

CDBG & HOME


City of Visalia

Feedback on Visalia's High Priority Needs in Preparation of the 2017 Amendment and 2018 Action Plan.

Process, Needs, Activity Commitments, and Uncommitted Funding Availability

Feedback requested by February 12, 2018

Staff

Renee Nagel Finance Director	Rhonda Haynes Housing Specialist
	Paula Maestaz Housing Assistant

The City of Visalia, Finance Division is responsible for the oversight of Community Development Block Grant (CDBG) and HOME Investment Partnership Funding.

Goal of this information?

Your input on proposed use of CDBG & HOME funds

- Overview -HUD Objectives & Outcomes, Council approved Priority Needs & Projects/Activities for 5yr ConPlan (2015-19); and
- Review proposed 2018 Action Plan activities & funding; Review 2017 CDBG funding requiring reprogramming; and
- Obtain public input on proposed programs/activities and uncommitted funding in order to prepare Draft 2018 Action Plan and 2017 Amendment

The goal of this information is to provide the public with an overview of HUD's requirements to meet their National Objectives and Outcomes with the use of CDBG and HOME funding.

Each year the City receives CDBG and HOME funding to utilize toward programs/projects that meet the high priority needs identified in the Strategic Plan specifically in Visalia. This is achieved through successful programs, projects and activities.

Before preparing the Draft 2018 Action Plan, we review the proposed projects with the community and gain public input.

We would like to receive your feedback (input) on the proposed use for 2018 CDBG & HOME funding, as well as 2017 CDBG funds (approx. \$144k) remaining from a completed project which requires the funds to be reprogrammed into an existing 2017 project.

Please submit your feedback by email or fax by February 12, 2018.

Thanking you for your review and feedback in advance.

Action Plan Objectives & Outcomes

HUD grants are provided to the City to achieve three National Objectives and meet three National Outcomes.

Objectives:

provide decent housing;
provide suitable living environments
create economic opportunities.

Outcomes:

Improving availability or accessibility of units or services
Improving affordability, not just of housing but also of other services
Improving sustainability by promoting viable communities

With a focus towards low to moderate income families



Community Identified “Priority Needs”

- Affordable Housing, including homeless
- Public Services, Facilities, Public & Park Improvements
- Neighborhood Preservation
- Economic Development

City's Projects & Programs continue to focus on these HUD eligible and community identified needs.

These are the high priority needs that the City identified in the 5 year Consolidated Plan, Strategic Plan through consultations, community meetings, community and Council input, and Council approval.

Estimated Annual Grant Resources

(Based on last year's allocation)

- | | |
|---|--|
| • HOME - | • CDBG — |
| • Grants - \$371,694 | • Grants - \$1,188,919 |
| • Estimated Program Income
(Paid Loans) \$150k | • Estimated Program Income
(Paid Loans) \$25k |
| • Total: \$521,694 | • Total: \$1,213,919 |

Proposed 2018 HOME Commitments & Activities -Priority Projects/Activities				
	Prior balance committed (as of 12-26-17)	2018 Estimated Budget (July 1, 2018 to June 30, 2019)	Total Balance	Notes:
		HOME:		
Allocation		\$ 371,694		Estimated only- based on 2017 amount
Estimated Program Income		\$ 150,000		Estimated PI based on annual PI received from loans
Total Estimated Resources:	\$ 1,488,721	\$ 521,694	\$2,010,415	
Administration				
o (Home-10% of allocation & PI)	\$165,243	\$52,169	\$217,412	Includes 10% of the estimated PI
Affordable Housing:				
o First Time Homebuyer Program	\$0	\$0	\$0	Other funding being utilized for down payment assistance (CalHOME)
o CHDO Acq/Rehab Programs* (Self Help)	\$1,024,350	\$319,525	\$1,343,875	Mandatory Minimum 15% CHDO= \$55,754; * Continue efforts of affordable single & multi family development;
o 2018 Estimated PI, upon receipt, shall be directed to SHE-CHDO Acq/Rehab Project to finalize costs associated with projects** (Self Help)	\$0	\$150,000	\$150,000	Projected Program Income (PI) toward Self Help Affordable Housing projects. HOME funding may increase or decrease based upon actual HOME Grant **
o Tenant Based Rental Assistance Program (Family Services)	\$299,127	\$0	\$299,127	No additional funding recommended for 2018. Current funding provides housing assistance (rent payments) to approximately 20 homeless persons for the term;
Total HOME dollars:	\$ 1,488,721	\$521,694	\$2,010,415	
<small>*HOME SHE CHDO Acq/Rehab may increase or decrease dependent upon program income received and actual grant allocation.</small>				

