

CITY OF VISALIA








ANNUAL ACTION PLAN PROGRAM YEAR 2 2011-2012

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2nd Annual Action Plan (2011-2012 Program Year)

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Second Program Year - Action Plan 2011-2012

The CPMP Second 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 2 Action Plan Executive Summary:

As the nation continues facing daunting economic and budgetary challenges, this is by far one of the most difficult Action Plans that City staff has presented. The City is facing a possible 10%-30% reduction in its CDBG and HOME entitlement which will have some serious repercussions on the programs and projects that the City has up to now been able to deliver to the our community.

In addition to losing CDBG and HOME funds, the Governor is also proposing to eliminate redevelopment agencies throughout California which will not only impact staffing levels, but also place a tremendous burden on the non-profits that currently rely on CDBG, HOME and Redevelopment funds from the City to administer affordable housing programs. Staffing levels have also been reduced in anticipation of these cuts. Furthermore, sub-recipient agreements with non-profit partners; CSET, Self Help Enterprises, Habitat for Humanity, and Tulare County Housing Authority have either been frozen or eliminated. However, even though funding is slowly diminishing, staff continues to move forward with a positive attitude and outlook to continue serving the community with quality programs and projects.

This Fiscal Year 2011–2012 Action Plan is the City’s second plan of the Consolidated Plan 2010–2015. The Action Plan proposes projects and activities to meet the priorities described in the strategic plan within the ConPlan. It describes eligible programs, projects and activities to be undertaken with limited funding in 2011/2012 and their relationship to the housing, homelessness, and community & economic development needs identified in the ConPlan.

Typically, the City estimates the funding it will receive from HUD. This helps staff to determine what programs and projects will be funded based on the needs of the

community; however, due to anticipated budget cuts, staff has prepared projections addressing three potential scenarios pending HUD’s final allocations.

All of the allocation priorities (projected use of funds) are identified in the strategic plan priorities and housing and community development needs assessment outlined in the 2010–2015 ConPlan. The general priority categories of housing, homelessness, special needs and community development needs and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs.

The focus of this Action Plan will be to follow the success of the NSP funded Foreclosure Acquisition Program and continue acquiring, rehabilitating, and reselling homes to pre-qualified buyers with fixed mortgages. The existing foreclosure program has resulted in the acquisition of 25 homes and resell of 18. Approximately, \$1,600,000 has been recycled back into the program since the initial \$2.38 million NSP Grant. In addition to stabilizing neighborhoods, the Foreclosure Acquisition Program creates between 5-10 construction jobs per rehabilitated house, plus provides employment opportunities for realtors, title companies and appraisers. Staff is also recommending that the Council adopt an amendment to the NSP guidelines, allowing the City flexibility to sell a property to a non-profit organization which may then rent or sell to a qualifying household or the City may opt to maintain ownership of the property, use it as a lease and then resell it to a qualified household once financially feasible.

The Action Plan includes a general description of homeless and other community development needs activities to be undertaken and other actions to address obstacles to meet underserved needs and reduce poverty. The Action Plan can also be found at the City’s Web site at www.ci.visalia.ca.us.

Table 1 shows the specific needs objectives for the 2011–2012 program year.

**Table 1
Summary of Specific
Needs Objectives**

Objective	Goal	Units/Need
Affordable Housing	Provide decent affordable housing by promoting homeownership opportunities for low-and-moderate-income households.	10
	Provide decent affordable housing by sustaining neighborhoods	2
	Increase availability of affordable owner-occupied housing through acquisition	2
Suitable living environment through neighborhood preservation	Maintain and preserve quality housing by addressing substandard housing.	200
	Provide education services to low income families.	120
Homelessness		
Suitable living environment by supporting special needs programs and facilities	Increase accessibility to support facilities to end chronic homelessness.	2
Economic and Community Development		
Create economic development opportunities and community development opportunities needs services	Demonstrate a commitment to long term economic growth by promoting the expansion of existing jobs and job retention.	1
Suitable living environment through public improvements	Improve quality/increase availability of neighborhood facilities for low income persons.	2

The specific goals and outcomes for the estimated CDBG and HOME funding allocations are shown in Table 2.

**Table 2
Objectives and Goals for CDBG and HOME Funding**

Objective	Goal	Program
Provide decent affordable housing	Provide decent affordable housing by promoting homeownership opportunities for low-and-moderate-income households.	Foreclosure Acquisition Program II
	Increase availability of affordable owner-occupied housing through acquisition	Property Acquisition (CHDO)
Suitable living environment through neighborhood preservation	Maintain and preserve quality housing by addressing substandard housing.	Code Enforcement - Target Areas
	Provide education services to low income families.	FairHousing
Homelessness		
Suitable living environment by supporting special needs programs and facilities	Increase accessibility to support facilities to end chronic homelessness.	Continuum of Care
Economic and Community Development		
Create economic development opportunities and community development opportunities needs services	Demonstrate a commitment to long term economic growth by promoting the expansion of existing jobs and job retention.	West Parking Structure Loan Payment (Section 108 Loan)
Suitable living environment through public Improvements	Improve quality/increase availability of neighborhood facilities for low income persons.	Oval Park Transportation Improv. Parks Improv. In CDBG Areas

Evaluation of Past Performance

Each year, the U.S. Department of Housing and Urban Development (HUD) assesses the performance of the City of Visalia’s management of CDBG and HOME program funds, the City’s compliance with the ConPlan and the extent to which the City is preserving and developing decent affordable housing, creating a suitable living environment and expanding economic opportunities. Overall, the City has demonstrated the continued capacity to implement and administer its CDBG and HOME programs. The City continues to make progress in addressing priority needs and carrying out the programs described in the ConPlan.

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 2 Action Plan General Questions response:

Visalia is one of California's fastest growing cities, a reflection of the community's quality of life, affordability and easy access to retail outlets and services. Visalia's market trade area covers parts of three counties, encompassing nearly 500,000 people within a 25-mile radius.

Visalia is the county seat of Tulare County, the top dairy- and milk-producing county in the nation and the second most productive agricultural county in the world, with more than 250 different commodities. Like most San Joaquin Valley cities weathering the economic recession, the unemployment rate is in double digits, reaching 17.7 percent in December 2010.¹



Historic Downtown Visalia, located in the heart of the City, is a thriving business and social locus. Recent renovation efforts in the downtown area reflect the City's commitment to maintaining the quality of life, community spirit and retail of the City. Downtown merchants participate in a voluntary improvement district to finance physical and business improvements. The Property-Based Improvement District (PBID) targets needs such as parking, traffic circulation, streetscape improvements, maintenance, security, economic development and marketing. Home to the Kaweah Delta Health Care District, the City of Visalia and several other large private businesses are also the financial center of Tulare County.

It is the City's intent to fund activities in areas most directly affected by the needs of low-income residents and those with other special needs. A map that shows these areas of concentration in the City is located in the ConPlan.

To create substantive neighborhood improvements and stimulate additional, unassisted improvement efforts, the City will focus the majority of its housing-related funding in targeted low-income neighborhoods. Based on the widespread need for affordable housing, however, assistance will be available Citywide. Distribution of funding for accessibility purposes will also be Citywide.

The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. As discussed in the Strategic Plan section of the ConPlan, it is the City's intent to fund activities in areas most directly affected by the needs of low-income

¹California Employment Development Department (EDD)

residents and those with other special needs. A map that shows areas of lower-income residents (U.S. Census Bureau, 2000) in the City is located in the ConPlan.

To create substantive neighborhood improvements and stimulate additional, unassisted improvement efforts, the City will provide a portion of its housing-related funding in targeted low-income neighborhoods, with a particular focus on the distressed Washington Elementary School and Lincoln Oval Park neighborhoods and CDBG-targeted areas, where there are high percentages of renter-occupied housing for low-income families. Based on the widespread need for affordable housing, assistance is also available Citywide. Distribution of funding for accessibility purposes is restricted to CDBG targeted areas only. The primary focus of economic development efforts will include downtown business districts located in qualified low-income areas, as well as redevelopment areas, industrial parks and commercial sites in various City locations.

There are several obstacles to meeting the needs of underserved residents in Visalia, as housing affordability is influenced by a complex set of economic conditions. Some of these obstacles are a result of interest rates, lack of disposable income, lack of funding, governmental actions, tax policies and land-use policies and regulations, in addition to other nongovernmental market factors.

Housing

Affordable Housing. In December 2010, the median price for a house in Visalia was \$147,250. (HOME Purchase Price/After Rehabilitation Value Limits, 2010) As a general rule, a house is deemed affordable, considering there is nothing out of the ordinary when financing, when its cost is three times the amount of a person's annual income. According to HUD, the 2010 median family income in Tulare County was \$45,050, indicating that affordable housing in Visalia is not a major issue.

Lack of Financial Resources for Low- and Moderate-Income and Working Poor Residents. There are limited resources county-wide or in Visalia to address the income gap experienced by low- and moderate-income seniors, large families and residents with disabilities. For those who qualify, the City makes it possible for families to own a home through the Foreclosure Acquisition Program and the New Construction Second Mortgage Program.

