <p>Wednesday February 7, 2007 5:30 p.m.</p> <p>City Hall West 707 West Acequia Visalia, California</p> <p>AGENDA</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 15%; vertical-align: top;">5:30 p.m.</td> <td>Welcome and public comment</td> </tr> <tr> <td style="vertical-align: top;">5:35 p.m.</td> <td>Approval of January 6 minutes</td> </tr> <tr> <td style="vertical-align: top;">5:40 p.m.</td> <td>Recommendation of appointment to the Airport Committee</td> </tr> <tr> <td style="vertical-align: top;">5:45 p.m.</td> <td>Subcommittee updates</td> </tr> <tr> <td style="vertical-align: top;">6:00 p.m.</td> <td>Public Opinion Survey CAC data gathering</td> </tr> <tr> <td style="vertical-align: top;">6:00 p.m.</td> <td>Community Needs Survey through Community Development Division</td> </tr> <tr> <td style="vertical-align: top;">7:30 p.m.</td> <td>Good of the order/adjourn</td> </tr> </table>	5:30 p.m.	Welcome and public comment	5:35 p.m.	Approval of January 6 minutes	5:40 p.m.	Recommendation of appointment to the Airport Committee	5:45 p.m.	Subcommittee updates	6:00 p.m.	Public Opinion Survey CAC data gathering	6:00 p.m.	Community Needs Survey through Community Development Division	7:30 p.m.	Good of the order/adjourn
5:30 p.m.	Welcome and public comment														
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6:00 p.m.	Public Opinion Survey CAC data gathering														
6:00 p.m.	Community Needs Survey through Community Development Division														
7:30 p.m.	Good of the order/adjourn														

Exhibit "B -1" – CAC Committee Meeting Agenda
Review of the Draft Annual Action Plan

CAC
Working
Agreements

City of Visalia
Citizens Advisory Committee

❖ Start/End on time

Wednesday April 11, 2007
5:30 p.m.

❖ Be committed to
CAC and
subcommittees

City Hall West
707 West Acequia
Visalia, California

❖ Listen to one
person at a time

AGENDA

5:30 p.m.

Welcome and public comment

❖ Volunteer time
liberally- be
available and
participate in
events

5:35 p.m.

Discussion of membership

5:45 p.m.

Approval of March 7 minutes

5:50 p.m.

Presentation of annual Action Plan for CDBG and
HOME grants

❖ Agree to disagree-
Respect others

6:00 p.m.

Recommendation of appointment to the Delta
Vector Control Committee

Recommendation of appointment to North Visalia
Advisory Committee

❖ Follow through on
commitments

Recommendation of appointment to the Transit
Committee

❖ Express your
opinions-
Seek balanced
input

Recommendation of appointment to the
Environmental Committee

6:05 p.m.

Non Profit Application Discussion

7:00 p.m.

Good of the order/adjourn

❖ Enjoy our time
together!

Exhibit "C" – Disability Advocacy Committee Meeting Agenda

Disability Advocacy Committee Meeting Agenda to participate in the Survey-
February 12, 2007

<p>DAC Working Agreements</p> <ul style="list-style-type: none">❖ Start/End on time❖ Be committed to DAC❖ Listen to one person at a time❖ Volunteer time liberally- be available and participate in events❖ Agree to disagree- Respect others❖ Follow through on commitments❖ Express your opinions- Seek balanced input❖ Enjoy our time together!	<p>City of Visalia Disability Advocacy Committee Agenda</p> <p>For the regular meeting of:</p> <p><u>Monday, February 12, 2007</u></p> <p>Starting Time: 4:00 p.m.</p> <p>Location: Visalia Senior Center 310 N. Locust</p> <table border="0"><tr><td>Chair:</td><td>Sharon Miles</td></tr><tr><td>Vice-Chair:</td><td>Karen Davidson</td></tr><tr><td>Board Member:</td><td>Bianca Flores</td></tr><tr><td>Board Member:</td><td>Georgia Franz</td></tr><tr><td>Board Member:</td><td>Kathleen Holzwarth</td></tr><tr><td>Board Member:</td><td>Rick Jones</td></tr><tr><td>Board Member:</td><td>Mary Wheeler</td></tr><tr><td>Alternate Member:</td><td>Rosemarie Holbert</td></tr><tr><td>Alternate Member:</td><td>Kathy Papove</td></tr></table> <hr/> <ol style="list-style-type: none">1. Call meeting to Order/Roll Call2. Public Comment or Written Communication <i>At this time, those in the audience are encouraged to address the Committee on any item not already included on tonight's agenda. The Committee cannot legally act on a matter that is not on the agenda. However, the Committee can investigate an issue and respond within a reasonable period of time.</i>3. Review and Approve the minutes of the January 8, 2006 meeting.4. Community Development Neighborhood Perseveration Community Survey – Rhonda Hayes5. Aquatic Center Committee Up-date – Mary Wheeler6. Old Business<ul style="list-style-type: none">• Compile list for Sharon Sheltzer for improvements• Connectivity of City Sidewalks in Public Right of Way Areas• Review of By-Laws7. Meeting Adjourn	Chair:	Sharon Miles	Vice-Chair:	Karen Davidson	Board Member:	Bianca Flores	Board Member:	Georgia Franz	Board Member:	Kathleen Holzwarth	Board Member:	Rick Jones	Board Member:	Mary Wheeler	Alternate Member:	Rosemarie Holbert	Alternate Member:	Kathy Papove
Chair:	Sharon Miles																		
Vice-Chair:	Karen Davidson																		
Board Member:	Bianca Flores																		
Board Member:	Georgia Franz																		
Board Member:	Kathleen Holzwarth																		
Board Member:	Rick Jones																		
Board Member:	Mary Wheeler																		
Alternate Member:	Rosemarie Holbert																		
Alternate Member:	Kathy Papove																		

Exhibit "C-1" – Disability Advocacy Committee Meeting Agenda

Disability Advocacy Committee Meeting Agenda for comments and review of Draft
Annual Action Plan – April 09, 2007

Exhibit "D" – North Visalia Neighborhood Advisory Committee Meeting Agendas

North Visalia Neighborhood Advisory Committee Meeting Agenda to participate in the Survey- February 14, 2007

NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE
Wednesday February 14, 2007 at 6:30 p.m.
Fire Department Station 4
440 West Ferguson
Visalia, California
Phone: 713-4205 ~ Fax: 713-4820

AGENDA

Introductions

Approval of Minutes January 10, 2007 meeting

• CITIZEN'S REQUESTS•

The North Visalia Neighborhood Advisory Committee requests that a 3-minute time limit be observed on requests. Please note that issues raised under Citizen's Requests are informational only and The North Visalia Neighborhood Advisory Committee will not take action at this time.

•Discussion •

Rhonda Haynes ~ The Neighborhood Preservation Division
City of Visalia Resident survey,
Community Development Block Grant (CDBG)
And
Home Investment Partnership Grant (HOME)

•Good of the Order•

•UPCOMING EVENTS•

Next Meeting Date

Wednesday
March 14, 2007

Adjournment

Exhibit "D-1" – North Visalia Neighborhood Advisory Committee Meeting Agendas

North Visalia Neighborhood Advisory Committee Meeting for Public comment and review of Draft Annual Action Plan- April 11, 2007

NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE
Wednesday April 11, 2007 at 6:30 p.m.
Fire Department Station 4
440 West Ferguson

Visalia, California

Phone: 713-4205 ~ Fax: 713-4820

AGENDA

Introductions

Approval of Minutes March 14, 2007 meeting

• CITIZEN'S REQUESTS •

The North Visalia Neighborhood Advisory Committee requests that a 3-minute time limit be observed or requests. Please note that issues raised under Citizen's Requests are informational only and The North Visalia Neighborhood Advisory Committee will not take action at this time.

• Discussion •

**Rhonda Haynes ~ The Neighborhood Preservation Division
City of Visalia Resident Survey Results**

• Good of the Order •

• UPCOMING EVENTS •

Next Meeting Date

Wednesday
May 9, 2007

Adjournment

Exhibit "E" – Washington Residents for a Better Community Meeting Agenda

Washington Residents for a Better Community Meeting Agenda to participate in the Survey- February 12, 2007

Washington Residents for a Better Community
Feb. 12, 2007 Agenda

6:30 Sign-in, nametags, Introduce ourselves briefly
6:40 Opening Prayer
6:45 Review our purposes, our strategies
6:50 Introducing: Rhonda Haynes, City of Visalia: Survey
7:00 Neighborhood Watch Groups: How is it going?
7:30 Closing Prayer

Exhibit "E-1" – Washington Residents for a Better Community Meeting Agenda

Washington Residents for a Better Community Meeting Agenda for comments and review of Draft Annual Action Plan – April 23, 2007

Washington Residents For a Better Community

Monday, April 23rd
6:30-7:30 PM
Iglesia de Cristo, MIEL

Agenda:

6:30PM

- ◆ Welcome: sign in, nametags/ *Bienvenidos a todos*
- ◆ Opening: Prayer and Scripture: / *Oracion y la Sagrada Escritura*
- ◆ WRBC purposes and strategies/ *WRBC propositos y estrategias*
- ◆ Rhonda Haynes, City of Visalia Neighborhood Preservation Division, survey results, action plan
- ◆ Discussion of our next issue, based on WRBC survey results and 1:1's/
Discusión de nuestro pregunta próxima, y los resultados de la encuesta
- ◆ Neighborhood Watch groups' updates / *Actualizaciones de los Vigilancia de Vecindarios*
- ◆ Closing Prayer/*Oración*
- ◆ Next WRBC Meeting: Monday, May 21st ; 6:30-7:30pm, at Iglesia de Cristo, MIEL
Proxima junta de WRBC: lunes, lunes, 21 de mayo; 6:30-7:30pm, a Iglesia de Cristo, MIEL

7:30 PM

Garden Street



Church Street



Exhibit "F" - 2000 Population by Race (Tract Level)

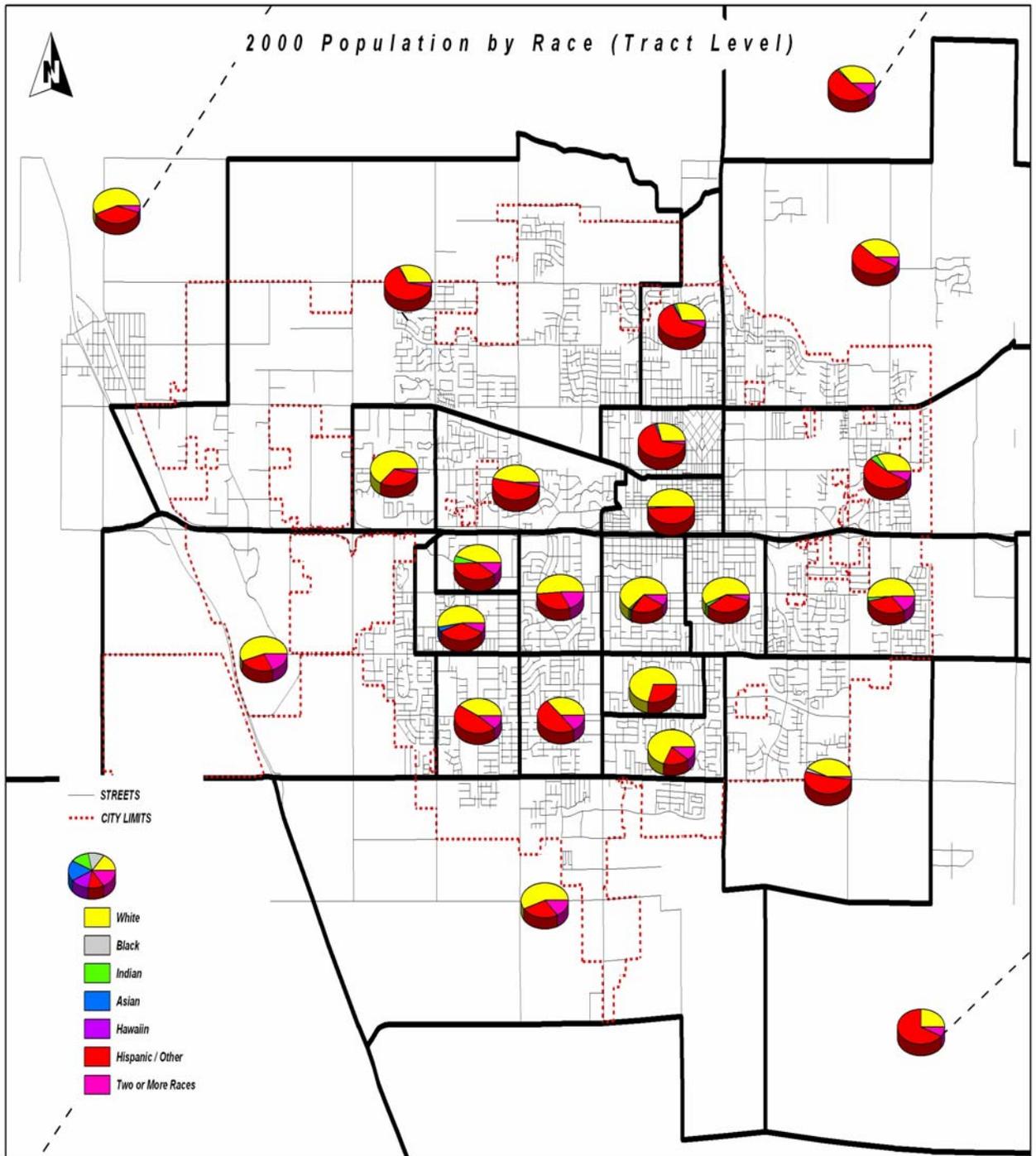


Exhibit "G" 2000 Household Income Ranges (Tract Level)