5Yr ConPlan HOME Planned Activities:

- Scattered site new construction, acquisition/rehab (Single & Multi Family) through City's certified Community Housing Development Organization (CHDO)
- Down payment assistance; and
- Tenant-based rental assistance.

Table includes current commitments balance plus the estimated 2018 HOME funding.

**2018 HOME funds may be more or less than 2017 allocation. Figures are estimates only, based on previous year award.

This table reflects:

- Prior Year Rollover balances of HOME funded projects and programs currently underway (as of 12-26-17)
 - The balances reflected (total commitment of \$1,488,721 toward projects) are committed by contract to non-profit agencies, Staffing, and contractors who are providing services toward the high priority need. The balance will be disbursed through June 30, 2018.
- The 2017 HOME projects & programs provides a general idea of recommended 2018 HOME activities for the fourth year for the period of July 1, 2018, through June 30, 2019.
- The Table includes an estimated \$371,694 in 2018 HOME funds, plus an estimated \$150,000 in program income is anticipated. This is only an estimate based on the current year funding received from HUD, along with loan payments (program income) received previously.
- Priorities being addressed are:
 - Affordable Housing adding:
 - \$319,525 to SHE CHDO Acq/Rehab or new construction; and estimated \$150k in anticipated program income during the next year

A total potential balance reflects prior balance commitments plus the 2018 estimated budget.

Proposed 2018 CDBG Activity Commitments & Uncommitted funding				
	Prior balance committed (as of 12-26-17)	CDBG:	Total Balance	Notes:
Allocation		\$ 1,188,919		Estimated only- based on 2017 amount
Estimated Program Income		\$ 25,000		Estimated PI based on annual PI received from loans
Total Estimated Resources:	\$ 1,422,385	\$ 1,213,919	\$ 2,636,304	
Administration				
o (CDBG-20% of allocation & PI)	\$296,358	\$242,783	\$539,141	Includes 20% of Estimated PI
Strengthening Neighborhoods (Suitable Living Environment)				
o Senior Mobile Home Repair Program "SMHRP" (Self Help)	\$78,356	\$70,000	\$148,356	Recommend adding CDBG funding to existing Contract with Self Help to assist approximately 5 additional senior mobile homeowners
o Code Enforcement:	\$101,053	\$115,000	\$216,053	Continue supporting Code staff efforts within CDBG Targeted areas
Public Services (15% cap)***				
General Public Services:				
o Public Services: Fair Housing Education (Fair Housing Council of Central Ca.)	\$30,000	\$7,500	\$37,500	Continue contracted commitment to Public Service- Fair Housing Contract including training, testing (HUD Requirement)
Homelessness Program Public Services:				
o Voucher Program- (Family Services(FS))	\$21,551	\$25,575	\$47,126	Continue commitment through Family Services; Provides 14 homeless persons case management services
o Continuum of Care (Alliance)	\$12,935	\$17,000	\$29,935	Continue commitment of homeless Public Service Contract w/Continuum of Care for PIT and PHC (HUD Requirement)
o Street Outreach/ Case Management (Family Services)	\$90,210	\$40,000	\$130,210	Continue commitment through Family Services; Provides 17 homeless persons case management & street outreach to 24 homeless persons
Non-Housing Community Development:				
Public/Park Infrastructure Improvements/ADA Compliance				
o Public infrastructure improvements, ADA Projects	\$313,166	\$476,061	\$789,227	Funds for completing ADA Projects with design services underway; ADA curb cuts, truncated domes within CDBG Targeted areas, and areas identified by the Disability Advocacy Committee members
o Public Facility Improvements	\$0	\$150,000	\$150,000	TBD (i.e. Additional ADA or Parks)
o 2018 Estimated PI, upon receipt, shall be directed to Public Infrastructure Improvements/ Facility/ Parking, ADA Compliance**	\$3,068	\$20,000	\$23,068	Projected PI of \$24,999.80 of 2017; and estimated PI for 2018** CDBG may increase or decrease based upon Actual Grant amount
o Oval Park Improvements	\$5,000	\$0	\$5,000	Finalizing Oval Park security cameras project
o Low/Mod Park Improvements (funds shall be directed toward CDBG Eligible parks)	\$45,000	\$50,000	\$95,000	park project underway with balance; 2018 Park Projects TBD
Economic Development Opportunities:				
o Section 108 Loan Repayment:	\$425,689	\$0	\$425,689	Last Payment (2018). \$425,689 less Payment (\$282,500) = \$143,189 See 2017/18 Substantial Amendment below-
Total CDBG dollars:	\$1,422,385	\$1,213,919	\$2,636,304	