Foreclosures

According to RealtyTrac, foreclosures accounted for 26 percent of all 2010 residential sales. California foreclosures sales accounted for 44 percent of all sales in 2010, with the Visalia-Porterville Metropolitan Area ranking 17th nationally in foreclosures.

The focus of this Action Plan is to place concentrated efforts on homeownership due to the ongoing foreclosure crisis and the over abundance of abandoned and vacant homes in need of rehabilitation. Plus the City can stimulate the job market by hiring local contractors, realtors, appraisers, and title companies to rehabilitate and resell homes.

On September 29, 2008, the Office of the Secretary of HUD released an emergency assistance program, the Housing and Economic Recovery Act (HERA), to help state and local governments acquire and redevelop foreclosed properties. The City of Visalia was allocated a total of \$2,388,331 in funding to purchase foreclosed or abandoned homes and to rehabilitate, resell or redevelop these homes to stabilize neighborhoods, while assisting low income borrowers with the purchase of a home. Since inception of the program in 2008, the City has acquired a total of 25 houses and re-sold 18 to qualified households.

Actions to Address Obstacles

The City of Visalia will continue to take the following actions during fiscal 2011–2012 to address obstacles to meeting underserved needs.

Provide Decent Affordable Housing

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

- ***Foreclosure Acquisition Program II.*** This program enables the City to stabilize and revitalize neighborhoods, through acquisition and rehabilitation of foreclosed homes, and resell to pre-qualified buyers with fixed rate mortgages. Also, depending on market conditions, this program gives the City flexibility to either sell a property to a non-profit organization which may then rent or sell to a qualifying household or the City may opt to maintain ownership of the property, use it as a lease and then resell it to a qualified household once financially feasible.

Outcome Goal (DH-3): Provide decent affordable housing by sustaining neighborhoods.

- ***Property Acquisition (CHDO Funds).*** The HOME Investment Partnerships Program requires that 15 percent of its annual allocation be set aside exclusively for housing that is owned, developed or sponsored by a 501(c)3 nonprofit, community-based service organization, known as a HOME-funded Community Housing Development Organization (CHDO), to develop affordable housing within the community. Currently, the City is working with CSET (Community Services Employment Training) to acquire properties, rehabilitate and resell them to income qualifying households.

Suitable Living Environment through Neighborhood Preservation

Outcome Goal (SL-3): Maintain and preserve quality housing by addressing substandard housing.

- ***Code Enforcement.*** The Neighborhood Preservation Division is responsible for the management of the Code Enforcement Program. The primary emphasis of the program is on life safety noncompliance. Considerable efforts are focused on Health

and Safety Code enforcement as it primarily relates to housing standards. Some of the common violations include unsafe structures, abandoned properties, contaminated and/or unsecured swimming pools, construction without permits and unlicensed vendors.

Outcome Goal (SL-1): Provide educational services to low-income families.

- *Fair Housing.* This program provides fair housing services to Visalia residents. Callers with complaints are directed to legal counsel who assists with filling out official discrimination complaint forms, which are then forwarded to the Department of Fair Employment and Housing. City staff also provides educational brochures and “California Tenant” Handbooks to various agencies throughout the City.

Suitable Living Environment by Supporting Special Needs Programs

Outcome Goal (SL-1): Increase accessibility to support facilities to end chronic homelessness

- *Continuum of Care & Voucher Program.* The City has a partnership with the Continuum of Care, a 501(c)3 organization to address issues of homelessness. The Continuum of Care is a consortium of housing providers, service providers and local governments that work together to end homelessness in Kings and Tulare counties. The continuum is focused on systematically implementing systems and programs that will help support existing homeless organizations and offer the resources that are needed locally to be successful.

In partnership with the Continuum of Care the City will allocate funding to support Family Services and the Tulare Housing First Program. The program is structured to specifically serve the chronically homeless by providing Shelter Plus Care vouchers to assist a homeless family with housing expenses. The funding would support a Case Manager to oversee the program, which includes mental, and health counseling, job search, and life skills training.

Create Economic Development Opportunities and Community Development Opportunities (Parking Facility) Needs Services

Outcome Goal (EO-1): Demonstrate a commitment to long-term economic growth by promoting business expansion and job retention.

- *Parking Structure Financing (West Acequia Parking Structure)—Section 108 Loan.* The City of Visalia is committed to providing adequate parking in the downtown area to further promote jobs. In 2007, the City finalized construction of a second four-story parking structure, which supports the hospital’s current expansion. In addition, the parking structure supports downtown businesses furthering the creation of many jobs throughout the downtown area. Staff continues monitoring the number of jobs

created on an annual basis. This year, the City will make another Section 108 payment in the amount of \$509,952. This loan is scheduled to be paid off in 2018.

Suitable Living Environment through Public Improvements

Outcome Goal (SL-1): Improve the quality and increase the quantity of public improvements that benefit low- and moderate-income residents. The City also utilizes other funding sources for public and park improvement projects.

- Streets ADA Compliance Projects. The City will continue to fund this program to continue supporting the disabled community with the installation of curb cuts, truncated domes, compliant ramps, and warning detection panels within CDBG targeted areas.
- Oval Park Transportation Improvements. In 2008, the City Council directed staff to work with residents and businesses in the Oval Park neighborhood to foster revitalization efforts. The Engineering Division is now playing lead to complete drawing and construction of roadway improvements over the next few years. Once complete, the improvement will provide improved safety for pedestrians, bicyclists, and vehicles through the Oval Park neighborhood.
- Park Improvements in CDBG Areas. – The City has historically utilized CDBG funds to rehabilitate parks in underserved low-income neighborhoods such as the Oval Park, Jefferson Park, and Birdland. This will continue in 2011/2012.

Resources to Address Priority Needs and Specific Objectives

Due to anticipated budget cuts in the City’s CDBG and HOME entitlements, City staff has prepared projections, addressing three scenarios pending HUD’s final allocation. Table 3 on next page shows proposed programs and recommended allocations with a 10% - 30% reduction in funds. The City will utilize available resources for housing, non-housing and supportive service needs of Visalia’s low- and moderate-income families, and to reduce or eliminate conditions contributing to slum and blight in targeted areas.

**Table 3
Available Resources for Fiscal 2011–2012**

2011-2012 Estimated Budget	2010-11 (Allocation & Amendments)	2011-2012 Projected Allocations based upon % of reductions		
		10% Redtn	20% Redtn	30% Redtn
COMMUNITY DEVELOPMENT BLOCK GRANT				
Annual Grant Amount (CDBG)	1,331,190	1,198,071	1,064,952	931,833
Administration (20% of allocation), Loan Servicing & Operating less Fair Hsg (see Fair Housing for portion of Admin)	251,238	232,114	205,490	178,867
Net for Programs and Projects	1,079,952	965,957	859,462	752,966
Neighborhood Preservation/Services				
Code Enforcement- Target Areas	160,000	120,000	120,000	120,000
Fairhousing Hotline (part of 20% Admin cap)	15,000	7,500	7,500	7,500
Special Needs Facilities				
Continuum of Care or Voucher Program	10,000	12,500	12,500	12,500
Public Improvements				
ADA Compliance Projects **	40,000	30,000	30,000	23,014
Economic Development/Public Parking Facilities				
West Parking Structure Loan Payment (Section 108 Loan)	506,855	509,952	509,952	509,952
Public Parks, Facilities & Improvements				
Oval Park Transportation Improvements	29,025	221,005	114,510	40,000
Oval Park Lighting	40,000	-	-	-
Recreation Park Skateboard Fence	98,072	-	-	-
Park Improvements in CDBG Areas	-	65,000	65,000	40,000
Special Needs Services				
Senior Home Minor Repairs (contract w/CSET)	91,000	-	-	-
Mobile Home Senior Repair & Handicapped Access (contract w/3HE)	90,000	-	-	-
Subtotal Programs & Projects	1,079,952	965,957	859,462	752,966
Total CDBG Expenditure	1,331,190	1,198,071	1,064,952	931,833
Remaining to Carry Forward	-	-	-	-
HOME INVESTMENT PARTNERSHIP FUNDING				
Annual Grant Amount (HOME)	561,002	504,901	448,801	392,701
Administration, Loan Servicing & Operating	56,100	50,490	44,880	39,270
Net for Programs and Projects	504,902	454,411	403,921	353,431
Homeownership				
First Time Homebuyer Program (contract w/CSET)	420,752	-	-	-
Foreclosure Acquisition Program II (Foreclosure acq, rehab, resell)	-	378,676	336,601	294,526
Property Acquisition (Required 15% set aside for CHDO & predevelopment)	84,150	75,735	67,320	58,905
Subtotal Programs & Projects	504,902	454,411	403,921	353,431
Total HOME Expenditure	561,002	504,901	448,801	392,701
Remaining to Carry Forward	-	(0)	(0)	(0)
	CDBG	HOME		
Estimated based off of 2010-2011 (current year allocation)	1,331,190	561,002		

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 2 Action Plan Managing the Process response:

The City of Visalia’s Housing and Economic Development Department (HEDD) is the lead department responsible for administering programs covered by the ConPlan and the significant aspects of the process by which the Plan was developed. As a means to enhance coordination between public and assisted housing providers, and among private and governmental health, mental health and service agencies, the City has prepared a Citizen Participation Plan to involve and contact the public as part of the consolidated action planning process.