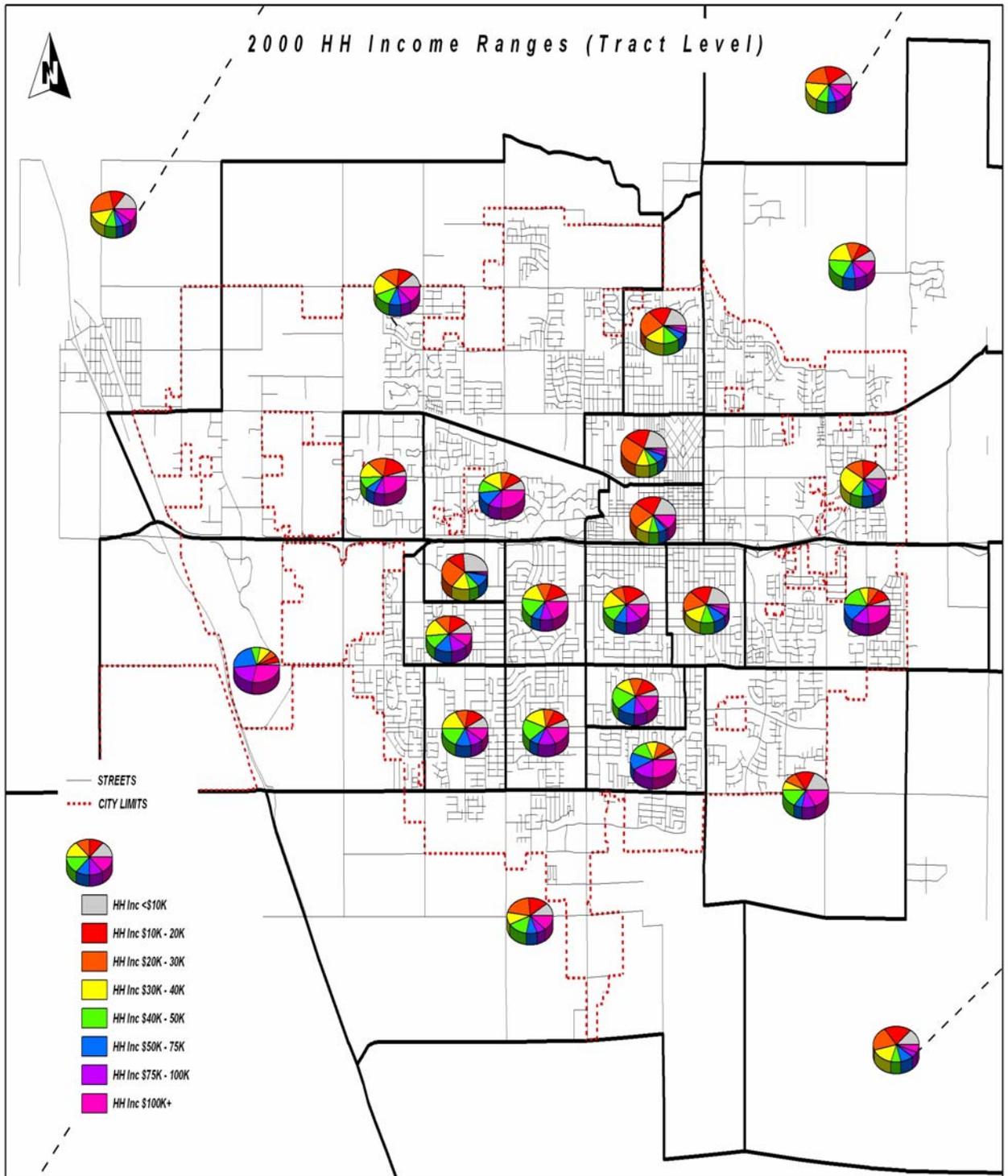


Exhibit "H" CDBG Target Areas

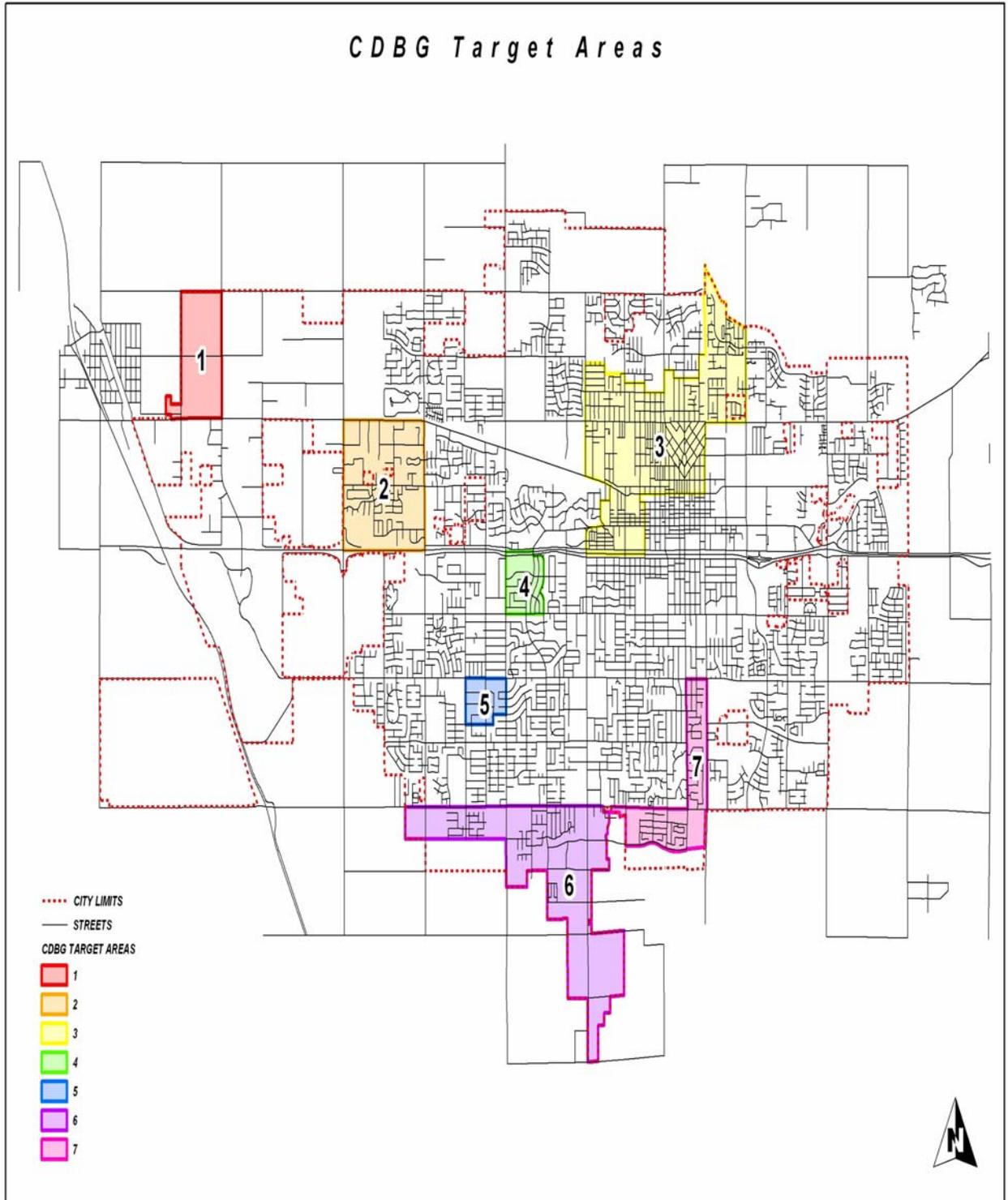


Exhibit "I" - Public Hearing Notice

NOTICE OF PUBLIC HEARING AND THE ADOPTION OF 2007/2008 ANNUAL ACTION PLAN

The City Council of the City of Visalia will hold a Public Hearing on Monday, May 7, 2007, at 7:00 PM. The meeting will be held at City Hall, Council Chambers, 707 West Acequia Avenue, Visalia, to adopt the 2007/2008 Annual Action Plan.

The City Council of the City of Visalia will hold a Work Session on Monday, April 16, 2007, at 4:00 PM. The meeting will be held at, City Hall, Council Chambers, 707 West Acequia Avenue, Visalia, to review the 2007/2008 Annual Action Plan. The public is invited to attend this meeting.

The City of Visalia receives an annual Community Development Block Grant (CDBG) and HOME Investment Partnership Grant (HOME) from the federal government through the Department of Housing and Urban Development (HUD). The City uses the grants to provide decent housing and a suitable living environment as well as expanding economic opportunities, principally for persons of low and moderate income.

The grant amount available for the fiscal year 2007/2008 CDBG Program is \$1,221,135 and for the 2007/2008 HOME Program is \$509,032. The proposed 2007/2008 Action Plan addresses the housing and community development needs identified in the adopted Consolidated Plan for the fiscal year 2007/2008 and the proposed use of these funds to meet these needs.

The City has scheduled the following community public meetings to discuss the plan adoption, and the public is encouraged to attend:

COMMUNITY MEETINGS

CITIZEN'S ADVISORY COMMITTEE
City Council Chambers
Located at 707 West Acequia, Visalia
City Hall, Council Chambers,
April 11, 2007, @ 5:30 PM

WASHINGTON RESIDENCE FOR A BETTER COMMUNITY
Located at 650 South Bridge, Visalia
Iglesia de Cristo, MIEL
April 23, 2007 @ 6:30 PM

DISABILITY ADVOCACY COMMITTEE
Located at 310 North Locust Street, Visalia
Community Senior Center
April 9, 2007, @ 4:00 PM

NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE
Located at 440 Ferguson, Visalia

Fire Station No. 4, Conference Center
April 11, 2007 @ 6:30 PM

The Public comment period on the proposed 2007/2008 Action Plan begins **April 6, 2007**, and ends **May 6, 2007**. During this time the 2007/2008 Action Plan may be viewed and obtained at The Community Redevelopment Agency of the City of Visalia, located at 315 E. Acequia, Visalia or by telephoning The Community Redevelopment Agency of the City of Visalia at (559) 713-4361. The Draft Action Plan has also been published on the City of Visalia website at www.ci.visalia.ca.us

Any questions or written comments may be directed to Tim Burns, Neighborhood Preservation Manager of the City of Visalia at the address and telephone number listed above.

Please note if you challenge the listed items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Visalia at, or prior to, the public hearing.

For hearing impaired, if signing is desired, please call (559) 713-4512 twenty-four (24) hours in advance of the Meeting and such services will be provided as soon as possible following the meeting.

Publishing dates: (Legal and Retail) April 06, 2007, and April 23, 2007

El Sol publishing dates: April 13, 2007 and April 27, 2007

Visalia Weekly dates: Thursday, April 12, 2007, April 26, 2007

Exhibit "J" - City Council Agenda- Work Session

Visalia City Council Agenda

For the regular meeting of: Monday, April 16, 2007

Location: City Hall Council Chambers

Mayor: Jesus J. Gamboa
Vice Mayor: Greg Kirkpatrick
Council Member: Greg Collins
Council Member: Donald K. Landers
Council Member: Bob Link

All items listed under the Consent Calendar are considered to be routine and will be enacted by one motion. If anyone desires discussion on any item on the Consent Calendar, please contact the City Clerk who will then request that Council make the item part of the regular agenda.

WORK SESSION AND ACTION ITEMS (as described) 4:00 p.m.

Public Comment on Work Session Items -

- 4:05 p.m. 1. Review and consideration of a "Concept Phasing Plan" for the proposed Lowery Ranch Master Plan/Specific Plan
- 4:35 p.m. 2. Review draft 2007-08 Action Plan budget for the use of the Community Development Block Grant (CDBG) and HOME Investment Partnership Grant Funds (HOME) from the Federal Government through the Department of Housing and Urban Development (HUD), prior to the Public Hearing before City Council on May 7, 2007.

3. Public Safety Communication Services

5:00 p.m. * *The time listed for each work session item is an estimate of the time the Council will address that portion of the agenda. Members of the public should be aware that the estimated times may vary. Any items not completed prior to Closed Session may be continued to the evening session at the discretion of the Council.*

ITEMS OF INTEREST

CLOSED SESSION

6:00 p.m. (Or, immediately following Work Session)

4. Conference with Real Property Negotiators

Property: City owned property located on the north side of Caldwell Avenue (Avenue 280) between Highway 99 and Road 68

Under Negotiation: Terms and conditions of purchase and Sale Agreement regarding Conservation Easement

Negotiators: Steve Salomon, Colleen Carlson, North Visalia Investments, LLC

5. Conference with Real Property Negotiators

Property: Part of APN 085-010-093 for riparian setback on south side of -Mill Creek east of Shirk Road

Under Negotiation: Price, terms, conditions of potential purchase

Negotiators: Steve Salomon, Don Stone, Paul Shepard, Les Peterson, Lennar Homes

6. Conference with Real Property Negotiators

Property: APN 126-050-018 for riparian setback on Packwood Creek at Woodland Street

Under Negotiation: Price, terms, conditions of purchase

Negotiators: Steve Salomon, Don Stone, Paul Shepard, Sheila Plane, DBO Development No. 29 LLC

7. Conference with Real Property Negotiators

Property: 440 N. Giddings

Under Negotiation: Price, terms, conditions of lease

Negotiators: Steve Salomon, Carol Cairns, Tom Seidler

8. Conference with Real Property Negotiators

Property: APN 085-010-096 - Vacant Land Parcel located on South side of Hillsdale Drive at Tommy Street.

Under Negotiation: Price, terms, conditions of potential purchase

Negotiators: Steve Salomon, Michael Olmos, Mangano Homes, Inc.

9. Conference with Labor Negotiators (54957.6a)

Agency Designated Representatives: Eric Frost, Jim Harbottle, Janice Avila

Employee organization: All bargaining units (Groups A, B, E, G, M, and unrepresented

REGULAR SESSION

7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION - Pastor David Miller, Gateway Church

SPECIAL PRESENTATIONS/RECOGNITION - Proclamation presentation declaring Saturday, April 21, 2007, Happy Hearts Day.

CITIZENS REQUESTS - This is the time for members of the public to comment on any matter within the jurisdiction of the Visalia City Council. This is also the public's opportunity to request that a Consent Calendar item be removed from that section and made a regular agenda

item for discussion purposes. Comments related to Regular or Public Hearing Items listed on this agenda will be heard at the time the item is discussed or at the time the Public Hearing is opened for comment. The Council Members ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome. The Council cannot legally discuss or take official action on citizen request items that are introduced tonight. In fairness to all who wish to speak tonight, each speaker from the public will be allowed three minutes (speaker timing lights mounted on the lectern will notify you with a flashing red light when your time has expired). Please begin your comments by stating and spelling your name and providing your address.

CHANGES TO THE AGENDA/ITEMS TO BE PULLED FOR DISCUSSION

10. CONSENT CALENDAR - Consent Calendar items are considered routine and will be enacted by a single vote of the Council with no discussion. For a Consent Calendar item to be discussed, or voted upon individually, it must be removed at the request of the Council.
 - a) Authorization to read ordinances by title only.
 - b) Receive Planning Commission Action Agenda for the meeting of April 9, 2007.
 - c) Authorize the City Manager to execute the Memorandum of Understanding for Police Managers and Supervisors Association (City of Visalia Employee Bargaining Unit Group A) for the period of March 31, 2007 through June 30, 2009.
 - d) Introduction of Ordinance No. 2007-06 authorizing the lease of three parcels of property at the Visalia Municipal Airport and authorizing the City Manager to execute a new agreement with Dennis Lipson for the continued operation of the Federal Express facility.
 - e) Appointment of Mary Wheeler to the Transit Advisory Committee.
 - f) Authorization to send letters of support for SB59 (Cogdill) Reliable Water Supply Bond Act of 2008.
 - g) Authorization to bid seven (7) neighborhood park projects without the requirement of payment of established State and Federal Prevailing Wages pursuant to Resolution No. 83-02.
 - h) Authorize the Recordation of the Final Map for Park Place 4, located north of Caldwell Avenue, between Pinkham Street and Lovers Lane (16 lots) and the Annexation of Park Place Unit 4 into Landscape and Lighting District No. 04-04, Park Place/Crossroads. APN: 126-840-028, 128-850-028. **(Resolution Nos. 2007-35 and 2007-36 required)**
 - i) Award a contract to LDV, Inc. in the amount of \$149,221.00 for the purchase of one Special Weapons and Tactical (SWAT) Team Response vehicle.

- j) Introduction of Ordinance 2007-07, establishing a public disturbance ordinance by adding chapter 9.32 to Title 9 of the Visalia Municipal Code.
- k) Appointment of Evan Long to serve on the Delta Vector Control District Board of Directors.
- l) Authorize the Mayor to request the Citizen's Advisory Committee to review the Committee/Commission process and issue a report, with any recommended changes, to the City Council.
- m) Authorize City Manager to execute contract agreement with the Downtown Visalians Inc. to provide security and cleaning services for the two Acequia parking structures.
- n) Authorize the Police Activities League (P.A.L.), to utilize a building for program operations at the recently acquired CalTrans property at 701 E. Race Avenue (APN: 094-100-022)
- o) Authorization for the City Manager to enter into a contract with HVS International to study the Convention Center operations, prepare a market analysis for future expansion, and calculate the economic impact on the local economy

Authorization to file Notice of Completion on the following:

- p) Ashley Grove Unit No. 1, containing 43 single-family lots, located north of Ferguson Avenue between Demaree Street and County Center.
 - q) Ashley Grove Unit No. 2, containing 15 multi-family lots, located at the northeast corner of Ferguson Avenue and Demaree Street intersection.
 - r) Project No. 3011-0000-720000- 8017 the Roeben/Ferguson Park Storm Basin.
 - s) Cameron Avenue and County Center Street Improvement Project, No. 3011-00000-720000-0-9733-2005.
11. Request for City Council to accept and process an annexation and Sphere of Influence Amendment for approximately 480 total acres owned by David & Ana Vargas, located on the west and east sides of Plaza Drive between Avenue 320 and Riggan Avenue inside the Visalia Industrial Park. (APN: 077-100-008, 010, 011)
 12. Staff presentation and City Council discussion and direction regarding overview of Recreation Park Stadium renovation project, infrastructure upgrades, demolition of grandstand berm and rebuilding grandstand at Recreation Park.

REPORT ON ACTIONS TAKEN IN CLOSED SESSION

REPORT OF CLOSED SESSION MATTERS FINALIZED BETWEEN COUNCIL MEETINGS

Upcoming Council Meetings

Monday, April 30, 2007, 4:00 p.m. - Jt. City Council/Planning Commission - Convention Center

Tuesday, May 1, 2007, 6 p.m. - Joint City Council/VUSD - 5000 W. Cypress

Monday, May 7, 2007 - City Hall Council Chambers

Monday, May 21, 2007 - City Hall Council Chambers

Work Session 4:00 p.m.