Reminder: 5Yr. ConPlan CDBG

Planned Priorities/Activities:

- Affordable Housing/Suitable Living-
 - Owner occupied Senior Mobile Home Repairs
 - Code Enforcement
- Public Services:
 - Fair Housing, Homeless Voucher Program, COC, Homeless Case Management;
- Public & Park Improvements
- Economic Development, specifically repayment of the Section 108 loan.

This CDBG Table represents current projects/programs with commitments plus estimated 2018 funding. **2018 funds may be more or less than 2017 allocation.

Approx. \$150k
Uncommitted
of 2018 CDBG
funds

This table reflects:

- The prior balance committed of \$1,422,385 (as of 12-26-17) is carried over to complete the projects currently underway and previous approved. These are funds committed by contract to non-profit agencies, Staffing, and contractors who are providing services toward the high priority need. The balance will be disbursed through June 30, 2018.
- The 2017 CDBG projects & programs provide a general idea of recommended 2018 CDBG activities for the fourth year for the period of July 1, 2018, through June 30, 2019.
- For 2018 CDBG funding estimated is \$1,188,919, plus an estimated \$25,000 in program income anticipated. However, this is only an estimate based on the current year funding received from HUD, along with loan payments (program income) received previously.
- Priorities being addressed are:
 - Affordable Housing adding:
 - \$70,000- Senior Mobile Home Repair Program – Contract with Self Help
 - \$115,000- Code Enforcement
 - Public Services adding:
 - \$7,500 – Fair Housing- Contract with Fair Housing Council of Central CA.
 - \$25,575- Voucher Program- Contract with Family Services
 - \$17,000- Continuum of Care- Contract with Alliance
 - \$40,000- Street Outreach/Case Management- Contract with Family Services
 - Public & Park Improvements adding:
 - \$476,061-plus estimated \$20k in Program Income for Public ADA Improvements
 - \$50,000- Parks-

A total potential balance reflects prior balance commitments plus the 2018 estimated budget with commitments.

An additional \$150,000 is included in this balance, however, is uncommitted and available to direct toward a high priority need. Staff recommends adding to ADA compliance or Parks. Your input is needed.

Give us your feedback!

- **Uncommitted 2018 CDBG:** Approximately \$150,000 of the estimated 2018 Action Plan CDBG funding is not committed to an existing project or program.
- Public Input:

What eligible “High Priority Need” can the CDBG funding be used toward?