The HEDD coordinates with City departments, county agencies and community stakeholders in developing housing and community development priorities and activities. The partnerships and collaborative efforts will continue to be the focus of the lead agency in implementing the ConPlan and Action Plan.

To further enhance cooperation and coordination among agencies and groups, a series of ConPlan stakeholder workshops were held to discuss the needs assessment and the following strategic planning categories: affordable housing, homelessness, special needs, economic development and community development. There were many interested persons and representatives who attended and gave valuable input and dialogue for improving the ConPlan.

Throughout the preparation of the ConPlan, consultation was sought and obtained by the City with other public and private providers of housing, health and social services. The types of agencies invited to stakeholder meetings included social service agencies, health service organizations, providers of low-income housing, financial institutions that have or may provide financial assistance for lower-income housing and faith-based organizations. Focus group participants highlighted the priority needs in general terms and specific to their target population. Table 4 lists the agencies that were contacted to participate in the two different focus groups.

**Table 4
List of
Contacted
Agencies**

Focus Group and Survey Contacts	
<i>Housing and Economic Development</i>	
1. Center for Independent Living	10. Salvation Army
2. Central Valley Christian Housing	11. Self-Help Enterprises
3. Community Services and Employment Training, Inc. (CSET)	12. Tulare County Economic Development Corporation
4. Downtown Visalians	13. Tulare County Health and Human Services—Homeless Assistance
5. Family Services of Tulare County	14. Tulare County Housing Authority (TCHA)
6. Habitat for Humanity	15. Tulare Kings Hispanic Chamber of Commerce
7. Home Builders Association of Tulare & Kings Counties	16. Visalia Chamber of Commerce
8. Kings/Tulare Continuum of Care	17. Visalia Economic Development Corporation
9. Proteus Inc.	18. Visalia Rescue Mission
<i>Youth and Health and Human Services</i>	
1. Boys and Girls Club	11. Tulare County Health and Human Services Agency
2. City of Visalia City Hall East—Visalia Parks and Recreation Department	12. Tulare County HHSA—Child Protective Services
3. Evergreen Residence Assisted Living	13. Tulare County HHSA—Environmental Health
4. Golden State YMCA	14. Tulare County HHSA—Homeless Assistance
5. Healthy Kids/Children’s Health Initiative	15. Tulare County Mental Health Services
6. Kaweah Delta Mental Health Hospital	16. Tulare County Office of Education
7. Kings-Tulare Area Agency on Aging	17. United Community Youth Center
8. Owens Valley Career Development Center	18. Visalia Police Activities League (PAL)
9. Proteus Inc.	19. Visalia Unified School District
10. Synchrony of Visalia, Inc.	20. Visalia Volunteers Services Program
	21. Visalia Youth Services

HHSA: (Tulare County) Health and Human Services Agency

The focus groups addressed specific questions regarding the needs of the community relative to the current economic environment, how current policies address these needs and what collaborative efforts might better address these needs to enhance coordination between public and private housing and health and social service agencies. In addition, consultations are ongoing with the county and state governments and appropriate regional bodies relative to the areas discussed herein.

The City will continue to encourage public involvement if and when there are substantial amendments to the Citizens Participation Plan, Consolidated Plan, and/or the Annual Action Plan.

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.

Program Year 2 Action Plan Citizen Participation response:

City staff developed a detailed participation plan that is part of the ConPlan. As required by HUD, citizens, nonprofits and community residents will be provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan. The purpose of the plan is to encourage citizens, particularly low- to moderate-income residents, to participate in the development of the ConPlan and any substantial amendments to the ConPlan. Citizens were engaged through community meetings, surveys, public hearings and individual meetings.

The primary goals of the City's citizen participation process are to

- Generate significant public participation particularly from extremely low, very low and low-income persons and groups residing within various areas of the City where program funds will be used.
- Gather data that accurately describe and quantify housing and community development needs and to suggest workable solutions.
- Obtain comments on proposals for allocating resources.

Public Notice and Availability of the Plan

The City of Visalia published all public hearings and ConPlan summaries in the *Visalia Times-Delta* and *El Sol del Valle de San Joaquin* newspapers for public review and comment. The summary described the contents and purpose of the ConPlan and listed the locations where copies of the entire plan could be examined.

Access to Records

A list of all projects using CDBG and HOME funds will be made available upon request; the list is also available on the City's Web site. The list will include the names of the sub-recipients, the amount of the allocation, a brief description of the activity and the fiscal year in which the funds were distributed.

Public Hearings

The City of Visalia conducted two separate public hearings to obtain citizens' views and to respond to proposals and questions. The first public hearing was held on November 12, 2009, to discuss community needs and proposed uses of funds for the upcoming program year. The second public hearing was held on April 19, 2010, to assess how funds are planned to be spent during the next program years. The time, date, location and subject of the hearings were announced in the *Visalia Times-Delta* and *El Sol del Valle de San Joaquin* newspapers no less than 15 days before the hearings.

If an interpreter was needed, one would be provided with ample notification as stated on the public notice. The City was prepared to provide interpreters for non-English-speaking citizens upon request; however, no such request was made. All public hearings and meetings were conducted in the evening hours and were held at convenient and accessible locations that accommodate persons with disabilities.

Comments and Complaints

All comments or complaints made on the ConPlan and any amendments to the plan will be accepted through all components of the preparation of these documents until the closing of the formal public review and comment period. Written copies of the complaints and comments received during the public review and comment period are noted and attached as part of the Action Plan.

Summary of Citizen Participation

Citizens were encouraged to participate in two community meetings that were held in different parts of the City: the Senior Citizen Center and CSET's center. The first meeting was held on November 12, 2009. The second meeting was held on November 19, 2009. At these meetings, members of the public were asked to identify community needs and priorities before the drafting of the ConPlan.

Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement city, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

Summary of Efforts Made to Broaden Public Participation

The HEDD actively encouraged low- and moderate-income residents, persons of different ethnicities, persons with disabilities and non-English-speaking residents to attend community meetings and hearings. In accordance with the Citizen Participation Plan, the City will provide translation services to any resident who requests the need for

those services. Through the extensive participation of internal departments, agency and nonprofit focus groups and the community at-large, the City was effectively able to involve a broad swath of the City's residents in the planning process.

Community Needs Priorities for the Next Five Years

Citizens were asked to name the priorities in terms of community needs for the coming five-year period. After providing this list of needs, participants were then asked to prioritize those as high, medium or low.

Housing

High

- More infill development
- Rehabilitation of existing units
- Better accessibility in mobile home parks, particularly for seniors and the disabled
- Program for ADA (Americans with Disabilities Act) assistance to seniors, veterans and others

Medium

- Permanent supportive housing
- Provide overnight (temporary) housing for the homeless (especially families and transitional aged youth)
- Basic emergency shelter needs (e.g., cold weather shelter, food, clothing)
- Increased transitional housing (into permanent housing)

Low

- Transitional and permanent supportive housing for the homeless
- Provide City assistance to elevate vacant lots out of the flood zone in all CDBG-eligible areas
- Use vacant properties for homeless housing
- Additional resources for the acquisition and rehabilitation of foreclosed or blighted homes
- More housing in the Lincoln/Oval community (including a partnership with Habitat for Humanity)
- Foreclosure counseling
- Permanent supportive housing (e.g., Housing First model)

Economic Development

High

- Business incubators to encourage the creation of new enterprises
- Connecting people to the jobs that are available/Create relationships between the industrial base, downtown and depressed neighborhoods

Medium

- Create more industrial parks to attract jobs

- More partnerships with private commercial developers in downtown and south central Visalia
- Downtown façade improvement to encourage additional patronage
- Business incubator in vacant buildings (e.g., Lincoln/Oval service center)
- Mentoring and apprenticeship opportunities/Job skills training/Program to supplement wages for on-the-job training

Low

- Micro business loan program in depressed areas
- Provide satellite job skills training services and better access to employment in areas where people live (e.g., blighted areas)
- Child care facilities
- Entrepreneurship training programs

Community Development

High

- Public safety
- Oval Park improvements

Medium

- Downtown “Gathering Place”
- More parks in low-income neighborhoods
- Overall revitalization in Lincoln/Oval area
- Corridor revitalization between downtown and the Lincoln/Oval area
- Expand The Loop to Riverway Sports Park and other recreation areas

Low

- Address psychological and substance-abuse issues of the homeless/Address psychosocial needs of the homeless
- Organize a community center in the Washington neighborhood for adults and children
- Expand existing youth services to focus on the issue of health disparity

Agencies, nonprofits and interested members of the community were encouraged to participate in the ConPlan process via a survey that was made available both by hard copy and online. Dissemination of the survey was actively promoted by the Housing and Economic Development Department. The effort was effective at reaching a broad base of the community as more than 130 surveys were returned.

Summary of Efforts Made to Broaden Public Participation

The City of Visalia actively encourages more low- and moderate-income residents, minorities, those with disabilities and non-English-speaking residents to attend community meetings and hearings. In accordance with the Citizen Participation Plan, the City will provide translation services to any resident who requests the need for those services at such hearings and meetings.