Regular Session 7:00 p.m.

City Hall Council Chambers

707 West Acequia Avenue

In compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing-Impaired - Call (559) 713-4900 (TDD) 48-hours in advance of the scheduled meeting time to request signing services.

Exhibit "J-1" City Council Agenda – Public Hearing

Exhibit "K"-City council May 7, 2007 Transmittal

Exhibit "K-1" Notes from City Council

Exhibit "K-2", Public Comments submitted

**CENTRAL VALLEY CHRISTIAN HOUSING
DEVELOPMENT CORPORATION**

2222 W. Sunnyside, Ste. 3, Visalia, CA 93277 (559) 625-5770 fax: (559) 625-3699

April 11, 2007

City of Visalia North Visalia Advisory Committee

Ref: Public Meeting - 4/11/07
Citizen Participation - Consolidated Plan - Annual Plan for 2007-2008

The Consolidated Plan Annual Plan lists the proposed uses for the Community Development Block Grant funds and HOME funds, programs administered by HUD. The only two legitimate uses for CDBG funds is to 1) assist low income persons (under 80% of median income) and 2) to reduce slum and blight. Other than the code enforcement program, all programs listed assist low income persons.

I am concerned that over half of the City's CDBG Program funds are being used to build a parking structure (\$626,727 out of an allocation of \$1,221,135). The only way that the City can legitimately use these funds for this purpose (economic development) is to create employment opportunities for low income persons. The parking structure does not employ permanent positions; therefore, it is an illegitimate use of these dollars.

There are many other legitimate uses that these funds. The Consolidated Plan lists several great organizations that solely serve the needs of low income persons in the community. I know that Partners for Youth Vision, a non-profit corporation specifically created to provide homeless youth with desperately needed services, could use CDBG funds for operating costs. This is a legitimate use of these funds because it specifically targets low income at-risk youth.

The City of Visalia has many other potential uses of these funds, such as increasing funds for homelessness in the community (currently the City has no funds to help homeless families or individuals.) The City could increase housing funds to assist low income families with housing repairs. The current funds in the Housing Rehabilitation Program will assist only 3 families in the upcoming year, whereas approximately 40% of the Visalia population, or roughly 50,000 people, are low income. All funds used for this purpose eventually come back to the City through loans

I strongly encourage you to recommend to the City Council re-allocation of the funds listed for improvements for a parking structure to eligible uses, including programs and projects designed specifically for low income households.

Thank you for your consideration in this matter.

Sincerely,
Mauna Ekema, CVC Housing Manager

Any additional citizen comments, to be inserted after City Council Public Hearing on May 7, 2007

Exhibit "L"-Continuum of Care- Point-In-Time Survey conducted

Kings/Tulare County Continuum of Care Survey Results

Location: Visalia
Total number of surveys: 224
Total number of adult homeless: 224
Total number of children homeless: 73
Total homeless population on 1: 297

Survey Language (224)		
English	217	97%
Spanish	7	3%

Age (220)		
<20	6	3%
20-29	67	30%
30-39	52	24%
40-49	50	23%
50-59	32	15%
60-69	11	5%
70+	2	1%

Sex (224)		
Male	159	71%
Female	65	29%

Ethnicity (224)		
African American	18	8%
Native American	7	3%
White	103	46%
Asian/Pacific Islander	2	1%
Hispanic/Latino	79	35%
Mutli-Cultural	12	5%
Other	3	1%

Primary Language (224)		
English	203	91%
Spanish	21	9%
Hmong	0	0%
Lao	0	0%
Other	0	0%

Highest Level of Education (224)		
Grade School	53	24%
High School/GED	115	51%
Some College	41	18%
College Degree	9	4%
Never Attended Schod	6	3%

How Long Homeless (193)		
1 mo. or <	30	16%
2-6 mo.	73	38%
7-12 mo.	39	20%
13-24 mo.	17	9%
25-36 mo.	14	7%
37+ mo.	20	10%

Homeless Before (216)		
Yes	105	49%
No	111	51%

Employed (219)		
Yes	31	14%
No	188	86%
If No, Length Unemployed (41)		
<3 mo.	10	24%
3<6 mo.	6	15%
6<9 mo.	5	12%
9<12 mo.	1	2%
12<18 mo.	4	10%
18<24 mo.	3	7%
24<36 mo.	2	5%
36<48 mo.	2	5%
48<60 mo.	1	2%
>60 mo.	7	17%

Veteran (215)		
Yes	18	8%
No	197	92%

Ex-Offender (217)		
Yes	103	47%
No	114	53%

DV Victim (within last 6 mo.) (222)		
Yes	26	12%
No	196	88%

Current Housing (209)		
Emergency Shelter	70	33%
Transitional Housing	40	19%
Relative/Friend	45	22%
Street	49	23%
Motel/Hotel	1	0%
Car	4	2%

Previous Housing (216)		
Kings County	18	8%
Tulare County	154	71%
Another County	21	10%
Out of State	19	9%
Out of Country	4	2%

Disabled (215)		
No	160	74%
Yes	55	26%
If yes, what type of disability? (55)		
Physical	27	49%
Mental	19	35%
HIV/AIDS	2	4%
Substance Abuse	16	29%
Dual Diagnosis	2	4%
Post Traum. Stress Di	4	7%
Other	6	11%

Services Needed (218)		
Food/Hot Meal	161	72%
Health Care	142	63%
Dental Care	147	66%
Vision Care	113	50%
Sub. Abuse Treat.	79	35%
Mental Health Care	35	16%
Job Training	85	38%
Transportation	129	58%
Education	75	33%
Housing Assistance	149	67%
Legal	67	30%
Child Care	29	13%

Size house/apt. needed (217)		
Studio	61	28%
1 bedroom	64	29%
2 bedroom	52	24%
3 bedroom	17	8%
4 bedroom	6	3%
5 bedroom	3	1%
None	14	6%

Services Unable to Access (218)		
Food/Hot Meal	42	19%
Health Care	80	36%
Dental Care	101	45%
Vision Care	82	37%
Sub. Abuse Treat.	21	9%
Mental Health Care	23	10%
Job Training	69	31%
Transportation	25	11%
Education	34	15%
Housing Assistance	96	43%
Legal	49	22%
Child Care	19	8%

Homeless w/Spouse (Partner) (221)		
Yes	47	21%
No	174	79%

Ages of Children							
	Living with you	Family/Friends	CPS/CWS	Foster Care	Other Parent	Pregnant	
<1 year	6	1					
1	5	1					
2	7						
3	4						
4	4						
5	2						
6	3						
7	5						
8	1						
9	6	1					
10	1						
11	3					1	
12	1						
13	3					1	
14	5					1	
15	1						
16	5						
17	4	2					
Unknown	7	74	7	8	44		
Total	73	80	7	8	48	5	

The Homeless Need Table (Continuum of Care Homeless Population and Subpopulations Chart) Exhibit "M".

CPMP Version 1.3																					
Continuum of Care Homeless Population and Subpopulations Chart																					
Part 1: Homeless Population		Sheltered		Un-sheltered	Total	Jurisdiction															
		Emergency	Transitional			Data Quality															
1. Homeless Individuals		557	0	0	557	(E) estimates															
2. Homeless Families with Children				0	0																
2a. Persons in Homeless with Children Families		148	0	0	148																
Total (lines 1 + 2a)		705	0	0	705																
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total	Data Quality															
						(S) statistically reliable sampl															
1. Chronically Homeless			0	0	0																
2. Severely Mentally Ill			121	0	121																
3. Chronic Substance Abuse			34	0	34																
4. Veterans			0	0	0																
5. Persons with HIV/AIDS			0	0	0																
6. Victims of Domestic Violence			30	0	30																
7. Youth (Under 18 years of age)			0	0	0																
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H.M.L.	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPEWA, ESG, or Other	
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal				
Beds	Emergency Shelters	60	0	60	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Transitional Housing	513	0	513	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Permanent Supportive Housing	169	0	169	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Total	742	0	742	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
Chronically Homeless																					
Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H.M.L.	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPEWA, ESG, or Other	
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal				
Beds	Emergency Shelters	38	0	38	0	0	0	0	0	0	0	0	0	0	0	0	###				
	Transitional Housing	148	0	148	0	0	0	0	0	0	0	0	0	0	0	0	###				
	Permanent Supportive Housing	199	0	199	0	0	0	0	0	0	0	0	0	0	0	0	###				
	Total	385	0	385	0	0	0	0	0	0	0	0	0	0	0	0	###				
<p>Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).</p> <p>Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).</p> <p>Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.</p> <p>Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.</p>																					

Exhibit "N" –Community Development Needs Table

Jurisdiction		CPMP Version 1.3														Only complete blue sections.					
Housing and Community Development Activities		Needs	Current	Gap	5-Year Quantities										% of Goal	Priority/Next H.M.L.	Dollars to Address	Plan to Fund?	Fund Source		
					Year 1		Year 2		Year 3		Year 4		Year 5							Cumulative	
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						Goal	Actual
01	Acquisition of Real Property 570.201(a)	5	0	5	1	1	1	1	1	1	1	1	5	1	20%	H	1E+06	Y	H		
02	Disposition 570.201(b)	0	0	0									0	0	###						
03	Public Facilities and Improvements (General) 570.201(c)	0	20	-20	1	1							1	1	100%	M	20000	Y	C		
03A	Senior Centers 570.201(c)	0	0	0									0	0	###						
03B	Handicapped Centers 570.201(c)	0	0	0									0	0	###						
03C	Homeless Facilities (not operating costs) 570.201(c)	0	14	-14									0	0	###						
03D	Youth Centers 570.201(c)	0	1	-1									0	0	###						
03E	Neighborhood Facilities 570.201(c)	0	1	-1									0	0	###						
03F	Parks, Recreational Facilities 570.201(c)	11	0	11	3	1	2	2	2	2	2	11	1	9%	M	2E+05	Y	C			
03G	Parking Facilities 570.201(c)	1	0	1	1	1						1	1	100%	M	97344	Y	C			
03H	Solid Waste Disposal Improvements 570.201(c)	0	0	0									0	0	###						
03I	Flood Drain Improvements 570.201(c)	0	0	0									0	0	###						
03J	Water/Sewer Improvements 570.201(c)	0	4	-4									0	0	###						
03K	Street Improvements 570.201(c)	0	14	-14									0	0	###						
03L	Sidewalks 570.201(c)	15	0	15	9	9	5					14	9	64%	H	57000	Y	C			
03M	Child Care Centers 570.201(c)	0	0	0									0	0	###						
03N	Tree Planting 570.201(c)	0	0	0									0	0	###						
03O	Fire Stations/Equipment 570.201(c)	0	4	-4									0	0	###						
03P	Health Facilities 570.201(c)	0	3	-3									0	0	###						
03Q	Abused and Neglected Children Facilities 570.201(c)	0	0	0									0	0	###						
03R	Asbestos Removal 570.201(c)	0	0	0									0	0	###						
03S	Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0									0	0	###						
03T	Operating Costs of Homeless/AIDS Patients Programs	1	0	1	0	0	0	0	1	0	0	1	0	0%	H	1E+05	Y	C			
04	Clearance and Demolition 570.201(d)	0	0	0									0	0	###						
04A	Clean-up of Contaminated Sites 570.201(d)	0	0	0									0	0	###						
05	Public Services (General) 570.201(e)	0	0	0									0	0	###						
05A	Senior Services 570.201(e)	0	0	0									0	0	###						
05B	Handicapped Services 570.201(e)	0	0	0									0	0	###						
05C	Legal Services 570.201(e)	0	0	0									0	0	###						
05D	Youth Services 570.201(e)	0	0	0									0	0	###						
05E	Transportation Services 570.201(e)	0	0	0									0	0	###						
05F	Substance Abuse Services 570.201(e)	0	0	0									0	0	###						
05G	Battered and Abused Spouses 570.201(e)	0	0	0									0	0	###						
05H	Employment Training 570.201(e)	0	0	0									0	0	###						
05I	Crime Awareness 570.201(e)	0	0	0									0	0	###						
05J	Fair Housing Activities (if CDBG, then subject to 570.201(e))	0	0	0									0	0	###						
05K	Tenant/Landlord Counseling 570.201(e)	0	0	0									0	0	###						
05L	Child Care Services 570.201(e)	0	0	0									0	0	###						
05M	Health Services 570.201(e)	0	0	0									0	0	###						
05N	Abused and Neglected Children 570.201(e)	0	0	0									0	0	###						
05O	Mental Health Services 570.201(e)	0	0	0									0	0	###						
05P	Screening for Lead-Based Paint/Lead Hazards Poison 570.201	0	0	0									0	0	###						
05Q	Subsistence Payments 570.204	0	0	0									0	0	###						
05R	Homeownership Assistance (not direct) 570.204	0	124	-124									0	0	###						
05S	Rental Housing Subsidies (if HOME, not part of 5% 570.204)	0	0	0									0	0	###						
05T	Security Deposits (if HOME, not part of 5% Admin c)	0	0	0									0	0	###						
06	Interim Assistance 570.201(f)	0	0	0									0	0	###						
07	Urban Renewal Completion 570.201(h)	0	0	0									0	0	###						
08	Relocation 570.201(i)	0	0	0									0	0	###						
09	Loss of Rental Income 570.201(j)	0	0	0									0	0	###						
10	Removal of Architectural Barriers 570.201(k)	75	0	75	15	15	15	15	15	15	15	75	15	20%	H	2E+05	Y	C			
11	Privately Owned Utilities 570.201(l)	0	0	0									0	0	###						
12	Construction of Housing 570.201(m)	80	2	78	70	0	10					80	0	0%	H	4E+06	Y	H			
13	Direct Homeownership Assistance 570.201(n)	75	0	75	20	9	31	8	8	8	8	75	9	12%	H	4E+06	Y	H			
14A	Rehab: Single-Unit Residential 570.202	3145	0	3145	629	751	629	629	629	629	629	3145	751	24%	H	2E+06	Y	C,H			
14B	Rehab: Multi-Unit Residential 570.202	0	4	-4								0	0	###							
14C	Public Housing Modernization 570.202	0	0	0								0	0	###							
14D	Rehab: Other Publicly-Owned Residential Buildings 570.202	0	0	0								0	0	###							
14E	Rehab: Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0								0	0	###							
14F	Energy Efficiency Improvements 570.202	0	0	0								0	0	###							
14G	Acquisition - for Rehabilitation 570.202	0	3	-3								0	0	###							
14H	Rehabilitation Administration 570.202	0	31	-31								0	0	###							
14I	Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0								0	0	###							
15	Code Enforcement 570.202(c)	600	0	600	120	190	120	120	120	120	120	600	190	32%	H	2E+05	Y	C			