High Priority Needs identified in the 2015 Consolidated Plan are:

- Public Improvements-(ADA)
- Park Improvements- (within CDBG Areas)
- Affordable Housing programs/Suitable Living Environment (i.e. approved by City Council Senior Mobile Home Rehabilitation Program)

Feed back form follows
Give us your feedback

The Consolidated Plan process identified the “High Priorities” for the 5 year term. Listed here are the high priority needs. Your input/feedback is needed. What should the estimated \$150,000 un-committed CDBG funding be directed toward?

Please complete the feedback form that follows and return by February 12, 2018..

Now- Lets talk about Reprogramming 2017 CDBG Funding!

Approximately \$143k in CDBG funds will remain after the last payment of the Section 108 loan. This estimated remaining balance must be reprogrammed to another CDBG project/program.

Staff recommends redirect approximately \$143K of 2017 CDBG funding toward CDBG- ADA Project to continue projects design and construction (2017 CDBG Action Plan Amendment)

2017/18 PROPOSED CDBG AMENDMENT				
Description	Est balance	CDBG	Estimated Total Balance After Amendment	
Project Decrease: CDBG Section 108 Loan	\$143,189	(\$143,000)	\$189	Current Balance is \$425,689. Last 2 payments shall be made of approximately \$282,500, leaving an available CDBG balance of approximately \$143,000 to be directed to another CDBG Project. Staff recommends reallocating remainder to ADA Project Improvements
Project Increase: CDBG ADA Projects	\$812,295	\$143,000	\$955,295	Staff recommends the remaining CDBG balance after last 2 Section 108 loan payments, be directed toward ADA projects. Estimated balances referenced.
NET CHANGE		\$0		

Feed back form follows
Give us your feedback

Now, lets talk about reprogramming remaining 2017 CDBG Funding!

Upon making the last Section 108 loan principle and interest payments, Staff proposes directing the remaining CDBG funds (approximately \$143k) to CDBG ADA Compliance Projects to assist with completing design and construction. This will close out the use of CDBG funds toward the Section 108 loan and add to the existing Accessibility compliance public improvement needs

**• We need your Feedback
by February, 12, 2018:**

Agency Name: _____

Name: _____

Email: _____

• We need your Feedback:

- What is your feedback on the proposed goals & activities for the fourth year (2018 Action Plan) and (2017 CDBG Amendment)?
- What other goals (high priority activities) are needed for low income housing, jobs and /or low income areas?
- Email rhonda.haynes@visalia.city with the business/non-profit that you represent and give us your feedback on the priorities

What agency do you Represent? ✓

Housing	
PHA	
Services - Children	
Services - Elderly Persons	
Services - Persons With Disabilities	
Services - Persons with HIV/AIDS	
Services - Victims of Domestic Violence	
Services - Homeless	
Services - Health	
Services - Education	
Services - Employment	
Services - Fair Housing	
Health Agency	
Child Welfare Agency	
Publicly Funded Institution/System of Care	
Other Government - Federal	
Other Government - State	
Other Government - County	
Other Government - Local	
Regional Organization	
Planning Organization	
Business Leaders	
Civic Leader	
Other - Faith Based Organization	
Other - Veterans	
Other - Citizen	
Other - Advisory Committee	
Other - Services - Legal	
Major Employer	

Feedback: _____

**PLEASE RETURN THIS PAGE TO: CITY OF VISALIA, FINANCE
DEPARTMENT-HOUSING, ATTN: RHONDA HAYNES - Ph.
(559) 713-4460 Fax(559) 713-4801
Email rhonda.haynes@visalia.city with the agency you
represent and give us your feedback on the priorities/activities**

Please return this page to the City of Visalia- EMAIL: rhonda.haynes@visalia.city or fax 559-713-4801 Attn: Rhonda Haynes

Thank you. Questions?