Also, the City utilized interactive, collaborative and open Web-based tools, which allowed easy distribution of project information and surveys and allowed citizens to submit comments and questions as the project progressed. Other interactive Web capabilities allowed citizens to upload photos and relevant descriptions of the project area to highlight issues for the project team.

All comments were accepted during the citizen participation process.

Institutional Structure

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

Program Year 2 Action Plan Institutional Structure response:

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

The HEDD Director administers the day-to-day activities of the CDBG and HOME programs. City staff throughout various departments work together with the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout Visalia. The administration of program activities includes housing, public facility and infrastructure improvements, public and social service activities and economic development activities.

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments works with local organizations and agencies that assist low-income individuals and with families in Visalia and community residents to establish priorities for utilizing CDBG and HOME funding. The gaps in the delivery system are due to limited funding. The need far outreaches the funding resources. As a result, even projects with a high priority may have to wait years to be funded.

The principal provider of community development and economic development programs, housing projects and financial support will be the City of Visalia. Other public agencies that work together to increase Visalia's supply of affordable housing includes; the Tulare County Housing Authority, Visalians Interested in Affordable Housing (VIAH), the Kings/Tulare County Continuum of Care, Self-Help Enterprises (SHE), Community Services and Employment Training, Inc. (CSET), and Habitat for Humanity are CHDOs and nonprofit agencies that also provide support to deliver affordable 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 2 Action Plan Monitoring response:

To monitor that funds are being utilized to carry out affordable housing strategies through the acquisition, rehabilitation and new construction of housing units, the City of Visalia's monitoring plan includes tracking HUD-approved programs in accordance with the national objectives and regulations.

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

Routine Monitoring Responsibilities by City Staff

1. To assess performance and identify any compliance problems, City staff monitor application information from homeowners, assist with sub-recipient checklists, conduct periodic reviews to ensure regulatory compliance and track performance.
2. Ongoing monitoring involves an examination of both routine and special reports assessing two areas: compliance and performance.
3. Sub-recipients have independent audit actions conducted on a yearly basis.
4. Sub-recipients prepare periodic progress reports and provide those reports to the City of Visalia on a monthly basis.
5. If the sub-recipient is slow in setting up projects or in drawing down funds, City staff contact the sub-recipient to discuss the reasons for the slow progress.
6. If the sub-recipient is not able to commit and spend its designated funds within the period of the HOME agreement, an onsite review may be requested.
7. If it is determined that HOME funds will not be drawn down, staff may take steps to reprogram the funds to another entity or program upon taking the appropriate amendment actions.
8. Based on the data submitted, City staff generates regular reports on the status of all HOME- and CDBG-funded activities, as well as program-wide data such as the number of units developed or families assisted, income guidelines, ethnicity, Census data and the ongoing expenditure of HOME and CDBG funds.
9. The results are presented in the yearly Consolidated Annual Performance and Evaluation Report (CAPER) report and preserved in the program master file.

In-Depth Monitoring and Onsite Reviews

1. These activities identify whether performance or compliance problems exist and identify the aspects of the programs or projects that are contributing to the adverse situation.
2. These activities include an onsite visit, observation of actual program elements and the use of a monitoring checklist.

3. City staff identify aspects of the programs or projects where the organization is performing well and poorly, assess compliance with program requirements, determine whether record-keeping is adequate, prepare a report summarizing the results of the review and describe any required follow-up activity.

Monthly Status Report

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

File Review or “Desk Review”

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

Financial Review

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

Site Review

1. City staff gathers information from a variety of sources.
2. During the onsite review, the following steps are completed:
 - Conduct an initial meeting with the director or other official to explain the purpose and schedule for the review.
 - Review additional materials provided to obtain more detailed information about the program or projects in question.
 - Examine a sampling of files to verify the existence of required documentation and the accuracy of reports being submitted to the agency.
 - Visit a sampling of program or project sites to confirm information contained in the program files; this may also include interviewing residences.
 - Meet with local lending or other partners, if applicable.
 - Conduct an exit conference with appropriate senior staff to discuss the preliminary conclusions of the review and identify any follow-up actions necessary.
3. After completion of the onsite visit, the following steps are completed:

- Properly record the results of the review.
 - Fill out all applicable checklists.
 - Attach to the checklists all documentation required to support conclusions from the review (if applicable).
 - Place the checklists and documentation in the monitoring file for that organization.
 - Place an additional copy of the checklist in the project file.
 - Meet with the program staff to review the findings of the monitoring visit and agree on a course of action (if applicable).
 - After the in-depth review, City staff prepares and sends to the sub-recipients a report describing the results of the review.
4. The monitoring report must include the reasons underlying all conclusions.

CDBG Project Management

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

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 2 Action Plan Lead-based Paint response:

Estimation of the Number of Housing Units with Lead-Based Paint

There were 19,854 housing units that, according to the 2000 Census, were built before 1980 in Visalia. The use of lead-based paint was banned nationwide in 1978. Per this Census information, it is estimated that 46.5 percent of the City’s 42,728 units could have had lead-based paint in 2000. As units have been repaired, rehabilitated or replaced since 1978, non-lead-based paint has been used.

According to the federal Centers for Disease Control (CDC), in 2006 California tested 505,303 children for lead poisoning. Confirmed cases totaled 3,172 children or

²City of Visalia Housing and Economic Development Department

0.63 percent of all children. This was down considerably from 2000 when 11.61 percent of tested children in the state were confirmed with lead poisoning. Lead poisoning can come from other sources besides paint, such as soil and pottery.

Proposed Action to Evaluate and Reduce Lead-Based Paint Hazards

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

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 2 Action Plan Specific Objectives response:

The following are the priorities and specific objectives the City hopes to achieve during the next year:

Provide Decent Housing

This objective focuses on HUD’s mission to expand the supply of decent affordable housing for low and very low income families.

Create a Suitable Living Environment

This objective relates to activities that are designed to benefit communities, families or individuals by addressing issues in their living environment.

Resources

Rumors are rife that Redevelopment agencies throughout California will be eliminated as part of the Governor’s proposed budget cuts. Losing Redevelopment funds will be devastating to local government. Redevelopment supports jobs, infrastructure and is the largest source of funding for affordable housing and overall economic growth.

The City also faces cuts to its CDBG and HOME allocations. This not only puts a tremendous strain on city staff as staffing levels have already been reduced in

anticipation of the cuts, but also on the City’s non-profit partners who will also be affected by these cuts. The City is faced with making some very tough decisions regarding programs that will be spared and those that will need to be eliminated due to these cuts.

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 2 Action Plan Public Housing Strategy response:

The City of Visalia does not own public housing. However, the City does support and partner with the Tulare County Housing Authority (TCHA) to provide housing assistance to extremely low, very low, low- and moderate-income households.

The City of Visalia has partnered with TCHA to develop several affordable housing projects. Currently, the City is working with TCHA through Kaweah Management Company, a nonprofit 501(c)3, to rehabilitate 11 units and construct nine units to complete a 20-unit multi-family rental project known as Paradise & Court. The current Housing Market Analysis (see Table 11) displays the number of public housing units within the City of Visalia owned and managed by the TCHA.

**Table 11
Housing Market Analysis**

Housing Stock	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedrooms	Total
<i>Affordability Mismatch</i>					
Occupied Units Renter		3,234	4,879	3,400	11,513
Occupied Units Owner		1,108	2,919	15,405	19,432
Vacant Units for Rent	2.8%	121	630	180	931
Vacant Units for Sale	1.2%	4	89	305	398
Total Units Occupied and Vacant		4,467	8,517	19,290	32,274
<i>Rent</i>					
Applicable FMR (\$)		\$605	\$702	\$1,005	
Affordable 31%-50% of MFI (\$)		\$476	\$571	\$660	
<i>Public Housing Units</i>					
Occupied Units		21	70	88	179
Vacant Units		0	0	0	0
Total Units Occupied and Vacant		21	70	88	179
Rehabilitation Need (\$)					\$200,000

TCHA administers the Family Self-Sufficiency (FSS) program, which provides clients with counseling and the opportunity to save for a down payment to become homeowners. The City will continue to work with TCHA to determine strategies to enhance the program. TCHA is not designated as “troubled” by HUD.

Barriers to Affordable Housing

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

Program Year 2 Action Plan Barriers to Affordable Housing response:

State housing law requires local governments to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires that cities address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

The City updated and adopted the Housing Element on March 15, 2010, in conformance with jurisdictions in the Tulare Council of Governments (COG) sub-region. Achievement of the objectives contained in the 2009–2014 Housing Element are expected to be accomplished through actions by the City to provide appropriate regulatory concessions and incentives through its land-use and development controls and through the utilization of available federal and state housing programs. The priorities identified through the 2009–2014 Housing Element are to provide housing opportunities and accessibility for all economic segments of the City; provide and maintain an adequate supply of sites for the development of affordable new housing; preserve, rehabilitate and enhance existing housing and neighborhoods; ensure that all housing programs are available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, or any other arbitrary factor; and to encourage and enhance intergovernmental, public and private coordination and cooperation to achieve an adequate supply of housing for all economic and social segments of the community.

Some of the City’s regulations and procedures that could affect residential development and housing affordability include land use controls, development processing procedures and fees, impact fees, on and off-site improvement requirements, and building codes and enforcement.