Exhibit "O" – Housing Needs Table

CPMP Version 1.3		Grantee:		3-5 Year Quantities												Households with a Disabled Member	Disproportionate Racial/Ethnic Needs?	# of Households in lead-Hazard Housing	Total Low Income #/V/AIDS Population					
Housing Needs Table		Only complete blue sections. Do NOT type in sections other than blue.		Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year						% of Goal	Priority Need?	Plan AL Fund?	Fund Source	
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems		Current % of Households	Current Number of Households	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	% of Goal				% HSHLD	# HSHLD			
Household Income <=30% MFI	Elderly	NUMBER OF HOUSEHOLDS	100%	383																100%	15	N	17071	
		Any housing problems	72.8	279												0	#DIV/0!							
		Cost Burden > 30%	67.6	258	60	0										0	#DIV/0!	H	Y	H				
	Cost Burden >50%	49.3	189												0	#DIV/0!								
	Small Related	NUMBER OF HOUSEHOLDS	100%	819																				
		With Any Housing Problems	88.4	724												0	#DIV/0!							
		Cost Burden > 30%	83.5	684	2	0	2									0	#DIV/0!	H	Y	H				
	Cost Burden >50%	72.9	594												0	#DIV/0!								
	Large Related	NUMBER OF HOUSEHOLDS	100%	465																				
		With Any Housing Problems	95.7	445												0	#DIV/0!							
		Cost Burden > 30%	87.1	405												0	#DIV/0!							
	Cost Burden >50%	66.7	310												0	#DIV/0!								
All other household	NUMBER OF HOUSEHOLDS	100%	439																					
	With Any Housing Problems	78.4	344												0	#DIV/0!								
	Cost Burden > 30%	78.4	344												0	#DIV/0!								
Cost Burden >50%	71.5	314												0	#DIV/0!									
Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	384																				
		With Any Housing Problems	71.6	275												0	#DIV/0!							
		Cost Burden > 30%	71.6	275	4	2	4	4	4	4	4	4	4	4	4	2	#DIV/0!	H	Y	C				
	Cost Burden >50%	52.1	200												0	#DIV/0!								
	Small Related	NUMBER OF HOUSEHOLDS	100%	205																				
		With Any Housing Problems	73.2	150	80	84	80	80	80	80	80	80	80	80	84	#DIV/0!	M	Y	C					
		Cost Burden > 30%	73.2	150												0	#DIV/0!							
	Cost Burden >50%	63.4	134												0	#DIV/0!								
	Large Related	NUMBER OF HOUSEHOLDS	100%	103																				
		With Any Housing Problems	100	103												0	#DIV/0!							
		Cost Burden > 30%	90.8	99												0	#DIV/0!							
	Cost Burden >50%	87.2	95												0	#DIV/0!								
All other household	NUMBER OF HOUSEHOLDS	100%	134																					
	With Any Housing Problems	77.6	104												0	#DIV/0!								
	Cost Burden > 30%	77.6	104	4	4	4	4	4	4	4	4	4	4	4	#DIV/0!	H	Y	C						
Cost Burden >50%	67.2	94												0	#DIV/0!									
Rentier	Elderly	NUMBER OF HOUSEHOLDS	100%	373																				
		With Any Housing Problems	75.9	283												0	#DIV/0!							
		Cost Burden > 30%	74.8	279												0	#DIV/0!							
	Cost Burden >50%	42.9	160												0	#DIV/0!								
	Small Related	NUMBER OF HOUSEHOLDS	100%	870																				
		With Any Housing Problems	89.1	775												0	#DIV/0!							
		Cost Burden > 30%	81	705												0	#DIV/0!							
	Cost Burden >50%	28.2	245	8	0	8									0	#DIV/0!	H	Y	H					
	Large Related	NUMBER OF HOUSEHOLDS	100%	493																				
		With Any Housing Problems	94	463												0	#DIV/0!							
		Cost Burden > 30%	58.9	294												0	#DIV/0!							
	Cost Burden >50%	18	90												0	#DIV/0!								
All other household	NUMBER OF HOUSEHOLDS	100%	314																					
	With Any Housing Problems	84.1	264												0	#DIV/0!								
	Cost Burden > 30%	84.1	264												0	#DIV/0!								
Cost Burden >50%	51	160												0	#DIV/0!									
Owner Related	Elderly	NUMBER OF HOUSEHOLDS	100%	694																				
		With Any Housing Problems	54.6	330												0	#DIV/0!							
		Cost Burden > 30%	53	320	6	8	6	6	6	6	6	6	6	6	8	#DIV/0!	H	Y	C					
	Cost Burden >50%	31.5	190												0	#DIV/0!								
	Small Related	NUMBER OF HOUSEHOLDS	100%	240																				
		With Any Housing Problems	81.3	195	70	76	75	75	75	75	75	75	75	75	76	#DIV/0!	H	Y	C					
		Cost Burden > 30%	81.3	195	7	6	7	7	7	7	7	7	7	7	7	#DIV/0!	H	Y	H					
	Cost Burden >50%	77.1	185	3	3	3	3	3	3	3	3	3	3	3	#DIV/0!	H	Y	C						
	All other household	NUMBER OF HOUSEHOLDS	100%	163																				
		With Any Housing Problems	100	163												0	#DIV/0!							

Appendix "B"

First Time Homebuyers Program (FTHB): The current second mortgage allocation per borrower is up to \$75,000. Staff recommends reducing the maximum to \$60,000 in order to continue its efforts in assisting families.

Summary/background:

First Time Homebuyers Program recommended changes: Current second mortgage allocations per borrower is up to \$75,000, at an interest rate of two-percent (2%), making it possible for low-to-moderate income families, including families at very-low income to own a home within the City limits. September 18, 2006, City Council approved additional funding for the FTHB Program whereas twenty-three (23) families purchased a home and all funding was reserved by November 17, 2006.

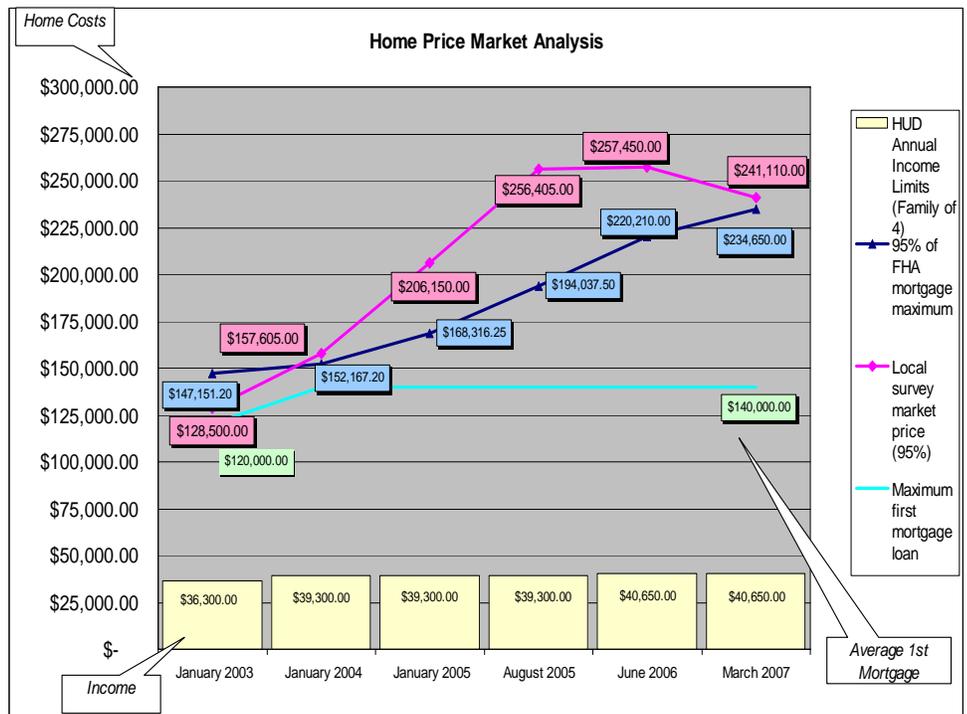
Why should the maximum be reduced?

Three reasons exist why the loan maximum should be decreased to \$60,000.

1. Purchase price of homes have decreased by 6% in the last 6 to 9 months; and
2. Utilizing recent participants' income levels, debt ratios and first mortgage information, in today's market, city assistance in the amount of \$60,000 can assist, even the 30% income family, in purchasing a home and realizing their dream of homeownership; and
3. By reducing the maximum loan limit to \$60,000, with the recent market analysis data, the number of homes would continue to meet the City's lending guidelines, which would remain below twenty-five percent (25%) of the available market.

Reason One: The purchase price of homes have decreased six percent (6%) in a six to nine month period.

Staff conducting an analysis of Visalia's market, it assists staff in identifying local market conditions. As identified in the "Home Price Market Analysis" graph shown below, the median price of homes sold decreased since June 2006.



Reason Two: Utilizing recent participants' income levels, debt ratios and first mortgage information, in today's market, city assistance in the amount of \$60,000 can assist, even the 30% income family, in purchasing a home and realizing their dream of homeownership.

Table I What may have been purchased @ 60k, attached as Exhibit "1", represents the number of homes, identified through the Multiple Listing Services as of April 26, 2007, and the purchasing power for \$60,000 as it relates to recent participants data collected through the processing of loans and today's housing costs. Keeping in mind that housing costs have decreased by **six percent (6%)** since June 2006, reducing housing costs by approximately \$16,000. (Exhibit "1")

Analysis Time Period	Median Price "sold"	No. homes sold
April 2006-June 2006	\$ 257,450.00	352
December 2006-March 2007	\$ 241,110.00	225
Change in Market=	\$ 16,340.00	127
%	6%	36%

Table II, 60K with Today's Housing Market Costs, has taken recent First Time Homebuyer participants first mortgage calculations, based upon their income, debt ratios and number of persons in the family and applied \$60,000 City assistance, thereafter representing an estimated housing cost. It is clear that a family at the 30% income level, depending on the number of persons in the family and current debt, can afford a home at the purchase price of \$151,300, including the assistance of the First Time Homebuyers Program maximum loan of \$60,000. With the current list of home prices, the family has approximately ten (10) homes available to choose from, a family at the 50% income level has approximately thirty (30) homes to choose from.

Table II 60K with Today's Housing Market Costs				
Hud Income %				
# in family	30%	50%	60%	80%
1			1	
2	1			4
3		1		5
4		1		2
5			3	2
6		1		
Average 1st Mortgage	\$ 91,300	\$ 113,600	\$ 115,700	\$ 117,100
If provided \$75K				
Purchase Price	\$ 166,300	\$ 188,600	\$ 190,700	\$ 192,100
# homes available	25	52	63	63
If provided 60K				
Purchase Price	\$ 151,300	\$ 173,600	\$ 175,700	\$ 177,100
# homes available	11	31	37	37

Reason Three: By reducing the maximum loan limit to \$60,000, with the recent market analysis data, the number of homes would continue to meet the City's lending guidelines and qualifying individuals could still access 25% of the market.

The analysis conducted and provided to Council in September 2006 indicated that increasing the maximum loan limit, that twice as many homes would meet the City's lending guidelines, which was approximately 20% of the market. By reducing the maximum loan limit to \$60,000, with the recent market analysis data, the number of homes would continue to meet the City's lending guidelines, which is approximately 24% of the **available market**.

Table III, Potential Purchasing Power, shown below, represents "basic" scenarios for 30%, 50%, 60% and 80% of the Median Family Income (MFI), based upon a family of four (4), estimated debt to income ratios at approximately 30%, with a City second mortgage of \$60,000, and \$75,000 being considered. **Exhibit 2" CHAFA Financing Scenarios,** attached, represents more detailed information of Table III.

The purchasing power, based upon hypothetical scenarios show that a large percentage of the market is available to potential homebuyers as seen through both Table II and Table III. (i.e. 90 homes available to a family at the 80% income category.

Table III				
Potential Purchasing Power CHAFA Financing Scenario	Percentage of Median Income			
	30%	50%	60%	80%
Gap Financing \$60k				
Income (Annually)	\$ 15,450	\$ 25,750	\$ 30,480	\$ 41,200
Max Allowed House Payment @ 30% (1st Mtg- PITI)	\$ 398	\$ 658	\$ 790	\$ 1,053
Max Potential Purchasing Power	\$ 110,000	\$ 150,000	\$ 170,000	\$ 200,000
Number of Qualified Homes -April 26, 2007	0	11	31	90
Gap Financing \$75k				
Income (Annually)	\$ 15,450	\$ 25,750	\$ 30,480	\$ 41,200
Max Allowed House Payment @ 30%	\$ 381	\$ 643	\$ 775	\$ 1,035
Max Potential Purchasing Power	\$ 120,000	\$ 160,000	\$ 180,000	\$ 210,000
Number of Qualified Homes -April 26, 2007	0	21	47	112
* Median Income is: \$43700				

Local Market Analysis, Table IV, shown below, represents the Visalia's local market analysis indicating that 225 homes were **sold** for the period dated December 05, 2006 through March 05, 2007, with prices ranging from \$130,000 to \$1.5 million. Thirty-five percent (35%) of the market, 79 homes **sold** were in the price range of utilizing the City's program. Of the 79 properties sold, 9 were city program participants. Due to the increased marketing of the program in October, all funds were committed to 23 participants by mid November, 2006, with 9 of the 23 loan participants, finalizing their loan closing procedures in December 2006. Local Market Analysis, Attachment "A", provides price per home detail. (attached as Exhibit "3")

Table IV					
Local Market Analysis					
December 5, 2006 through March 5, 2007					
RANGE				Number of Homes Sold	% of Market
\$	130,000	to	\$ 140,000	1	0%
\$	140,100	to	\$ 160,000	6	3%
\$	160,100	to	\$ 180,000	11	5%
\$	180,100	to	\$ 200,000	19	8%
\$	FHA Maximum until 12-31-06 was: \$220,210	to	\$ 220,210	25	11%
\$	New FHA Maximum as of January 1, 2007:	to	\$ 234,650	17	8%
\$	234,660	to	\$ 260,000	39	17%
\$	260,100	to	\$ 280,000	21	9%
\$	280,100	to	\$ 300,000	22	10%
\$	300,100	to	\$ 400,000	40	18%
\$	400,100	to	\$ 500,000	16	7%
\$	500,100	to	\$ 600,000	7	3%
\$	600,100	to	\$ 1,550,000	1	0%
Total Homes Sold				225	100%

*Source: Connie Kautz/Sequoia Valley Properties, Tulare County Multiple Listing

By decreasing the assistance to \$60,000, more families have the opportunity to participate in the City's program.

City Staff will continue to review the local housing market and interest rates so that the

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program's allocation continues to assist families at the very-low income levels (30%, 50% and 60%) up to the families at the 80% median income level.

Attachments: Table I, No. of homes, MLS- April 26, 2007
Housing Market Analysis Sold Properties

Exhibit "1"

Exhibit "2"

Exhibit "1"

No. of Homes available in MLS as of April 26, 2007

Table I					
What may have been purchased @ 60k					
As of April 26, 2007 MLS Price	# Homes Available	\$60,000 HOME Funds			
		30%	50%	60%	80%
\$100,000	0				
\$110,000	0				
\$115,000	0				
\$120,000	0				
\$125,000	1				
\$130,000	1				
\$135,000	1				
\$140,000	0				
\$145,000	3				
\$150,000	5	10			
\$155,000	3				
\$160,000	7				
\$165,000	5				
\$170,000	5		30		
\$175,000	6			34	34
\$180,000	10				
\$185,000	5				
\$190,000	11				
\$195,000	7				
\$200,000	20				
\$205,000	10				
\$210,000	12				
\$215,000	16				
\$220,000	18				
\$225,000	13				
\$230,000	25				
\$235,000	24				
SubTotal	208				
\$290,000	225				
\$450,000	272				
\$800,000	107				
\$2,150,000	28				
Totals	840				
**  Based upon completed participant income data					

Exhibit "2"