The City encourages new mixed use development in the downtown and community centers; higher densities for infill and affordable housing development; new high density residential development along major corridors and at major intersections. Refer to the City’s Housing Element 2010 for detailed information.

As detailed in the Housing Element, policies are designed to assist with barriers to affordable housing:

General Policies:

- The City, in a leadership role, shall continue to utilize funding (when available) 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 is accessible to the public.

Specific Policy Implementations

- In 2005, the General Plan was amended to increase the number of multi-family units allowed as a permitted use from 11 units to 40 units.
- The City's Zoning Ordinance grant a 25% density bonus over the housing unit density allowed by existing zoning when the developer agrees to make certain units affordable to low income households.
- The City has no constraints on the development of farm worker housing.
- In 2004, the City adopted a second dwelling unit ordinance that follows State requirements.
- Manufactured housing can serve as an alternative from of affordable housing in low-density areas where the development of higher-density multi-family residential units is not allowed.

Actions to Alleviate Barriers Created by Market Conditions

Homeownership. The City currently administers four affordable programs that income qualifying households can take advantage of:

Foreclosure Acquisition Program II – This program enables the City to stabilize and revitalize neighborhoods, through acquisition and rehabilitation of foreclosed homes, and resell to pre-qualified buyers with fixed rate mortgages. Also, depending on market conditions, this program gives the City flexibility to either sell a property to a non-profit organization which may then rent or sell to a qualifying household or the City may opt to maintain ownership of the property, use it as a lease and then resell it to a qualified household once financially feasible.

New Construction Deferred 2nd Mortgage Loan Program – The City has partnered with five local homebuilders to offer up to \$20,000 in gap financing for the purchase of a home to income qualifying borrowers. The loan is provided as a second mortgage and is deferred for 15 years with a 15 year repayment period at a 2% simple interest rate.

Foreclosure Acquisition Program (NSP) - In September 2008, the City of Visalia was awarded a \$2.3 million Community Development Block Grant (CDBG) to acquire, rehabilitate and resell foreclosed homes. This program enables the City to revitalize neighborhoods, rehabilitate foreclosed homes, employ local contractors, and resell homes to pre-qualified buyers with fixed rate mortgages. With this Action Plan, staff is recommending that the Council adopt an amendment to the NSP guidelines, allowing the City flexibility to sell a property to a non-profit organization which may then rent or sell to a qualifying household or the City may opt to maintain ownership of the property, use it as a lease and **then** resell it to a qualified household **once** financially feasible.

Affordable Housing. To create substantive neighborhood improvements and stimulate additional, unassisted improvement efforts, the City focuses a portion of its housing-related funding (including partnering, nonprofit, HOME and CDBG) in targeted low-income neighborhoods. Based on the widespread need for affordable housing, however, assistance is also available Citywide.

- *Removal of Affordable Housing.* The City ensures that staff complies with the Uniform Relocation Act when considering the removal of affordable housing units. As a means of preventing displacements caused by construction or rehabilitation, the City will survey, or cause to be surveyed, each owner or tenant and determine what type of assistance, if any, would be offered. A family will not be displaced without financial and advisory assistance sufficient, in the determination of the City, to enable the family to obtain decent, safe and sanitary housing at an affordable cost. Also, HUD Section 104(d) of the Housing and Community Development Act (HCD) provides the following minimum requirements for certain CDBG and HOME funded programs or projects:
 - Funding recipients must certify that they have in effect and are following a Residential Anti displacement and Relocation Assistance Plan (RARAP).
 - Relocation assistance to lower-income residential tenants displaced as a direct result of demolition of any dwelling unit or conversion of a lower-income dwelling unit in connection with an assisted activity.
 - Replacement, on a one-for-one basis, of all occupied and vacant occupiable lower-income dwelling units that are demolished or converted to a use other than lower-income dwelling units in connection with an assisted activity.

Zoning Flexibility. Currently, the processing and permitting procedures have supported a continuum of housing needs and have not constituted a constraint within the City of Visalia. The City has approved three emergency shelters as well as a new community center under construction in the Oval Park Area for the Visalia Rescue Mission. In addition, Habitat for Humanity will develop a three- unit transitional housing complex, which will be eventually owned and managed by Family Services of Tulare County.

The City is looking at amending the Zoning Code to streamline the permitting process of future affordable housing projects as a development incentive. In addition; however, since the City of Visalia’s Municipal Code does not allow emergency shelters without a conditional use permit in any zone, the City does not meet the new State requirements established by SB 2. To ensure compliance with State law, the City has included Program 1.8, which states that the City will amend the Zoning Code use matrix to allow emergency shelters “by right” (i.e., as a permitted use, without discretionary approval) in the IL zone. There are currently (2009) about 75 acres of vacant land in this zone, with a variety of parcel sizes. Parcel sizes generally break down as follows:

- Less than 0.5 acres: 51 parcels
- 0.5-1 acres: 49 parcels
- 1-5 acres: 29 parcels

- 5-20 acres: 1 parcel
- Larger than 20 acres: 2 parcels

While the IL zone is an industrial zone, it is relatively close to services such as food, parks, social services, and schools. The IL zone emphasizes low-intensity research and development, warehousing, and limiting manufacturing. It is not a heavy industrial zone. The zone also permits other compatible uses such as restaurants, fast food restaurants, medical clinics, churches and other religious institutions, and residential units associated with a commercial activity. There is abundant land in this zone with adequate infrastructure to support new development, and land costs are generally lower in this zone than in commercial or residential zones. There are some vacant or available industrial buildings in this zone that could be converted to emergency shelters. For example, the Olive Plant Warehouse on Tulare Avenue at Bridge Street and several service commercial buildings, approximately 5,000 square feet on average, along Pershing Avenue near Shirk Road. The Zoning Code currently (2010) allows emergency shelters in this zone with a conditional use permit.

The City does not have any residential development standards for planned commercial districts. Currently, new residential development is permitted within all P-C zones, with increasing residential uses within commercial zones. This is a primary concern for the City. Finally, Visalia utilizes a density bonus program for developers of affordable housing units, however, the City needs to place a bonus cap of 35 percent in order to be compliant with SB 1818 (Housing Element 2010).

The Visalia Zoning Ordinance permits manufactured housing parks in three residential zones with a conditional-use permit. The City has no policies that would put constraints on the development of farm-worker housing. In addition,

- 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 conditional-use permit (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.

Density Bonuses. The Visalia Zoning Ordinance will grant a 25 percent 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 percent of the units are for very low income households
- At least 20 percent of the units are for lower-income households
- At least 50 percent of the units are for seniors

Site Development and Public Facility Requirements. The General Plan and Zoning Ordinance for Visalia contains policies and requirements for the provision of adequate public facilities and services, such as potable water supply, sewage disposal systems,

electricity, flood protection, fire protection, parks and public or private access. Although these factors add incrementally to the cost of housing, they are essential to protect public health and safety, and meet the objectives of the federal and state governments regarding air quality, water quality, threatened and endangered species, the California Environmental Quality Act (CEQA) and other policies and regulations.

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 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 2 Action Plan HOME/ADDI response:

The City uses HOME funds to administer the New Construction 2nd Deferred Mortgage Loan Program. The program assists qualified borrowers with up to \$20,000 in gap financing or down payment as a second mortgage, deferred for five years at a 2% interest. The City also partners with a Certified CHDO; CSET, Community Services Employment Training to acquire properties, rehabilitate them resell them to income qualifying households utilizing HOME CHDO funds. CSET as a CHDO has acquired foreclosed properties, using their CORE members to complete the rehabilitation as an in-kind contribution.

With this Action Plan, staff is recommending that funding be allocated to a new program; the Foreclosure Acquisition Program II. This program enables the City to stabilize and revitalize neighborhoods, through acquisition and rehabilitation of foreclosed homes, and resell to pre-qualified buyers with fixed rate mortgages. Also, depending on market conditions, this program gives the City flexibility to either sell a property to a non-profit organization which may then rent or sell to a qualifying household or the City may opt to maintain ownership of the property, use it as a lease and then resell it to a qualified household once financially feasible.

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 requires matching funds (one dollar of local or state resources for every four federal dollars spent) unless specific exemptions have been granted by HUD.

The City adheres to the recapture guidelines as set forth by HUD to control the resale of any property or development that is HOME funded. The City enforces the recapture option to ensure that it recuperates the entire HOME subsidy if the HOME recipient decides to sell the property within the affordability period.

The City does not utilize HOME funds to refinance existing debt secured by multi-family dwellings for rehabilitation loans.

The City of Visalia has not been allocated funds for the 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 2 Action Plan Special Needs response:

At this time, the City does not use the McKinney-Vento Homeless Assistance Act program or receive special funding from the state or federal government. However, the City continues its partnership with the Kings-Tulare County Continuum of Care to address issues of homelessness. Through the continuum, the City continues to move forward to accomplish the goals of combating homelessness; the Point-in-Time Survey of 2009 showed that even with the nation’s current recession there were fewer homeless people in Tulare and Kings Counties than a year earlier.