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Housing Market Analysis

Sold Properties

Sold Visalia Properties Dec through March 5, 2007											Page 1	
Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM	Sale Price	SP%LP	
1678, J5	2	1	700	2027sf	Unkn	G	01/26/07	185.71	27	130,000	97.80	
1718, E3	3	2	1296	8595sf	1979		01/18/07	111.88	9	145,000	93.50	
1679, D4	2	1	957	9088sf	Unkn	G	01/05/07	161.96	66	155,000	86.20	
1718, H3	3	1.75	1405	10000sf	1963	G	01/17/07	110.32	312	155,000	72.10	
1678, J5	2	1	964	6270sf	1948	G	01/24/07	162.86	48	157,000	100.00	
1678, H3	2	1	904	7700sf	1958	G	02/01/07	175.89	76	159,000	100.00	
1678, D6	2	1	1078	1078sf	1980	PG	12/18/06	148.33	22	159,900	100.00	
1678, J3	3	1	948	9260sf	1941	G	02/21/07	171.94	48	163,000	96.50	
1679, B7	2	1	822	6707sf	Unkn	G	01/26/07	200.61	22	164,900	97.00	
1719, A2	2	1	900	15000sf	Unkn		02/02/07	183.33	305	165,000	97.10	
1675, H5	3	1	960	6088sf	1932	G	02/14/07	173.44	175	166,500	101.80	
1719, A2	2	1	992	8600sf	1954	G	02/09/07	170.36	43	169,000	100.00	
1678, H5	2	1	793	6589sf	Unkn	G	12/15/06	214.25	157	169,900	100.50	
1678, J7	4	1	1100	7699sf	Unkn	G	12/29/06	156.82	40	172,500	95.90	
1678, J3	3	1	1014	8000sf	1959	G	12/12/06	175.54	400	178,000	100.00	
1718, G1	3	1	968	7980sf	1951	G	12/14/06	185.85	189	179,900	100.00	
1718, G2	3	2	1279	7590sf	1969	G	02/14/07	140.73	90	180,000	94.80	
1679, C3	3	2	1465	8362sf	1984	G	02/15/07	122.87	50	180,000	95.80	
1679, B3	3	2	1341	2511sf	1985	PG	12/13/06	135.35	22	181,500	91.20	
1678, J5	2	1	971	6471sf	1941	G	01/02/07	190.53	24	185,000	100.00	
1679, E7	3	2	1500	8325sf	1952	G	01/30/07	123.33	96	185,000	90.20	
1679, B7	3	2	1622	6500sf	1948	G	02/21/07	114.06	115	185,000	90.30	
1679, C4	3	2.50	1572	1600sf	1980	PG	02/01/07	120.17	239	188,900	101.10	
1718, G1	2	1	1100	9180sf	1950	G	12/21/06	171.82	20	189,000	95.20	
1679, C4	3	1.75	1335	3300sf	1990	PG	12/27/06	141.57	77	189,000	100.00	
1678, F7	3	2	1323	6200sf	1963	G	01/12/07	143.61	124	190,000	95.50	
1679, C4	3	2	1150	6000sf	Unkn	G	02/08/07	165.22	78	190,000	100.00	
1718, G5	3	2	1460		1998	PGS	01/30/07	133.56	114	195,000	92.90	
1758, F3	3	2	1349		1976	G	12/07/06	144.55	32	195,000	98.00	
1678, H4	3	2	1240	7150sf	1979	G	12/29/06	157.26	55	195,000	102.60	
1679, C4	3	2	1500	6000sf	1980	G	01/10/07	130.93	128	196,400	98.20	
1678, D6	3	2	1280	1280sf	1980	PG	12/12/06	153.52	46	196,500	103.50	
1678, A4	3	2	1200	6250sf	1979	G	01/05/07	165.83	17	199,000	99.50	
1679, B7	3	2	1439	7695sf	1952	G	12/18/06	138.29	114	199,000	100.00	
1679, C5	3	2	1205	6000sf	1995	G	01/19/07	165.56	7	199,500	100.00	
1718, G1	3	1	1105	8184sf	1954	G	12/07/06	181.00	49	200,000	91.00	
1719, A2	3	2	1086	9585sf	1955	G	12/27/06	184.16	2	200,000	100.00	
1679, E5	3	2	1127	4505sf	1989	G	12/29/06	179.68	19	202,500	98.80	
1718, G2	3	2	1678	0.160ac	1976	PG	02/23/07	122.17	1	205,000	100.00	
1678, H3	3	2	1246	7150sf	1983	G	12/18/06	164.53	37	205,000	103.00	
1719, C3	3	2	1295	6800sf	2000	G	02/02/07	159.31	63	206,300	97.30	
1679, E7	3	1	1260	8540sf	1956	PG	01/05/07	165.08	147	208,000	99.50	
1679, E7	3	2	1376	6875sf	1981	G	02/14/07	151.16	29	208,000	100.00	
1718, G2	2	2	1400	7345sf	1961	G	02/09/07	149.29	281	209,000	100.00	
1678, E7	3	2	1455	6300sf	1984	G	12/15/06	143.64	28	209,000	91.30	
1719, C2	3	2	1446	5200sf	1989	PG	01/04/07	145.23	14	210,000	89.40	
1718, H1	3	2	1887	9990sf	1962	G	01/08/07	111.29	86	210,000	91.70	
1678, H4	3	2	1150	11000sf	1979	G	02/01/07	182.61	114	210,000	97.70	
1719, B2	3	2	1570	7900sf	1976	G	02/13/07	133.76	48	210,000	84.00	
1679, B3	3	2	1310	7200sf	1980	G	12/29/06	163.74	52	214,500	101.70	
1679, B3	3	2.50	1434	2668sf	1986	PG	01/05/07	149.93	82	215,000	98.20	
1678, C4	4	2	1217	5000sf	2001	G	01/26/07	176.66	80	215,000	98.30	
1679, B4	4	2	1340	7018sf	1999	G	01/30/07	160.45	17	215,000	100.00	
1718, H1	3	2	1720	10880sf	1962	G	12/15/06	125.00	24	215,000	90.90	

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ap	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM	Sale Price	SP%LP
1719, F1	3	2	944	6540sf	1995	G	12/21/06	227.75	93	215,000	100.00
1718, G1	3	2	1660	7169sf	1960	G	03/02/07	130.42	36	216,500	100.70
1678, D7	3	2	1424	6764sf	1984	G	12/28/06	152.04	232	216,500	98.50
1678, J4	3	2	1180	6600sf	1990	G	02/07/07	185.59	143	219,000	97.40
1718, J2	3	2	1352	5943sf	1988	PG	02/22/07	162.72	63	220,000	100.00
1718, F4	3	2	1200	5000sf	1997	G	12/06/06	183.33	92	220,000	100.00
1719, C3	3	1.75	1300	7500sf	1999	G	12/12/06	169.23	17	220,000	96.50
1678, H4	3	2	1292	5824sf	New	G	12/19/06	170.28	101	220,000	100.00
1718, C1	3	2	1282	7236sf	1991	G	02/06/07	173.17	13	222,000	100.00
1882, G7	3	1.75	1449	8576sf	1970	G	01/17/07	153.90	99	223,000	99.20
1718, C3	4	2	1281	19559sf	1950	G	01/19/07	175.64	195	225,000	98.30
1678, F7	3	2	1300	6400sf	1975	G	02/16/07	173.08	208	225,000	100.00
1678, B7	3	2	1370	6120sf	Unde	G	02/23/07	164.23	146	225,000	98.90
1719, F1	2	2	1312	7000sf	1994	G	03/01/07	171.49	85	225,000	97.90
1718, C1	4	2	1441	7840sf	1972	PG	12/15/06	156.14	107	225,000	88.20
1719, F1	3	2	1106	6520sf	1995	G	12/20/06	203.44	88	225,000	102.70
1719, C3	3	2	1317	6800sf	2000	G	02/02/07	173.08	23	227,950	100.00
1679, A3	4	1.75	1449	7550sf	1999	G	12/07/06	157.35	64	228,000	101.40
1679, E7	3	2	1250	10001sf	1979	PG	12/26/06	182.40	85	228,000	100.00
1718, J3	3	2	1420	6798sf	1977	G	01/09/07	161.27	42	229,000	99.60
1678, D6	3	2	1608	8560sf	1967	G	01/31/07	142.41	57	229,000	95.80
1718, D1	3	2	1440	5236sf	1979	G	12/07/06	159.03	95	229,000	100.00
1718, F3	3	2	1729	7200sf	1977	G	02/07/07	133.02	173	230,000	96.20
1718, J1	4	2	1727	6802sf	1954	G	12/07/06	133.18	30	230,000	92.20
1679, B7	3	2	1729	6734sf	Unkn	G	01/18/07	135.34	45	234,000	99.60
1678, F2	3	2	1432	6842sf	New	G	12/20/06	163.95	29	234,770	90.40
1679, F7	3	2	1565	7560sf	1999	G	01/04/07	150.16	87	235,000	90.70
1719, C3	3	2	1320	6367sf	1999	G	02/05/07	178.03	0	235,000	95.10
1678, D5	3	2	1574	6240sf	1986	G	02/23/07	149.30	169	235,000	96.90
1719, B2	4	2	1944	8800sf	New	G	12/21/06	120.88	101	235,000	100.00
1719, F1	3	2	1312	7800sf	1995	G	12/29/06	179.12	16	235,000	98.00
1719, A3	3	2	1667	6653sf	1977	G	03/01/07	141.51	22	235,900	100.00
1718, E1	3	2	1551	7432sf	1968	PG	02/05/07	152.16	106	235,995	102.60
1679, F4	3	2	1456	8224sf	1998	G	03/01/07	162.09	214	236,000	103.10
1719, A1	3	2	1950	10400sf	1951	G	12/29/06	122.51	26	238,900	96.00
1678, D6	3	2	1532	7440sf	1990	G	01/18/07	156.66	27	240,000	96.00
1678, E4	3	2	1283	8092sf	Unkn	G	01/30/07	187.06	151	240,000	96.40
1718, C1	3	2	1601	6360sf	1991	G	12/29/06	149.91	16	240,000	96.80
1678, C4	2	2	1168	3489sf	Unde	G	01/29/07	205.82	43	240,397	92.40
1719, A2	3	2	1300	7440sf	1959	PG	01/24/07	185.38	166	241,000	100.00
1678, H7	2	1	1179	5865sf	1937	G	01/05/07	205.26	54	242,000	96.80
1718, C3	3	2	1499	6200sf	1999	G	02/02/07	161.44	19	242,000	96.80
1679, F1	4	2	1584	0.138ac	1999	G	02/23/07	152.78	91	242,000	94.90
1718, F4	3	2	1899	7840sf	1979	G	01/23/07	129.02	95	245,000	100.00
1718, D1	3	2	1524	11500sf	1979	PGS	02/28/07	160.76	89	245,000	100.00
1678, C4	2	2.50	1464	4045sf	Unde	G	12/07/06	167.35	44	245,000	89.90
1718, J1	3	2	2000	8800sf	1961	PG	01/22/07	123.00	120	246,000	94.70
1718, D1	4	2	1641	0.260ac	1974	PG	12/07/06	149.91	29	246,000	102.90
1719, C3	4	2	1598	8475sf	2000	G	12/07/06	155.19	17	248,000	95.90
1679, B4	3	2	1643	9658sf	1989	G	01/25/07	152.10	55	249,900	100.00
1678, D6	3	2	1619	7408sf	1990	G	03/01/07	154.42	21	250,000	102.00
1719, D2	3	2.50	2370	7068sf	2000	G	12/07/06	105.49	46	250,000	73.70
1718, D4	3	2	1397	7800sf	2001	G	12/12/06	178.95	125	250,000	94.50
1679, E6	4	2	1629	6907sf	1995	G	12/18/06	153.47	38	250,000	98.10

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1678, B6	3	1.75	1525	7414sf	2003	G	01/25/07	165.57	112	252,500	99.10
1678, F2	3	2	1667	6854sf	New	G	01/10/07	151.48	49	252,519	91.00
1718, H2	3	2	1990	15900sf	1952	G	12/15/06	127.14	35	253,000	101.60
1679, E6	3	2	1650	6000sf	2004	G	12/14/06	153.82	142	253,800	101.60
1678, F2	4	2	1824	7558sf	New	G	02/28/07	139.54	5	254,525	85.40
1718, C1	2	2.50	1895	2600sf	1988	PG	12/13/06	135.62	6	257,000	98.10
1678, C6	2	2	1340	6218sf	1987	G	12/18/06	191.79	70	257,000	95.20
1679, A3	3	2	2000	7500sf	1910	G	12/28/06	128.50	0	257,000	100.80
1718, C3	3	2	1672	6013sf	1994	G	12/21/06	155.50	20	260,000	94.60
1718, J3	3	2	1600	8093sf	1975	PG	12/26/06	162.50	55	260,000	98.10
1678, D5	3	2	1650	5671sf	1986	G	01/02/07	160.61	121	265,000	102.30
1718, E4	3	2	1663	6360sf	2000	G	02/02/07	159.35	238	265,000	98.10
1678, E4	3	2	1649	6934sf	2003	G	02/16/07	160.70	8	265,000	98.50
1678, F2	4	2.50	2242	7350sf	Unde	G	02/23/07	119.15	17	267,126	89.90
1679, B4	3	2	1479	8400sf	1992	G	02/22/07	181.88	67	269,000	100.00
1718, E2	3	2	1165	6536sf	Unkn	G	01/19/07	231.76	234	270,000	105.90
1678, F2	3	2	1667	6466sf	New	G	12/19/06	162.69	3	271,209	91.60
1678, F2	4	2	1824	6825sf	New	G	12/15/06	149.26	102	272,250	93.20
,	4	2	1823	7132sf	2006	G	02/02/07	149.75	71	273,000	98.30
1718, D3	3	2	1556	7910sf	1999	G	02/28/07	176.25	13	274,250	98.00
1678, C6	3	2	1700	6000sf	1990	GS	01/17/07	161.71	144	274,900	98.50
1678, G4	3	2	1541	8475sf	1997	G	01/15/07	178.46	36	275,000	98.60
1678, E4	4	0	1742	6934sf	2004	G	02/12/07	157.86	122	275,000	94.90
1678, D6	3	2	1373	9135sf	1994	PG	02/12/07	200.29	78	275,000	98.20
1718, J2	3	2.50	1800	6944sf	2002	G	12/06/06	152.78	319	275,000	94.90
1718, D3	3	2	1537	8064sf	2001	G	12/15/06	178.92	12	275,000	95.20
1719, D2	3	2	1649	7475sf	1999	G	12/19/06	166.77	98	275,000	92.00
1678, B4	3	2	1861	7420sf	Unde	G	12/28/06	148.31	10	276,000	97.70
1678, C4	3	2.50	1858	3588sf	New	G	12/07/06	149.88	29	278,474	86.10
1719, B2	3	2	1971	9520sf	1971	G	12/27/06	141.81	40	279,500	100.00
1718, J2	4	2	1682	8241sf	1987	PG	12/12/06	166.41	18	279,900	96.60
,	3	2	1823	7088sf	2006	G	12/21/06	154.77	35	282,150	95.20
1678, H3	5	4	2031	8050sf	1986	G	12/13/06	139.34	99	283,000	101.40
1678, C4	3	2.50	2137	3250sf	New	G	12/06/06	132.60	171	283,362	82.20
1718, D2	3	2	1440	9583sf	2002	G	12/07/06	196.88	35	283,500	100.00
,	4	3	2107	5624sf	2006	G	01/31/07	135.26	51	285,000	93.40
,	4	2	1823	6803sf	2006	G	01/30/07	157.98	35	288,000	99.60
1718, F3	3	2.50	1860	11685sf	1976	PGS	12/27/06	154.84	14	288,000	96.00
1718, D2	3	2	1681	7682sf	2001	G	02/02/07	171.92	12	289,000	100.00
1718, D4	4	2	1889	6300sf	1999	G	02/14/07	152.99	11	289,000	100.00
1719, D2	3	2	1786	7020sf	2003	G	12/28/06	161.81	56	289,000	100.00
1719, A4	4	3	2002	6610sf	2006	G	01/04/07	144.68	24	289,654	88.80
1679, G3	3	2	1955	0.265ac	1976	PG	02/21/07	148.34	81	290,000	88.10
,	4	2	1823	6826sf	2006	G	12/27/06	159.28	67	290,373	102.60
1718, J3	3	2.50	2300	10780sf	1979	PGS	12/29/06	126.30	75	290,500	97.20
1642, F2	4	2	2424	7704sf	New	G	01/08/07	119.93	42	290,710	82.70
1678, F2	4	2	1995	11737sf	New	G	12/19/06	146.45	25	292,168	88.80
,	3	2	1823	8267sf	2006	G	01/19/07	161.52	34	294,454	100.00
1719, D2	3	2	1646	6699sf	2001	PG	12/07/06	179.22	61	295,000	97.50
1718, D5	3	2	1821	7839sf	Unde	G	12/21/06	162.00	43	295,000	90.70
1678, B4	3	2	1861	9507sf	Unde	G	12/21/06	159.21	29	296,294	102.10
,	3	2	1823	6765sf	2006	G	02/16/07	164.38	6	299,665	101.70
1679, G2	3	2.50	1904	12056sf	1987	PG	02/26/07	157.51	123	299,900	100.00
1718, J3	4	2	1980	10320sf	1978	PGS	12/26/06	152.53	64	302,000	97.70