The Continuum of Care administers an annual Point-in-Time survey in the late winter during a week designated by HUD. Volunteers throughout the surrounding cities pick specific locations to target the homeless. In exchange for an “incentive bag” containing basic necessities such as toothbrushes, lotion, socks, etc., volunteers gather information on the homeless by asking questions such as age, language, how long they have been homeless, employment, number of children, etc.

With the completion of this survey, the Continuum of Care can better gauge the progress of its efforts to combat homelessness and improve the allocation of funding. With the data, the continuum also fulfills reporting requirements to HUD. The continuum is focused on systematically implementing systems and programs that will help support existing homeless organizations and offer the resources that are needed locally to be successful..

The City will continue working with the Continuum of Care on goals aimed toward eliminating chronic homelessness. Through its commitment and dedication, the continuum, along with supporting agencies, will continue to strategize on approaches and ways to acquire more shelters and/or organizations that will provide homeless individuals not only with basic care needs but also job training and guidance. The issues associated with homelessness are complicated. Solutions to resolve this problem require considerable time, energy and financial resources, which, if not available, put an obstacle on achieving goals.

The City of Visalia presently has a number of organizations that provide services to the homeless, each addressing a specific population:

- *Visalia Rescue Mission.* This faith-based recovery program has a 42-bed men's shelter and can accommodate 60 men as part of its overnight emergency services. In addition, the Visalia Rescue Mission has one apartment, the Alpha House, which is designated as transitional housing, accommodating seven men. The Rescue Mission also has a short-term women's shelter, Shelter of Hope. Here, the mission offers emergency and transitional services for homeless single women and women with children. This rescue program is designated to help women and women with children transition from living on the streets to becoming self-sufficient through offering meals, housing and the gospel.
- *Partners for Youth Vision.* This program for homeless teens offers a safe haven from the street and provides basic necessities. Youth Vision works within the community to provide resources and referrals to youth.
- *Alternative Services.* This program for recently released prisoners/drug court clients has a transitional house for men (6 beds) and women (6 beds).
- *Central California Family Crisis Center.* This domestic violence shelter has space for 38 women and children with a 16-bed transitional housing program.
- *Visalia Emergency Aid.* To help prevent homelessness, this organization assists hundreds of families yearly who are affected by unexpected changes in employment, loss of shelter due to fire or other family emergencies that affect their ability to work.

The City is not in a position to implement a Discharge Coordination Policy.

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 2 Action Plan ESG response:

The City of Visalia is not a state recipient of ESG.

COMMUNITY DEVELOPMENT

Community Development

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

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 2 Action Plan Community Development response:

In this Action Plan year, the City will address non-housing community development needs through the following programs to meet the specific objectives.

Suitable Living Environment through Neighborhood Preservation

Outcome Goal (SL-3): Maintain and preserve quality housing by addressing substandard housing.

- ***Code Enforcement.*** The Neighborhood Preservation Division is responsible for the management of the Code Enforcement Program. The primary emphasis of the program is on life safety noncompliance. Considerable efforts are focused on Health and Safety Code enforcement as it primarily relates to housing standards. Some of the common violations include unsafe structures, abandoned properties, contaminated and/or unsecured swimming pools, construction without permits and unlicensed vendors.

Outcome Goal (SL-1): Provide educational services to low-income families.

- ***Fair Housing.*** This program provides fair housing services to Visalia residents. Callers with complaints are directed to legal counsel who assists with filling out official discrimination complaint forms, which are then forwarded to the Department of Fair Employment and Housing. City staff also provides educational brochures and "California Tenant" Handbooks to various agencies throughout the City.

Suitable Living Environment by Supporting Special Needs Programs

Outcome Goal (SL-1): Increase accessibility to support facilities to end chronic homelessness

- *Continuum of Care & Voucher Program.* The City has a partnership with the Continuum of Care, a 501(c)3 organization to address issues of homelessness. The Continuum of Care is a consortium of housing providers, service providers and local governments that work together to end homelessness in Kings and Tulare counties. The continuum is focused on systematically implementing systems and programs that will help support existing homeless organizations and offer the resources that are needed locally to be successful.

In partnership with the Continuum of Care the City will allocate funding to support Family Services and the Tulare Housing First Program. The program is structured to specifically serve the chronically homeless by providing Shelter Plus Care vouchers to assist a homeless family with housing expenses. The funding would support a Case Manager to oversee the program, which includes mental, and health counseling, job search, and life skills training.

Create Economic Development Opportunities and Community Development Opportunities (Parking Facility) Needs Services

Outcome Goal (EO-1): Demonstrate a commitment to long-term economic growth by promoting the expansion of existing and job retention.

- *Parking Structure Financing (West Acequia Parking Structure)—Section 108 Loan.* The City of Visalia is committed to providing adequate parking in the downtown area to promote jobs. In 2007, the City finalized construction of a second four-story parking structure, which supports the hospital’s current expansion. In addition, the parking structure supports downtown businesses furthering the creation of many jobs throughout the downtown area. Staff continues monitoring the number of jobs created on an annual basis. This year, the City will make another Section 108 payment in the amount of \$509,952. The City is committed to making payments on this loan through 2018.

Suitable Living Environment through Public Improvements

Outcome Goal (SL-1): Improve the quality and increase the quantity of public improvements that benefit low- and moderate-income residents. The City also utilizes other funding sources for public and park improvement projects.

- *Streets ADA Compliance Projects.* The City will continue to fund this program to continue supporting the disabled community with the installation of curb cuts, truncated domes, compliant ramps, and warning detection panels within CDBG targeted areas.

- *Oval Park Transportation Improvements.* In 2008, the City Council directed staff to work with residents and businesses in the Oval Park neighborhood to foster revitalization efforts. The Engineering Division is now playing lead to complete drawing and construction of roadway improvements over the next few years. Once complete, the improvement will provide improved safety for pedestrians, bicyclists, and vehicles through the Oval park neighborhood.
- *Park Improvements in CDBG Areas.* – The City has historically utilized CDBG funds to rehabilitate parks in underserved low-income neighborhoods such as the Oval Park, Jefferson Park, and Birdland. This will continue in 2011/2012.

Anti-poverty Strategy

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

Program Year 2 Action Plan Antipoverty Strategy response:

The City of Visalia has forged cooperative relationships with public and private organizations that share a common mission for improving the quality of life for individuals through housing, social services, employment and skills training, neighborhood revitalization and economic development. These include the following:

- City of Visalia Citizens Advisory Committee
- City of Visalia City Council
- Community Services and Employment Training, Inc. (CSET)
- Continuum of Care
- Visalia Economic Development Corporation
- Family Services of Tulare County
- Habitat for Humanity
- Kaweah Delta Health Care District
- Manuel Hernandez Community Center
- North Visalia Neighborhood Advisory Committee
- Proteus, Inc.
- Pro-Youth/Hearth Visalia
- Real Alternative for Youth Organization (RAYO)
- Salvation Army
- Self-Help Enterprises
- Tulare County Association of Realtors
- Tulare County Health and Human Services Agency
- Tulare County Mental Health Association
- Tulare County Resource Management Agency
- Tulare/Kings Hispanic Chamber of Commerce
- Valley Regional Center Visalia
- Visalia Chamber of Commerce
- Visalia Emergency Aid Council

- Visalia Rescue Mission Visalia Unified School District
- Wittman Village Community Center
- YMCA
- YWCA

The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families. Although there are coordinated programs and services to reduce poverty, it is recognized that many unmet needs will remain. The City will endeavor to facilitate the meeting of these needs over the duration of its ConPlan through strategically focusing its resources and efforts.

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 2 Action Plan Specific Objectives response:

The City has acknowledged that funds are limited for addressing non-homeless special needs. However, the City will continue to participate in addressing the needs of the community such as the newly formed group that is addressing the foreclosure crisis in Tulare County. Staff will also continue to seek new grant opportunities.

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 2 Action Plan HOPWA response:

The City does not receive HOPWA Funds.

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 2 Specific HOPWA Objectives response:

Not Applicable

Other Narrative - Exhibits

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

Attached is the Public Hearing notice, as well as the community meeting agendas inviting the public to comment and attend a meeting to participate in the Action Plan. The City Council Work Session and Public Hearing Transmittal are both attached as well with community comments taken from the community meetings.

Exhibit "A", Public Hearing Notice

**NOTICE OF PUBLIC HEARING TO ADOPT THE
2011/2012 ANNUAL ACTION PLAN
AND
INTENT TO AMEND
ACTION PLANS 2009/2010 AND 2010/2011**

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 these grants to provide decent housing and a suitable living environment as well as expand economic opportunities, principally for persons of low and moderate income.

The Federal Government is proposing a 10%-30% reduction to the City's HOME and CDBG allocations for fiscal year 2011.2012. The City will utilize available resources for housing, preservation services, public improvements and special needs services to benefit Visalia's low- and moderate-income families.

In accordance with the City's Citizens Participation Plan, the public and interested groups are invited to comment or provide feedback at the following locations where the Proposed Action Plan & Amendments will be presented.

The City Council of the City of Visalia will hold a **Work Session on Monday, April 04, 2011, at 4:00 PM**. The meeting will be held at, City Hall, Council Chambers, 707 West Acequia Avenue, Visalia, to review the 2011/2012 Annual Action Plan and Amendments to the 2009/2010 & 2010/2011 Action Plans.

The City Council of the City of Visalia will hold a **Public Hearing on Monday, April 18, 2011, at 7:00 PM**. The meeting will be held at the Visalia Convention Center, 303 East Acequia Avenue, Visalia, to adopt the 2011/2012 Annual Action Plan and Amendments to the 2009/2010 & 2010/2011 Action Plans.

The City has scheduled the following community public meetings to discuss the adoption of the Action Plan and Amendments. The public is encouraged to attend:

COMMUNITY MEETINGS

CITIZEN'S ADVISORY COMMITTEE

City Hall West Council Chambers
Located at 707 West Acequia, Visalia
Wednesday, April 06, 2011, @ 5:30 PM

DISABILITY ADVOCACY COMMITTEE

City Hall East, Conference Room 4
Located at 315 E. Acequia Avenue, Visalia
Monday, April 11, 2011, @ 5:00 PM

The Public comment period on the proposed 2011/2012 Draft Action Plan and 2009/10 & 2010/11 Amendments begins **March 16, 2011**, and ends **April 15, 2011**. During this time the 2011/2012 Action Plan and Amendments may be viewed and obtained at the City of Visalia, Housing and Economic Development Department, located at 315 E. Acequia or by calling (559) 713-4460. The Draft Action Plan and Amendments have been published on the City's website at www.ci.visalia.ca.us

Any questions or written comments may be directed to Ricardo Noguera, Housing and Economic Development Director 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 services will be provided as soon as possible following the meeting.


Publishing date: (Legal and Retail) March 16, 2011

El Sol publishing date: Friday, March 18, 2011

Visalia Weekly date: Thursday, April 7, 2011

Exhibit "B", Public Notice Publication Certification

Order Confirmation

		Visalia Times-Delta/Tulare Advance-Register PO Box 51 - 300 N West St Visalia CA 93291 (559) 738-3333		Order Confirmation For Ad #0000175370	
Customer # 3815 CITY OF VISALIA LEGALS, 707 W ACEQUIA AVE VISALIA CA 93291-6127 USA Customer Phone: 559-713-4478 Customer EMail: EHobbs@ci.visalia.ca.us		Payor Customer # 3915 CITY OF VISALIA LEGALS, 707 W ACEQUIA AVE VISALIA CA 93291-6127 USA Payor Phone: 559-713-4478		PO Number: Ordered By: Nancy Renovato Customer Fax: 559-713-4802 Special Pricing: None Sales Rep: mtaefer Order Taker: mtaefer Order Source: Phone	

Year Sheets	Proofs	Att/Claveta @ \$10.00	Blind Box	Promo Type
0	0	1		
Net Amount		\$300.95		
Tax Amount		\$0.00		
Total Amount		\$300.95		
Payment Amount		\$0.00		
Amount Due		\$300.95		

Ad Number	Ad Type	Ad Size	Color	Production Method	Production Notes
0000175370-01	CLS MultiCol Liner	2.0 X 15.4 L	<NONE>	AdBooker	
External Ad Number	Ad Attributes	Ad Released	Pick Up		
		No	0000175158		

Ad Content

NOTICE OF PUBLIC HEARING TO ADOPT THE 2011/2012 ANNUAL ACTION PLAN AND INTENT TO AMEND ACTION PLANS 2002/2010 AND 2010/2011

The City of Visalia wishes an annual Community Development Block Grant (CDBG) and HOME Investment Partnership Grant (HIP) from the federal government through the Department of Housing and Urban Development (HUD). The City uses these grants to provide decent housing and a suitable living environment as well as other community opportunities, primarily for persons of low and moderate incomes.

The Federal Government is proposing a 10%-30% reduction to the City's HOME and CDBG allocations for fiscal year 2011/2012. The City will utilize available resources for housing preservation activities, public improvements and special needs services to benefit Visalia's low and moderate-income families.

In accordance with the City's Citizens Participation Plan, all public and interested groups are invited to comment or provide feedback at the following locations where the Proposed Action Plan & Amendments will be presented:

The City Council of the City of Visalia will hold a Work Session on Monday, April 18, 2011, at 4:00 PM. The meeting will be held at City Hall, Council Chambers, 707 West Acequia Avenue, Visalia, to review the 2011/2012 Annual Action Plan and Amendments to the 2002/2010 & 2010/2011 Action Plans.

The City Council of the City of Visalia will hold a Public Hearing on Monday, April 18, 2011, at 7:00 PM. The meeting will be held at City Hall, Council Chambers, 707 West Acequia Avenue, Visalia, to review the 2011/2012 Annual Action Plan and Amendments to the 2002/2010 & 2010/2011 Action Plans.

The City has scheduled the following community public meetings to discuss the adoption of the Action Plan and Amendments. The public is encouraged to attend.

COMMUNITY MEETINGS:

CITIZENS ADVISORY COMMITTEE
 City Hall West Council Chambers
 Located at 707 West Acequia, Visalia
 Wednesday, April 13, 2011, @ 9:30 PM

DISABILITY ADVOCACY COMMITTEE
 City Hall East Conference Room 4
 Located at 315 E. Acequia Avenue, Visalia

3/15/2011 5:01:58PM

Exhibit "C", City Council Work Session Transmittal

**City of Visalia
Agenda Item Transmittal**

Meeting Date: April 4, 2011

Agenda Item Number (Assigned by City Clerk) 5

Agenda Item Wording: Review and comment on the *Draft* 2011/2012 Action Plan for the use of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership Funds administered by the City of Visalia's Housing and Economic Development Department; and

2nd Amendment to 2010/11 Action Plan, and 3rd Amendment to the 2009/10 Action Plan.

Deadline for Action: April 18, 2011

Submitting Department: Housing and Economic Development

Contact Name and Phone Number: Ricardo Noguera, Housing & Economic Development Director (4190); Rhonda Haynes Housing Specialist (4460); Ruth Peña, Financial Analyst (4327); Nancy Renovato, Senior Administrative Analyst

Executive Summary

HUD officials have notified staff that Congress will be reducing the City's allocation for the 2011/12 fiscal year. Staff has prepared three different scenarios with reductions as follows: 10, 20 and 30 percent. All scenarios involve terminating subrecipient agreements with community partners except the Continuum of Care. CSET and SIEE will continue providing counseling services as part of the City's successful NSP and Community Housing Development Organization (CHDO) acquisition programs. Lastly, the City has reserved more than \$300,000 in CDBG funds to complete transportation improvements around the Oval Park, pending final HUD approval of the City's budget.

Department Recommendation:

- 1.) Review and comment on the *Draft* 2011/2012 Action Plan as a HUD requirement for the use of CDBG and HOME Funds. Staff will return to Council on April 18th with a Final Action Plan for adoption which will include input from the Community Advisory Committee (CAC), Disabilities Advocacy Committee (DAC) and Northern Visalians Advisory Committee. **The Final Plans are due to HUD no later than May 15, 2011.**
- 2.) Authorize staff to redirect (HOME) Program income previously allocated to the First Time Homebuyer Program to a new Program; the Foreclosure Acquisition Program II, reallocate (CDBG) funding previously earmarked for Job Creation and Oval Area Park Improvements to Oval Transportation Improvements.

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.): 15

Review:
R. Peña for R. Noguera
 Dept. Head 3/25/11
 (Initials & date required)

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

City Mgr *[Signature]*
 (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.

APR 04 2011

COUNCIL ACTION: NO ACTION TAKEN

- 3.) Authorize the City Manager to re-allocate funding from the New Construction Deferred 2nd Mortgage Loan Program to the Foreclosure Acquisition Program if by July 1, 2011, the program has not received a minimum of four (4) completed loan applications.

Summary/Background

HUD Proposes Reductions in CDBG & HOME Allocations

Over the past few months, Congress has discussed major reductions in governmental programs in order to address the federal budget deficit. As a result, both CDBG and HOME funds will be reduced. The City is anticipating between 10%-30% reduction in both grants, significantly impacting the programs/projects that the City has been delivering to the community. These cuts will also place a tremendous burden on the City's non-profit partners that currently rely on CDBG/HOME and Redevelopment funds from the City to administer affordable housing programs. City staffing levels and services have already been reduced in anticipation of these cuts. Furthermore, sub-recipient agreements with non-profit partners; CSET, Self Help Enterprises, Habitat for Humanity, and Tulare County Housing Authority have either been frozen or eliminated.

1.) Summary of the Action Plan

As a participating jurisdiction and entitlement community, the City of Visalia receives federal formula grants through HUD. This entitlement provides the City with annual direct grants; CDBG and HOME funds. The intent of the grant funds is to provide decent housing, provide a suitable living environment, and to expand economic opportunities, primarily for low-and moderate income persons.