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Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM	Sale Price	SP%LP
1719, B2	3	2	1655	8665sf	2003	G	01/05/07	182.78	87	302,500	97.30
1642, F2	4	2	2046	14309sf	New	G	12/21/06	148.97	17	304,798	88.40
1678, C6	3	2	1780	7120sf	1990	G	12/18/06	174.16	41	310,000	92.60
1678, E5	5	2.50	2623	7459sf	New	G	12/19/06	118.19	26	310,000	89.90
,	4	3	2459	5630sf	New	G	01/26/07	126.36	32	310,726	95.00
1678, F2	5	3	2130	7558sf	New	G	01/11/07	146.72	98	312,523	90.70
1678, C3	3	2	2292	9137sf	New	G	01/19/07	136.74	48	313,400	92.70
1719, B1	3	2	2000	9360sf	1987	PG	01/22/07	157.50	105	315,000	95.50
1678, F2	4	2.50	2663	10379sf	Unde	G	12/21/06	120.03	51	319,628	87.90
1678, H6	2	1.75	2943	0.393ac	1984	G	01/03/07	108.73	180	320,000	87.70
1678, F2	4	2	1995	8402sf	2006	G	12/15/06	160.51	61	320,211	94.10
1679, F6	4	2.50	2407	12614sf	New	G	12/15/06	133.25	4	320,728	90.20
1678, B6	3	2.50	2351	9253sf	2004	G	12/21/06	138.24	67	325,000	100.00
1719, A4	4	3	2002	6610sf	2006	G	12/15/06	163.11	14	326,550	100.00
1678, F2	3	2	2046	8619sf	2004	G	12/28/06	160.80	50	329,000	100.00
1678, C3	4	2.50	2624	10731sf	New	G	12/28/06	125.76	45	330,000	89.00
1678, F2	3	2.50	2842	7789sf	2006	G	02/20/07	117.74	21	334,610	87.00
1678, C3	3	2	2292	10543sf	New	G	12/21/06	146.55	33	335,900	95.60
1718, F3	4	2	2110	11250sf	1986	PG	12/13/06	161.14	177	340,000	92.10
1678, C4	4	2	2290	14139sf	2002	G	01/11/07	149.35	39	342,000	99.70
1719, D2	4	2	2300	13900sf	1983	PGS	01/21/07	150.00	52	345,000	100.00
1678, F2	5	2.50	2842	7001sf	New	G	12/12/06	121.97	166	346,646	84.60
1639, A7	3	2	2227	1.830ac	1955	G	01/22/07	157.16	95	350,000	87.50
1718, F1	4	3	2303	17000sf	1965	PG	02/16/07	151.98	151	350,000	94.60
9999, Z9	4	3	2359	7110sf	New	G	12/15/06	148.99	18	351,472	100.00
1678, F2	5	2.50	2840	6620sf	2004	G	02/09/07	127.46	49	362,000	93.10
1719, F1	4	3	2109	13069sf	1993	PG	01/26/07	173.07	203	365,000	96.30
1678, C3	4	2.50	2782	9690sf	Unde	G	12/15/06	132.37	41	368,261	102.40
1679, D7	3	2	2375	7719sf	1991	G	01/09/07	155.37	198	369,000	92.50
1719, C1	3	2.75	2350	9790sf	1991	G	12/21/06	160.00	131	376,000	98.90
1678, C3	3	3	3477	9789sf	New	G	12/11/06	109.97	36	382,376	100.00
1678, C3	3	3	2442	9083sf	Unde	G	12/11/06	157.10	47	383,644	100.00
1718, J2	4	2.50	2150	10368sf	1997	PG	02/21/07	179.07	34	385,000	96.30
1678, C3	3	3	2442	00076sf	Unde	G	12/11/06	159.15	39	388,632	100.00
1718, F1	3	3	2800	12000sf	1970	PG	01/12/07	139.29	56	390,000	91.80
1719, F1	4	2	2399	10710sf	1999	PG	01/25/07	162.57	169	390,000	96.30
,	4	3	3095	6731sf	2006	G	12/29/06	127.63	56	395,000	102.20
1642, F2	4	2.50	2484	9358sf	New	PG	01/12/07	160.44	25	398,527	99.50
1678, F4	4	2	2372	10800sf	2004	PG	12/28/06	168.63	62	400,000	95.50
1642, F2	5	3	3013	9200sf	New	GS	12/28/06	133.44	50	402,055	79.50
1678, C3	4	2.50	3582	7531sf	New	G	12/14/06	116.11	64	415,912	100.00
1678, C3	5	0	3477	8214sf	Unde	G	12/11/06	120.33	79	418,382	104.60
1678, A3	3	2	2376	12838sf	2006	G	02/23/07	176.77	63	420,000	100.00
1678, G6	3	2.50	2300	0.398ac	1941	G	12/07/06	184.78	6	425,000	85.20
1642, F2	5	3	3163	13500sf	New	G	12/28/06	135.15	94	427,494	91.00
1678, C3	5	4	3022	9847sf	Unde	G	12/11/06	143.09	68	432,417	100.00
1678, D6	3	2	2140	31700sf	Unkn	PGS	01/16/07	205.14	216	439,000	96.50
1679, A5	5	5.50	2980	19300sf	1876	PG	12/13/06	149.33	574	445,000	100.00
1678, C3	5	3	3477	10027sf	Unde	G	12/11/06	133.36	42	463,679	100.00
1718, B2	4	3	2809	9900sf	2003	PG	12/29/06	165.15	55	463,900	97.90
1678, C4	4	3	2777	11900sf	2000	G	01/26/07	171.05	40	475,000	100.00
1678, E4	3	3	2520	0.680ac	Unkn	PGS	12/18/06	188.49	384	475,000	96.00
1678, C5	5	3	3324	44240sf	1988	G	02/06/07	147.38	21	489,900	100.00
1678, B6	3	2	2244	9980sf	2006	G	01/30/07	220.99	191	495,900	100.00

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1678, C4	3	3	1964	10560sf	1999	G	01/02/07	254.58	31	500,000	96.20
1719, D1	4	2.50	2602	10340sf	1998	PG	12/07/06	195.23	10	508,000	98.70
1678, C4	4	3	2347	9754sf	1999	G	01/17/07	223.69	127	525,000	98.10
1718, D4	5	3	2800	1.700ac	1979	PG	01/19/07	187.50	166	525,000	89.10
1718, C2	3	2.50	2418	10991sf	1991	PG	12/14/06	221.26	82	535,000	94.00
1678, C5	3	2.50	2601	8799sf	1988	PGS	01/04/07	209.53	2	545,000	97.50
1678, B6	3	3	3305	10711sf	2004	G	02/16/07	181.24	65	599,000	100.00
1679, J4	3	2	2686	4.830ac	Unkn	G	12/20/06	223.38	328	600,000	91.00
1678, D4	4	4.50	5628	24621sf	Unde	PGS	02/02/07	275.41	98	1,550,000	91.20

225 properties sold during December 2006 to March 2007
 112.5 \$ 253,800.00 x 95 %

\$ 241,110.00

Exhibit "3"-
CHAFA Financing Scenarios

30% OF Median Income	
Family of 4	
CHAFA	Income @ 30% of median: Annually 15,450 (monthly: \$1287.50)
Purchase Price	\$110,000
1st Mortgage:	@ 5.125% 30 years
Estimated Closing Costs (title, escrow, loan fees 1%):	\$ 2,747.00
Pre Paid Closing Costs (6 mnth tax & ins)	\$ 872.22
3% down payment	\$ 3,300.00
Payment w/ taxes, MIP, Insurance:	31.16 Debt to Income Ratio
Gap (City Second) Loan:	at 2 % \$ 60,000.00
@ 2% 5 yrs deferred; Income recert every 5 yrs; if able to make a pymnt of \$75.00 per month; if unable, accumulated interest @ 30yrs (full mthly pmt est: \$243.94)	owed at end of 30 yrs;(P&I) 96000

30% OF Median Income	
Family of 4	
CHAFA	Income @ 30% of median: Annually 15,450 (monthly: \$1287.50)
Purchase Price	\$120,000
1st Mortgage:	@ 5.125% 30 years
Estimated Closing Costs (title, escrow, loan fees):	\$ 2,697.00
Pre Paid Closing Costs (6 mnth tax & ins)	\$ 909.80
3% down payment	\$ 3,600.00
Payment w/ taxes, MIP, Insurance:	29.90% Debt to Income Ratio
Gap (City Second) Loan:	\$ 75,000.00
@ 2% 5 yrs deferred; Income recert every 5 yrs; if able to make a pymnt of \$75.00 per month; if unable, accumulated interest @ 30yrs	Total City 2nd owed at end of 30 yrs: (P & I) \$120,000

50% OF Median Income	
Family of 4	
CHAFA	Income @ 50% of median: Annually 25,750 (monthly: \$2145)
Purchase Price	\$ 150,000.00
1st Mortgage:	@ 5.125% 30 years
Estimated Closing Costs (title, escrow, loan fees):	\$ 3,147.00
Pre Paid Closing Costs (6 mnth tax & ins)	\$ 1,208.35
3% down payment	\$ 4,500.00
Payment w/ taxes, MIP, Insurance:	30.28% Debt to Income Ratio
Gap (City Second) Loan:	at 2 % \$ 60,000.00
@ 2% 5 yrs deferred; Income recert every 5 yrs; if able to make a pymnt of \$75.00 per month; if unable, accumulated interest @ 30yrs; (full mthly pmt est \$243.94)	total City 2nd owed at end of 30 yrs;(P&I) 96000

50% OF Median Income	
Family of 4	
CHAFA	Income @ 50% of median: Annually 25,750 (monthly: \$2145)
Purchase Price	\$160,000
1st Mortgage:	@ 5.125% 30 years
Estimated Closing Costs (title, escrow, loan fees):	\$ 3,097.00
Pre Paid Closing Costs (6 mnth tax & ins)	\$ 1,265.58
3% down payment	\$ 4,800.00
Payment w/ taxes, MIP, Insurance:	29.97% Debt to Income Ratio
Gap (City Second) Loan:	\$ 75,000.00
@ 2% 5 yrs deferred; Income recert every 5 yrs; if able to make a pymnt of \$75.00 per month; if unable, accumulated interest @ 30yrs	Total City 2nd owed at end of 30 yrs: (P & I) \$120,000

60% OF Median Income	
Family of 4	
CHAFA	Income @ 60% of median: Annually \$30,480 (monthly: \$2540)
Purchase Price	\$ 170,000.00
1st Mortgage:	@ 5.125% 30 years
Estimated Closing Costs (title, escrow, loan fees):	\$ 3,347.00
Pre Paid Closing Costs (6 mnth tax & ins)	\$ 1,386.37
3% down payment	\$ 5,100.00
1st Mortgage Monthly Payment w/ taxes, MIP, Insurance:	3.006% Debt to Income Ratio
Gap (City Second) Loan:	at 2 % \$ 60,000.00
@ 2% 5 yrs deferred; Income recert every 5 yrs; if able to make a pymnt of \$75.00 per month; if unable, accumulated interest @ 30yrs; (full mthly mt est: \$243.94)	owed at end of 30 yrs;(P&I) 96000

60% OF Median Income	
Family of 4	
CHAFA	Income @ 60% of median: Annually \$30,480 (monthly: \$2540)
Purchase Price	\$ 180,000.00
1st Mortgage:	@ 5.125% 30 years
Estimated Closing Costs (title, escrow, loan fees):	\$ 3,297.00
Pre Paid Closing Costs (6 mnth tax & ins)	\$ 1,443.60
3% down payment	\$ 5,400.00
1st Mortgage Monthly Payment w/ taxes, MIP, Insurance:	30.07% Debt to Income Ratio
Gap (City Second) Loan:	\$ 75,000.00
@ 2% 5 yrs deferred; Income recert every 5 yrs; if able to make a pymnt of \$75.00 per month; if unable, accumulated interest @ 30yrs	Total City 2nd owed at end of 30 yrs: (P & I) \$120,000

Exhibit "3"-
CHAFA Financing Scenarios

This document last revised: 4-26-07

File location and name: H:\(1) AGENDAS for Council\2007\050707\Item 15 Appendix B.doc

80% OF Median Income	
Family of 4	
CHAFA	Income @ 80% of median: Annually 41,200 (monthly: \$3433)
Purchase Price	\$ 200,000.00
1st Mortgage:	@ 5.875% 30 years
Estimated Closing Costs (title, escrow, loan fees):	
Pre Paid Closing Costs (6 mnth tax & ins)	\$ 2,647.00
3% down payment	\$ 1,696.32
Payment w/ taxes, MIP, Insurance:	\$ 6,000.00
	30.53% Debt to Income Ratio
Gap (City Second) Loan:	\$ 1,053.15
@ 2% 5 yrs deferred; Income recert every 5 yrs; if able to make a pymnt of \$75.00 per month; if unable, accumulated interest @ 30yrs; (full mthly mpmt est: \$243.94)	at 2 % \$ 60,000.00
	total City 2nd owed at end of 30 yrs;(P&I) 96000

80% OF Median Income	
Family of 4	
CHAFA	Income @ 80% of median: Annually 41,200 (monthly: \$3433)
Purchase Price	\$ 210,000.00
1st Mortgage:	@ 5.875% 30 years
Estimated Closing Costs (title, escrow, loan fees):	\$ 3,597.00
Pre Paid Closing Costs (6 mnth tax & ins)	\$ 1,752.00
3% down payment	\$ 6,000.00
Payment w/ taxes, MIP, Insurance:	30.14% Debt to Income Ratio
Gap (City Second) Loan:	\$ 1,034.83
@ 2% 5 yrs deferred; Income recert every 5 yrs; if able to make a pymnt of \$75.00 per month; if unable, accumulated interest @ 30yrs	\$ 75,000.00
	Total City 2nd owed at end of 30 yrs: (P & I) \$120,000

This document last revised: 4-26-07

File location and name: H:\(1) AGENDAS for Council\2007\050707\Item 15 Appendix B.doc

Appendix "A"

Housing Rehabilitation Program (HRP). The current second mortgage allocation per borrower for the HRP Program is \$35,000 with an additional \$5,000 exception based upon the need. Staff collected data from surrounding cities. Staff recommends that the maximum loan limit be increased to \$60,000 per borrower. The data was placed into two categories: Cities that administer their program "internally" and Cities that "outsource" their program (outside administration). The average loan per borrower, for "internally" administered programs is \$29,714; the average loan per borrower, for "outsourced" administered programs is \$70,923. Staff is taking a conservation approach and increasing the maximum loan per borrower to \$60,000.

Summary/background:

In reviewing surrounding Cities, seven (7) administer their program internally, whereas five (5) cities and the County of Tulare, outsource their programs to local non profit agencies.

Evaluating internally and outsourced administered housing programs:

The average housing rehabilitation loan per borrower, for all housing rehabilitation programs, whether administered internally or outsourced is \$54,897 per borrower/loan.

Average of internal and outsourced:	\$	54,897
Median of internal and outsourced:	\$	40,000

Housing Rehabilitation Program							
City	Administered	Available Funding Sources	Maximum	Term/Rate	Grant or Program Income allocation	No. of loans completed or anticipated	Notes
Administered: Internally							
City of Lindsay	<i>internal</i>	not active rehab; if used HOME, CDBG	\$ -	no current active program			In 2004, provided \$87,398 to one borrower; No active rehabilitation Program
City of Lemoore	<i>internal</i>	Redevelopment Funds	\$ 8,000	45 year covenants	\$150,000	20 grants	For exterior "Minor" repairs only; Do not have a "Major" repair program at this time
City of Fowler	<i>internal</i>	Redev Low Mod	\$ 20,000	Grant			Redevelopment 20% set aside funding
City of Clovis	<i>internal</i>	Tax Increment Funding	\$ 25,000	no due date until rent or sale; 0% deferred			none
City of Porterville	<i>internal</i>	CDBG only	\$ 25,000	30 yr deferred @ 0%			none
City of Fresno	<i>internal</i>	HOME	\$ 30,000	30 yrs deferred @ 0%			If remain in the home for a minimum of 5 years, 50% of the funds are forgiven
City of Tulare	<i>internal</i>	Home, HOME Program Income, Cal Home	\$ 100,000	30 year deferred 1%			Combination of funding is utilized; Taking out for an RFP, requesting changes as shown
			\$ 29,714	Average			
			\$ 25,000	Median			

Housing Rehabilitation Program							
City	Administered	Available Funding Sources	Maximum	Term/Rate	Grant or Program Income allocation	No. of loans completed or anticipated	Notes
Administration: Outsourced							
City of Corcoran	Self Help	CalHome	\$ 40,000	30Yr, till vacate, deferred @ 0%	\$300,000	3 anticipated loans; leveraged with other funds	includes activity delivery
City of Farmersville	Self Help	CalHome	\$ 40,000	30Yr, till vacate, deferred @ 0%	\$600,000	5 anticipated loans; leveraged with other funds	includes activity delivery
County of Tulare	Contract with CVC Housing	Calhome	\$ 40,000	30yr deferred @ 0%	\$600,000	5 anticipated loans; leveraged with other funds	can combine with other funding sources (includes activity delivery)
City of Woodlake	Self Help	CalHome	\$ 40,000	30Yr, till vacate, deferred @ 0%	\$600,000	5 anticipated loans; leveraged with other funds	includes activity delivery
City of Dinuba	Self Help	CalHome	\$ 40,000	30Yr, till vacate, deferred @ 0%	\$600,000	5 anticipated loans; leveraged with other funds	Terms depend on funding sources utilized
City of Farmersville	Self Help	CDBG	\$ 77,000	30Yr, till vacate, deferred @ 0%	\$386,500 of CDBG funds 04'; (HOME 03' no rehabs; no 04' grant; Awarded 06' grant)	CDBG: 5 loans completed ; average was \$77,000 (HOME: no rehabs)	Terms depend on funding sources utilized; Maximums include 24% activity delivery costs; allowed to go up to the \$177,667
City of Hanford	CVC Housing	06'CDBG	\$ 80,000	15 year deferred @ 0%			new contract; City is now an Entitlement City
County of Tulare	Self Help/ CVC Housing	04' HOME/ 03', 05' & 06' HOME	\$ 110,000	30yr deferred @ 0%	HOME 04' \$358,000	3 rehabs	Currently evaluating, and possible requirement of 3% down payment;
City of Exeter	Self Help	& CDBG	\$ 177,667	30Yr, till vacate, deferred @ 0%	HOME: no open grant; no upcoming grants; running rehab on program income (\$1 mil) CDBG:	HOME: 4 loans (3 bedrooms \$161,854); CDBG:	Recently revised; The \$177,667 is the maximum for a 4 bed home, includes activity delivery costs; Based upon the 221d bedroom maximums & 203b maximum
City of Exeter	Self Help	CDBG	\$ 69,416	30Yr, till vacate, deferred @ 0%	CDBG 04' allocation \$416,500	6 rehabs completed; average rehab completed was \$69,416	Recently revised; The \$177,667 is the maximum for a 4 bed home, includes activity delivery costs; Based upon the 221d bedroom maximums & 203b maximum
City of Dinuba	Self Help	CDBG	\$ 66,071	30yr deferred @ 0%	CDBG 04' allocation 462,500	7 rehabs completed; average rehab \$66,071	Recently revised; The \$177,667 is the maximum for a 4 bed home, includes activity delivery costs; Based upon the 221d bedroom maximums
			\$ 70,923	Average			
			\$ 66,071	Median			

Staff recommends that the Housing Rehabilitation Program maximum loan limit be increased to \$60,000. The interest rate is to remain at 2% second mortgage to assist in completing owner-occupied rehabilitations through out the city. The changes to the program will be implemented upon the award of a new contract through a Request for Proposal process.

Additionally, the Request for Proposal requires a substantial increase in advertising, education and outreach to contractors and homeowners. Just as the First Time Homebuyers Program Realtor, Lender and Title Company certification, the same approach will be taken with construction contractors, therefore increasing activity and competitive bidding.

Draft Annual Action Plan - Appendix “C”

<i>Table I</i>		
<i>CDBG and HOME Funding Allocation</i>		
	<i>Investment</i>	<i>Percentage of Investment</i>
HOME Investment Partnership Funds (HOME) - Objective and expected Outcome		
Affordable Housing- HOME Funds		
Objective 1: Provide Decent Affordable Housing	\$ 869,679.00	100%
1. Increase availability of affordable owner-occupied housing through (HAP)		\$ 583,326.00
2. Increase availability of affordable owner-occupied housing through leveraging HOME funds with possible Call-Home FTHB Grant		\$ 50,000.00
3. Increase availability of affordable owner-occupied housing through acquisition		\$ 76,353.00
4. Increase quality of owner-occupied housing through rehabilitation (HRP)		\$ 160,000.00
Total HOME Allocations	\$ 869,679.00	100%
Community Development Block Grant Funds (CDBG) -Objective and expected Outcome		
Affordable Housing- CDBG Funds		
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	\$ 203,500.00	16%
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)		\$ 70,000.00
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)		\$ 100,000.00
3. Provide services for low-to -moderate income persons by providing (Fair Housing Education Program)		\$ 33,500.00
Homelessness- CDBG Funds		
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities	\$ 115,537.00	9%
1. Increase accessibility to support facilities to end chronic homelessness (Continuum of Care/Homeless Project)		\$ 15,537.00
2. Increase accessibility and availability of housing for disabled persons		\$ 100,000.00
Community Development- CDBG Funds		
Objective 3: Suitable Living Environment through Public Improvements	\$ 40,000.00	3%
1. Increase availability of handicapped access benefiting population with special needs (Streets ADA Compliance)		\$ 40,000.00
Objective 4: Create Economic Development Opportunities and Community Development Opportunites (Parking Facilities)	\$ 646,727.00	52%
1. Improve economic opportunities for low-income persons through (job creation)		\$ 20,000.00
2. Demonstrate a commitment to long-term economic growth by promoting expansion and (job retention) - Section 108 Loan- West Acequia		\$ 626,727.00
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)	\$ 70,000.00	6%
1. Improve quality/increase availability of neighborhood facilities for low-income persons (Parks & Recreation- Village Park/Wittman)		\$ 70,000.00
Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)	\$ -	0%
1. Support non profit agencies with accessibility to public services		
Non Homeless Special Needs Housing- CDBG Funds		
Objective 7: Suitable Living Environment by Supporting Special Needs Services	\$ 161,000.00	13%
1. Maintain quality of owner-occupied housing for elderly (Senior Home Repair Program)		\$ 91,000.00
2. Increase accessibility and range of housing options for person with special needs (SHARP)		\$ 70,000.00
Total CDBG Allocations	\$ 1,236,764.00	100%

Table II						
SUMMARY OF PROPOSED 2007/2008 ACTION PLAN						
		CDBG	HOME	TOTAL	UNITS	
	SOURCES OF REVENUE:					
1	Cash - Beginning Balance		-	-		
2	Annual Grant Amount	1,221,135	509,032	1,730,167		
3	HOME matching funds - RDA Low/Mod			-		
4	Program Income	250,000	500,000	750,000		
5	Interest Earnings/Investment Earnings			-		
6	TOTAL REVENUE	1,471,135	1,009,032	2,480,167		
7						
8	EXPENDITURES:					
9	Operating	70,538	7,300	77,838		
10	Redevelopment Allocation	131,482	115,961	247,443		
11	Direct Allocations	26,351	16,092	42,443		
12	Loan Servicing	6,000		6,000		
13	Subtotal Admin and Operating	234,371	139,353	373,724		
14						
15	Net for Programs and Projects	1,236,764	869,679	2,106,443		
16						
17	AFFORDABLE HOUSING:					
18	<u>Homeownership</u>					
19	Homebuyers Assistance Program		583,326	583,326	10	
20	CalHome FTHB Down Payment (Seed money)		50,000	50,000	10	
21	Property Acquisition (CHDO)		76,353	76,353	1	
22	Housing Rehabilitation		160,000	160,000	3	
23	<u>Neighborhood Preservation/Services</u>					
24	Emergency Repairs and Basic Needs	100,000		100,000	9	
25	Code Enforcement- Target Areas	70,000		70,000	120	
26	Fairhousing Hotline	33,500		33,500	100	
27	Loan Recapture Program (CHDO)	-	-	-	-	
28	HOMELESSNESS					
29	<u>Special Needs Facilities</u>					
30	Housing for Disabled Project	100,000		100,000	1	
31	Continuum of Care Project	15,537		15,537	1	
32	COMMUNITY DEVELOPMENT					
33	<u>Public Improvements</u>					
34	ADA Compliance Projects	40,000		40,000	15	
35	<u>Economic Development/Public Parking Facilities</u>					
36	West Parking Structure Loan Payment	626,727		626,727	1	
37	Job Creation/Retention	20,000		20,000	1	
38	<u>Public Park/Public Facilities</u>					
39	Village Park/Wittman Center Improvements	70,000		70,000	1	
40	NON HOMELESS SPECIAL NEEDS HOUSING					
41	<u>Special Needs Services</u>					
42	Senior Home Minor Repairs	91,000		91,000	600	
43	Senior Repair and Handicapped Access	70,000		70,000	14	
44	REDEVELOPMENT PROJECTS:					
45	Habitat for Humanity Land Purchase			-		
46	Subtotal Programs & Projects	1,236,764	869,679	2,106,443		
47						
48						
49	TOTAL EXPENDITURES	1,471,135	1,009,032	2,480,167		
50						
51	REVENUE LESS EXPENDITURES					
	Remaining to Carry Forward	-	-	-		

Table III
DISTRIBUTION OF PROJECT EXPENDITURES
CDBG, HOME, RDA LOW & MODERATE FUNDS
2002/03 - 2007/08

	CDBG	HOME	RDA LOW/MOD	TOTAL	
SOURCES OF REVENUE:					
Annual Grant Amount	8,076,592	3,326,365		11,402,957	
Program Income	2,775,133	6,435,455		9,210,588	
Tax Increment Revenue			7,705,170	7,705,170	
TOTAL REVENUE	10,851,725	9,761,820	7,705,170	20,613,545	
PROJECT EXPENDITURES*:					
AFFORDABLE HOUSING:					
<u>Homeownership</u>					
Homeownership (HAP, Rehab)	19,983	5,376,119		5,396,102	
<u>Neighborhood Preservation/Services</u>					
Code Enforcement, Emergency Repairs, Fairhousing Hotline	785,956	105,635		891,591	
HOMELESSNESS & NON HOMELESS SPECIAL HOUSING NEEDS					
<u>Special Needs Facilities/Services</u>					
Special Needs Services (Seniors)	936,278			936,278	
Housing for Disabled / Continuum of Care	115,537			115,537	
Senior Housing Project		2,500,000		2,500,000	
Robinwood Court Apartments		1,100,000		1,100,000	
Encina Development Project		345,125		345,125	
Habitat for Humanity			915,000	915,000	
TCHA assistance- Mill Creek Apartments			4,533,937	4,533,937	
Subtotal Affordable Housing	1,857,754	9,426,879	5,448,937	16,733,570	65%
COMMUNITY DEVELOPMENT:					
<u>Public Improvements</u>					
ADA Compliance	299,015			299,015	
<u>Economic Development/Public Parking Facilities</u>					
East Acequia Parking Structure	2,658,052			2,658,052	
West Acequia Parking Construction	2,917,337			2,917,337	
West Acequia Parking Structure Loan	626,727			626,727	
Job Creation/Retention	370,670			370,670	
Public Park Facilities	292,429			292,429	
Traffic Signal	9,583			9,583	
<u>Public Facilities</u>					
Recreation Park Gym	502,391			502,391	
Community Campus	1,248,379			1,248,379	
Subtotal Community Development	8,924,583			8,924,583	35%
TOTAL EXPENDITURES	10,782,337	9,426,879	5,448,937	25,658,153	100%

* The purpose of this chart is to show the categorical project expenditures as a percentage over the total project expenditures. The funds also have operating expenditures that are not reflected in the chart. Expenditures shown are for projects only.

Source: 2002/03-2005/06 Consolidated Plan; 2006/07 Approved Action Plan; 2007/08 Proposed Action Plan

City of Visalia Agenda Item Transmittal

Meeting Date: May 7, 2007

Agenda Item Number (Assigned by City Clerk): 16

Agenda Item Wording:

Authorize submittal of a letter to County of Tulare regarding the annexation of land owned by Elliott Farms, located on the southwest corner of State Highway 198 and Shirk Street

Deadline for Action: None

Submitting Department: Community Development - Planning

Contact Name and Phone Number:

Brandon Smith, Senior Planner, 713-4636
Michael Olmos, Assistant City Manager, 713-4332

Department Recommendation and Summary:

The County of Tulare has received an application for a Special Use Permit for the development of a mixed-use agricultural facility on approximately 7 acres of a 143-acre parcel currently in County jurisdiction, and has requested that the City indicate whether it has interest in annexing the property to enable the project to be implemented in the City. It is recommended that City Council authorize staff to negotiate an agreement with the County of Tulare and Elliott Farms that the City will not pursue annexation of property owned by Elliott Farms located on the southwest corner of State Highway 198 and Shirk Street within Visalia's Scenic Corridor, subject to the following conditions:

- (1) the applicant paying impact fees to the City of Visalia for the project's proportional impacts to City infrastructure,
- (2) the development being improved to City standards; and
- (3) the landowner irrevocably consenting to future annexation of the property into the city.

Discussion

Based on correspondence received by the County of Tulare, property owner Elliott Farms has interest to develop a portion of their property for agricultural enterprise and tourism uses at the southwest corner of Highway 198 and Shirk Street. Site plans and elevations of a proposed development are attached as Exhibits "A" and "B". The development would be a Casa de Fruita-type facility including a mix of agriculture-related offices, commercial produce sales, feed sales, agricultural museum, and a sandwich and juice stand. A Special Use Permit has recently been submitted with the County of Tulare to allow the development of these facilities under County jurisdiction in the AE-20 (Exclusive Agriculture) zone.

For action by:

- City Council
- Redev. Agency Bd.
- Cap. Impr. Corp.
- VPFA

For placement on which agenda:

- Work Session
- Closed Session

Regular Session:

- Consent Calendar
- Regular Item
- Public Hearing

Est. Time (Min.): 20

Review:

Dept. Head _____
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

The County has requested a response from the City regarding whether or not it formally denied an annexation it received for the subject site in 2004 but was later withdrawn by the applicant in 2005. A formal denial of the annexation will allow the County to process the application for Special Use Permit.

In the weeks prior to the City Council Work Session, the City released a draft copy of a City Council Staff Report to the property owner's designated agent, Quad Knopf, to allow an early opportunity for comment. The draft report originally recommended that the Council acknowledge interest in annexing the property since the proposed use would be consistent with the Council's expressed interest for agricultural enterprise / tourism uses in the West 198 Corridor. Quad Knopf responded with an e-mail to City staff on April 10, 2007, attached as Exhibit "G". In the e-mail, Quad Knopf cites the applicant's wishes to continue processing the project through the County, and respectfully asks that the City consider changing its recommendation to decline to express interest in annexation, based on the applicant's desire. Respecting the wishes communicated by the property owners, staff has changed its recommendation so that the property owner may continue to process its request through the County.

Conditions of Denial of Annexation

The City realizes that while the property owner currently may not have interest to develop in the City, it is likely that the property will come into the City limits at a future point in time. Additionally, land surrounding this site is within the City's 98,700 Urban Development Boundary. Though this part of the Scenic Corridor is being considered for a comprehensive Master Plan, it could at any time come into the City limits, at which point any subsequent development on the site is subject to City development standards. For this reason, staff recommends that the Council's recognition of not moving forward on the annexation be contingent upon the requirement that any future development on the site is subject to the City's adopted development standards.

Also, should this property develop with the proposed mixed-use agricultural facility or other land use desired by the property owner, the development will have an impact on City services. Impacts on City services may include connecting the facility to the City's sanitary sewer system, or additional vehicle trips generated on City-maintained streets. Shirk Street south of Highway 198 for example is maintained by the City under a maintenance agreement recorded between the City and the County. Therefore, staff also recommends that the Council's recognition of not moving forward on the annexation be contingent upon the requirement that any future development on the site is subject to the City's development impact fees.

Similarly, the City could decide to move forward with annexation of this area at any time. Therefore, Council should stipulate that the landowner execute an agreement with the City establishing an irrevocable consent to annex the property to the City at anytime in the future.

Background on County Consultation Notice and Annexation

In January 2007, the County of Tulare received an application for a Special Use Permit to allow the development of a mixed-use agricultural facility at the southwest corner of State Highway 198 and Shirk Street in property that is currently under County jurisdiction.

The County sent a letter and consultation notice to the City's Community Development Department to notify the City of the Special Use Permit (the letter is included as Exhibit "C"). The letter summarized that in order for the agency to continue considering a proposal for urban

development inside Visalia's Urban Development Boundary, the agency needed closure on a previous annexation request submitted by the applicant to the City in 2004, and therefore requests that Visalia formally deny the application.

Per adopted policies in the County's Urban Boundaries Element, the County may only consider proposals for urban development inside another city's Urban Development Boundary if either the adjacent city does not consent to annexing the property for development, or the development does not constitute non-contiguous development and annexation is not possible under State law. Other criteria regarding the availability of public services within the County's service capabilities and the use's consistency with City and County-adopted general plans must be met.

On February 23rd, 2007, Assistant City Manager Michael Olmos followed up on the notice with a letter that explained the City's processing of an application for annexation back in 2004, and conveyed the City's possible interest to continue with the annexation of the property pending further evaluation by the City. The City had not taken any action on the request for annexation received by the City in 2004, and the applicant has voluntarily requested for the withdrawal of his application for annexation pursuant to a letter dated September 14, 2005. The City's action on processing his annexation was delayed so that staff could focus on processing the Elliot East annexation (later denied by Council in July 2006) and so that staff could work on resolving the issue of County islands created by the annexation.

Michael Olmos's letter responding to the County notice (included as Exhibit "D") explained that the City did receive an application for annexation of property owned by Elliott Farms in March 2004. However, contrary to the current proposal, the City's request for annexation did not include planned uses of a mixed-use agriculture facility or any other development on the project site. The City never received any conceptual or formal plans for development on the site during this time.

Proposed Mixed-Use Agricultural Facility

The proposed development would include a mix of agriculture-related uses including offices, commercial produce sales, feed sales, agricultural museum, and a sandwich and juice stand. The development would take place on approximately 7 acres of a 143-acre parcel, and would consist of an 11,474 sq. ft. multi-use building, a 2,400 sq. ft. storage building, parking lot, temporary retention basin, and landscaping. The remainder of the 143-acre parcel would be used for agriculture row crop farming and for continued animal operations.

The County's Ordinances to the AE-20 zone allow the sale of agricultural products (including products grown on-site) and other incidental uses (i.e. storage) as either permitted or conditional uses (see Exhibit "F" for the full list of allowed uses in the County AE-20 Zone). The County Zoning Ordinance's chapter regarding special use permits also allows the assemblage of people for educational or entertainment purposes as a conditional use in the zone.

The subject site is inside the City's Urban Growth Boundaries and inside the Sphere of Influence. If annexed, the property would have come into the City limits under an Agriculture zoning, consistent with the property's underlying General Plan Land Use designation.

Related General Plan Policies

The City's Land Use Element contains objectives and policies that pertain to agriculture-related businesses and to the site's location within a scenic corridor. The Element states that the importance of agriculture-related businesses and enterprises shall be recognized, and that

these facilities shall be maintained and encouraged in appropriate areas in and around Visalia. The subject site is located within a scenic roadway corridor defined by the Element at the western entrance to Visalia along State Highway 198.

The site is also located inside the area being considered for a future West Highway 198 Master Plan. The plan area includes approximately 1,100 acres of land designated for Agriculture and Conservation land uses along Highway 198 between Plaza Park and Roeben Street. The Council decided last year that the Mater Plan would maintain an agriculturally focused land use plan. To date, the master plan has not yet been initiated by the Council for preparation.

Environmental Review

Whether the proposed development is processed in the County or City jurisdiction, an environmental assessment and initial study will be required. This will be conducted at the time of processing, and would identify and evaluate potential environmental impacts incurred by the project from agricultural resources, aesthetics, traffic, air quality, and other fields.

Committee/Commission Review and Actions: None.

Prior Council/Board Actions: None.

Attachments:

- Exhibit "A" – Site Plan of agricultural facilities proposed by Elliott Farms
- Exhibit "B" – Elevations of agricultural facilities proposed by Elliott Farms
- Exhibit "C" – County Notification of Proposed Special Use Permit, dated February 7, 2007, including application for Special Use Permit
- Exhibit "D" – City Response to County notification, dated February 23, 2007
- Exhibit "E" – List of allowed uses in the City of Visalia Agriculture "A" Zone
- Exhibit "F" – List of allowed uses in the County of Tulare Exclusive Agricultural "AE-20" Zone
- Exhibit "G" – Correspondence from Quad Knopf, agent to Elliott Farms
- Location Map

Recommended Motion (and Alternative Motions if expected):

I move that the City Council authorize staff to negotiate an agreement with the County of Tulare and Elliott Farms that the City will not pursue annexation of property owned by Elliott Farms located on the southwest corner of State Highway 198 and Shirk Street within Visalia's Scenic Corridor, subject to the following conditions:

- (1) the applicant paying impact fees to the City of Visalia for the project's proportional impacts to City infrastructure,
- (2) the development being improved to City standards; and
- (3) the landowner irrevocably consenting to future annexation of the property into the city.

Environmental Assessment Status

CEQA Review: None.

NEPA Review: None.

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

List of Allowed Uses with City of Visalia AGRICULTURAL ZONE

Section 17.08.020 Permitted uses.

Permitted uses in the A agricultural zone include:

- A. The raising of any type of field, truck or orchard crop and horticultural specialties;
- B. The raising of livestock, except stockyards;
- C. Processing of products produced on the premises except commercial animal slaughter;
- D. One-family dwellings and farm employee housing which are incidental to a permitted use or a conditional use;
- E. Incidental and accessory structures and uses located on the same site with a permitted use, including swimming pools used solely by persons residing on the site and their guests;
- F. Signs subject to the provisions of Chapter 17.48;
- G. The keeping of household pets subject to the definition of household pets set forth in Section 17.04.030;
- H. Second dwelling units as specified in Sections 17.04.140 through 17.12.200;
- I. Other uses similar in nature and intensity as determined by the city planner. (Ord. 9605 § 30 (part), 1996: prior code § 7236)

Section 17.08.040 Conditional uses.

The following uses may be permitted, subject to the provisions of Chapter 17.38, in the A agricultural zone:

- A. Ambulance service;
- B. Public and private open recreational facilities, but not including recreational uses conducted within buildings;
- C. Bee keeping;
- D. Public uses of an administrative, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations, ambulance service and other public buildings, structures and facilities;
- E. Roadside stands for the sale of agricultural produce grown on the site;
- F. Electric transmission substations;
- G. Electric distribution substations;
- H. Gas regulator stations;
- I. Cemeteries;
- J. Communications equipment buildings;
- K. Private pumping and drilling facilities for oil, gas or other natural materials, excluding water;
- L. Public service pumping stations and/or elevated pressure tanks;
- M. Public and private airports and related facilities;
- N. Additional residences (not to exceed one per ten acres) as needed for employees who must maintain a residence upon the site in order for the agricultural operation to operate efficiently;
- O. Other uses similar in nature and intensity as determined by the city planner. (Ord. 9605 § 30 (part), 1996: prior code § 7238)

List of Allowed Uses with County of Tulare AE-20 ZONE

Permitted uses: No building or land shall be used, and no building shall be erected or structurally altered, except for the following uses:

1. One (1) single-family residence or mobilehome for the entire contiguous property owned by one (1) person firm, partnership or corporation or owned jointly by more than one (1) person, firm, partnership, or corporation or any combination thereof. Such residence or mobilehome shall be occupied only by an owner of the property and his family or a lessee of the property and his family.
2. In addition to the residence allowed under Paragraph 1 above, one (1) additional residence or mobilehome for each twenty (20) acres in the entire property. Such additional residences and mobilehomes shall be occupied only by relatives of the owner or lessee, by farmworkers or by employees who work on the property, provided that the total number of farmworkers and employees shall not exceed nine (9) at any time. Housing for ten (10) or more farmworkers and employees may be allowed under the Use Permit procedures set forth in Section 16 of this Ordinance. However, if the property is less than twenty (20) acres and was of record at the time this zone became applicable to the property, one (1) such residence or mobilehome may be constructed and used as a dwelling by the persons designated hereinabove. In addition to the number of residences and mobilehomes allowed under this paragraph, additional residences and mobilehomes for use by such relatives, farmworkers, and employees may be allowed under the Use Permit procedures set forth in Subsection E of this section. (Amended by Ord. No. 1596, effective 6-28-73; amended by Ord. No. 3009, effective 9-24-92.)
3. Incidental and accessory structures and uses including barns, stables, coops, tank houses, storage tanks, wind machines, windmills, silos and other farm buildings, private garages and carports, storehouses, garden structures, greenhouses, recreation rooms, storage and use of petroleum products, and kennels for private, non-commercial use. (Amended by Ord. No. 2828, effective 3-31-88.)
4. The growing and harvesting of fruit and nut trees, vines, vegetables, horticultural specialties and timber, but excluding the growing of mushrooms which requires a Use Permit under Subsection E of this Section.
5. The growing and harvesting of field crops, grain and hay crops, and the growing of grass for pasture and grazing.
6. The raising and slaughter of poultry up to a maximum of three (3) birds for each one thousand three hundred (1,300) square feet in the entire property, and not to exceed a total of one hundred (100) birds in all, unless a Use Permit has been secured as required under Subsection E of this Section.
7. The raising and slaughter of rabbits and other similar fur-bearing animals. The maximum number of mature animals allowed on any parcel shall not exceed sixty (60) unless a Use Permit has been secured as required under Subsection E of this Section. Any offspring of the animals allowed under this paragraph may remain on the property until they reach the normal age for weaning.
8. The raising of sheep, goats, horses, mules, swine, bovine animals and other similar domesticated quadrupeds. The total number of such animals shall not exceed two (2) mature animals for each acre in the entire property, and not exceed a total of twenty-five (25) animals in all, unless a Use Permit has been secured as required under Subsection E of this Section or under Paragraph B of Part II of Section 16 of this Ordinance. Any offspring

of the animals allowed under this paragraph may remain until they reach the normal age for weaning.

9. Fish farming operations for the raising and harvesting of fish as a crop, but not including fishing clubs or fishing for the general public on a commercial basis.
10. Game preserve, private or public, but not including hunting clubs or hunting for members of the public on a commercial basis.
11. (Repealed by Ord. No. 2720, effective 8-5-86.)
12. (Repealed by Ord. No. 2720, effective 8-5-86.)
13. Plant nursery, not including retail sales. (Amended by Ord. No. 2754, effective 1-15-87.)
14. Sale of agricultural products, including sale at roadside stands and from vehicles, if more than one-half (1/2) of the retail value of the agricultural products offered for sale at any time has been produced on the property where the sale is conducted or on other property owned by the same person who owns the property where the sale is conducted. As used in this paragraph, "agricultural products" means commodities produced for the purpose of food, fuel and fiber, and also includes feed for livestock and fowl and trees grown for ornamental use, such as Christmas trees. (Amended by Ord. No. 2520, effective 2-24-83, amended by Ord. No. 2692, effective 2-27-86; amended by Ord. No. 2754, effected 1-15-87.)
15. Signs which pertain only to a permitted use on the property on which the sign is situated or which pertain to the sale, lease or rental of the property or a structure of personal property located on the property. In addition, signs which are no larger than four (4) square feet in area and which pertain to producer and marketing associations and organizations with which the owner or lessee is affiliated are allowed.
16. Temporary landing of aircraft engaged in agricultural uses.
17. (Amended by Ord. No. 2520, effective 2-24-83; repealed by Ord. No. 2720, effective 8-5-86.)
18. Open space uses including, but not limited to, a scenic highway corridor, wildlife habitat area, saltpond, managed wetland area or a submerged area, as defined as agricultural land by the Land Conservation Act of 1965, as amended.
19. Biomass fuel manufacture for personal use. (Added by Ord. No. 2350, effective 7-31-80.)
20. Apiary and honey extraction plant. (Added by Ord. No. 2416, effective 5-28-81.)
21. Jail or correctional institution in conformance with the Public Buildings Element of the Tulare County General Plan. (Added by Ord. No. 2430, effective 8-28-81.)
22. The storage and/or handling of agricultural chemicals for on-farm, noncommercial use only. (Added by Ord. No. 3131, effective 10-12-95.)
23. Bed and Breakfast Home with one or two guest rooms. (Added by Ord. No. 3222, effective 4-22-99.)
24. Family Day Care Home, small. (Added by Ord. No. 3222, effective 4-22-99.)

Conditional uses: Because of considerations of smoke, fumes, dust, odor and other hazards, regardless of the other provisions of this section, the establishment and operation of the following uses shall be permitted in this zone only if a Use Permit is first secured pursuant to the procedures referred to in Paragraph B of Part II of Section 16 of this Ordinance.

1. Agricultural chemicals: manufacturing and/or commercial storage and/or handling. (Amended by Ord. No. 3131, effective 10-12-95.)

2. Agricultural dehydrator with more than a combined total of one hundred (100) horsepower in all motors used.
3. (Repealed by Ord. No. 2416, effective 5-28-81.)
4. Cotton gin and oil mill.
5. Feed lot for more than twenty-five (25) animals.
6. Feed mill with more than a combined total of one hundred and seventy-five (175) horsepower in all motors used.
7. Fertilizer manufacturing.
8. Hunting and fishing clubs and hunting and fishing on a commercial basis for members of the general public, provided that the site complies with Subsection F of Part II of Section 16 of this Ordinance. (Amended by Ord. No. 3131, effective 10-12-95.)
9. Manufacture of irrigation pipe and accessory equipment and agriculture machinery, equipment, implements and containers including sales and storage thereof, provided that any such irrigation pipe, machinery, equipment, implements or containers are used specifically to aid in the production of farm animals or crops and at least 50% of the manufactured products are sold directly to farmers. (Repealed by Ord. No. 2335, effective 6-5-80; added by Ord. No. 2520, effective 2-24-83.)
10. Mushroom growing.
11. (Repealed by Ord. No. 1528, effective 10-12-72.)
12. Raising or slaughter of poultry when more than three (3) birds for each one thousand three hundred (1,300) square feet in the entire property, or more than a total of one hundred (100) birds in all, are on the property at any time.
13. Raising or slaughter of rabbits or other fur-bearing animals when a total of more than sixty (60) mature animals are on the property at any time.
14. Raising or slaughter of sheep, goats, horses, mules, swine, bovine animals and other similar domesticated quadrupeds when more than two (2) mature animals for each acre in the entire property, or more than a total of twenty-five (25) animals in all, are on the property at any time.
15. Residences or mobilehomes in excess of those allowed under Paragraph 2 of Subsection B of this Section, for use by the persons specified in said Paragraph 2 of Subsection B.
- 15.2 Sale of agricultural products and feed for livestock and fowl, including sale at roadside stands and from vehicles, which does not constitute an allowed use under Subsection B of this section. (Added by Ord. No. 2520, effective 2-24-83, amended by Ord. No. 2692, effective 2-27-86.)
- 15.4 Sawmill, shingle mill, or box shook mill; provided that, for a new facility (not to include expansions of, or re-establishments of, existing facilities), the site complies with Subsection F of Part II of Section 16 of this Ordinance. (Added by Ord. No. 2520, effective 2-24-83; amended by Ord. No. 3131, effective 10-12-95.)
16. Seed cleaning and treating plant.
17. Sewage treatment plant and disposal area.
18. Slaughterhouse.
19. Winery.

- 19.5 Similar uses when determined in the manner prescribed in Section 15, Paragraph A, USE, subparagraph 1, item b. (Added by Ord. No. 2520, effective 2-24-83.)
20. Divisions of land as follows: (Added by Ord. No. 2388, effective 12-12-80.)
 - a. Divisions of land resulting in parcels containing less than twenty (20) acres for the purpose of conveying property containing existing agricultural-related industries or services established in accordance with all applicable building and zoning regulations.
 - b. Divisions of land resulting in parcels containing less than twenty (20) acres for the purpose of establishing new agricultural-related industries or services in accordance with all applicable building and zoning regulations.
21. Establishment for the curing, processing, packaging, packing, storage and shipping of agricultural products. (Added by Ord. No. 2720, effective 8-5-86.)
22. Agricultural service establishments primarily engaged in performing agricultural animal husbandry services or horticultural services to farmers, and services to farmers or farm-related activities in planting, harvesting, storage, hauling and equipment repair and maintenance. (Added by Ord. No. 2720, effective 8-5-86.)
23. Agricultural chemical experiment stations. (Added by Ord. No. 2720, effective 8-5-86.)
24. Plant nursery: the retail sales of trees, shrubs, vines, flowers or grasses propagated for transplanting or for use as stock for grafting, providing said retail sales are incidental to a wholesale plant nursery, and providing the area dedicated to retail sales of non-plant stock accessory items necessary for propagation and grafting may be allowed in an area up to five percent (5%) of the total square footage in the site area. (Added by Ord. No. 3200, effective 2-26-98)