As a condition of receiving federal funds, HUD requires the City to prepare a five-year Consolidated Plan, a yearly Action Plan and a Consolidated Annual Performance, and Evaluation Report (CAPER):

- The Consolidated Plan (ConPlan) is a five year plan establishing goals to increase the availability of affordable housing and economic opportunities for Visalia residents through a comprehensive housing and community development needs assessment and strategic plan to address those needs. The City prepared a 2010-2015 Consolidated Plan adopted by the Council on April 19, 2010.
- The Action Plan is a yearly Plan that proposes projects and activities to meet the priorities described in the strategic plan of the ConPlan. It describes eligible programs, projects and activities to be undertaken with anticipated funds made available in fiscal 2011-2012 and their relationship to the housing, homelessness, and community and economic development needs identified in the ConPlan.
- The Consolidated Annual Performance Evaluation Report (CAPER) - A Report that evaluates the City's overall progress and performance in meeting the priority activities identified in its Consolidated Plan. The document is a tool used by HUD and the City to evaluate accomplishments and actions taken during the previous program year.

Additionally, to meet the increasing need of affordable housing, the City of Visalia updated and adopted the Housing Element on March 15, 2010. The Housing Element sets forth community housing needs, policies and programs aimed at attaining defined goals.

Action Plan Proposed Projects

This Action Plan fulfills the Second Program Year within the Consolidated Plan. The program year begins July 1, 2011, and concludes on June 30, 2012.

The focus of this Action Plan will be to follow the success of the Foreclosure Acquisition Program and continue acquiring, rehabilitating, and reselling homes to owner occupants or non-profits to rent to eligible households. The existing foreclosure program has resulted in the acquisition of 25 homes and resale of 18. Approximately, \$1,700,000 has been recycled back into the program since the initial \$2.38 million NSP Grant. In addition to stabilizing neighborhoods, the Foreclosure Acquisition Program creates between 5-10 construction jobs per rehabilitated house and provides employment opportunities for realtors, title companies and appraisers.

In addition to this, the City is working with CSET as a Community Housing Development Organization (CHDO) to acquire foreclosed/vacant properties for rehabilitation and resale to income qualifying households. Staff also recommends that funding be allocated to this new Foreclosure Acquisition Program, II. This program will enable the City to continue revitalizing neighborhoods by rehabilitating foreclosed homes, and reselling them to pre-qualified buyers with fixed rate mortgages.

With funding expected to be reduced between 10-30 percent, staff has prepared projections addressing three potential scenarios pending HUD's final allocations. Table 1 shows proposed programs and recommended allocations with a 10% - 30% reduction in funds.

- Property Acquisition. – The City allocates funding to a certified Community Housing Development Organization, 501c3 to acquire properties, rehabilitate them and resell them to income qualifying households. Any remaining funds from previous years or projects will be combined with this year's allocation to increase resources for Property Acquisition.

Suitable Living Environment through Neighborhood Preservation:

- Code Enforcement. The Neighborhood Preservation Division is responsible for the management of the Code Enforcement Program. The primary emphasis of the program is on life safety and noncompliance. Considerable efforts are focused on Health and Safety Code enforcement as it relates to housing standards. Some of the common violations include unsafe structures, abandoned properties, contaminated and/or unsecured swimming pools, construction without permits and unlicensed vendors.
- Fair Housing. This program provides fair housing services to Visalia residents. Callers with complaints are directed to legal counsel who assists with filling out official discrimination complaint forms, which are then forwarded to the Department of Fair Employment and Housing. City staff also provides educational brochures and "California Tenant" Handbooks to various agencies throughout the City.

Suitable Living Environment by supporting Special Needs Programs:

- Continuum of Care & Voucher Program. The City has a partnership with the Continuum of Care, a 501(c)3 organization to address issues of homelessness. The Continuum of Care is a consortium of housing providers, service providers and local governments that work together to end homelessness in Kings and Tulare counties. The continuum is focused on systematically implementing systems and programs that will help support existing homeless organizations and offer the resources that are needed locally to be successful.

In partnership with the Continuum of Care the City will allocate funding to support Family Services and the Tulare Housing First Program. The program is structured to specifically serve the chronically homeless by providing Shelter Plus Care vouchers to assist a homeless family with housing expenses. The funding would support a Case Manager to oversee the program, which includes mental, and health counseling, job search, and life skills training.

Suitable Living Environment through Public Improvements

- Streets-ADA Compliance Projects. The City will continue to fund this program to continue supporting the disabled community with the installation of curb cuts, truncated domes, compliant ramps, and warning detection panels within CDBG targeted areas.
- Oval Park Transportation Improvements. In 2008, the City Council directed staff to work with residents and businesses in the Oval Park neighborhood to foster revitalization efforts. The Engineering Division is now playing lead to complete drawings and construction of roadway improvements over the next few years. Once complete, the improvement will provide improved safety for pedestrians, bicyclists, and vehicles through the Oval Park neighborhood.

- Park Improvements in CDBG Areas – The City has historically utilized CDBG funds to rehabilitate parks in underserved low-income neighborhoods such as the Oval Park, Jefferson Park, and Birdland. This will continue in 2011/2012.

Create Economic Development Opportunities and Community Development Opportunities (Parking Facility) Needs Services:

- Parking Structure Financing (West Acequia Parking Structure)—Section 108 Loan In 2007, the City finalized construction of the West Acequia Parking Structure, which supports the hospital's current expansion. In addition, the parking structure supports downtown businesses furthering the creation of many jobs throughout the downtown area. This year, the City will make another Section 108 Loan payment in the amount of \$509,952. The City is committed to making payments on this loan through 2018.

2. CDBG & HOME Action Plan Amendments:

On November 2, 2010, the City Manager authorized staff to re-direct \$100,000 (HOME funds) to the First Time Homebuyer Program to provide homeownership opportunities to qualifying households. Since then the City has not received any applications for funding. Based on the inactivity of this program, Staff is recommending that this funding be re-directed to the Foreclosure Acquisition Program II.

In the 2009/10 Action Plan, the City set-aside a total of \$100,000 (CDBG funds) for Job Creation to be used to attract job creating businesses or industries seeking to expand or relocate in Visalia. To date these funds have not been utilized. Additionally, in the 2010/11 Action Plan, Staff earmarked a total of \$29,025 (CDBG) for Oval Area Park Improvements. Staff recommends that these totals combined (\$129,025) be redirected to support the Oval Park Transportation Improvements.

3.) New Construction Deferred 2nd Mortgage Loan Program

On September 7, 2010, City Council adopted Amendments to the 2009/10 & 2010/11 Action Plans re-directing a total of \$520,000 (HOME funds) to the New Construction Deferred 2nd Mortgage Loan Program. The intent of the program is to provide opportunities to local families to purchase homes and bolster jobs within the construction industry. Thus far, the City has received one application for funding. Staff recommends that the Council authorize the City Manager to re-allocate remaining funding from the New Construction Deferred 2nd Mortgage Loan Program to the Foreclosure Acquisition Program II if by July 1, 2011, the program has not received a minimum of four (4) completed loan applications.

Table 2			
PROPOSED 2009/2010 & 2010/2011 ACTION PLAN AMENDMENT			
CDBG			
PROJECT (Increase)	BALANCE JULY 1, 2011	PROPOSED AMENDMENT	AMENDED PROJECT BALANCE
Qual Transportation Improvements		125,025	125,025
PROJECT (Decrease)			
Coal Park Area Park Improvements 10/11	23,025	(29,025)	
Job Creation 09/10	100,000	(100,000)	
NET CHANGE CDBG			
PROPOSED 2009-2010 ACTION PLAN AMENDMENT			
HOME			
PROJECT (Increase)	BALANCE JULY 1, 2011	PROPOSED AMENDMENT	AMENDED PROJECT BALANCE
Prescriptive Acquisition II	-	100,000	100,000
PROJECT (Decrease)			
Fixed Term Homebuyer 09/10	100,000	(100,000)	
NET CHANGE HOME			

Prior Council/Board Actions: Consolidated Plan adopted in April 19, 2010, Housing Element adopted March 15, 2010, and Annual Action Plan & CAPER reports are adopted in April and September of each year.

Committee/Commission Review and Actions:

Alternatives: None recommended.

Attachments

- Action Plan 2011/2012
- Estimated Budget – Table 1
- Action Plan Amendment Figures – Table 2


Recommended Motion (and Alternative Motions if expected): Move that the City Council review, comment and provide direction on the 2011-2012 draft Action Plan for the use of CDBG and HOME funds.

Environmental Assessment Status

CEQA Review: N/A

NEPA Review: to be completed

Exhibit "D", Citizens Advisory Committee Agenda

<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 style="text-align: center;">City of Visalia Citizens Advisory Committee</p> <p style="text-align: center;">Wednesday, April 6, 2011 5:30 p.m.</p> <p style="text-align: center;">Police South Precinct 4100 South County Center</p>  <p style="text-align: center;">AGENDA</p> <table style="width: 100%; border-collapse: collapse;"> <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>Acceptance of minutes</td> </tr> <tr> <td style="vertical-align: top;">5:40 p.m.</td> <td>Committee Nominations</td> </tr> <tr> <td style="vertical-align: top;">5:45 p.m.</td> <td>Review Action Plan – Introduction of Ruth Pena</td> </tr> <tr> <td style="vertical-align: top;">6:00 p.m.</td> <td><u>Subcommittee Reports</u> Public Opinion Survey - Nyla Non-Profit Funding – Chris CDBG - Chris General Plan Review – Dirk</td> </tr> <tr> <td></td> <td>Other issues from CAC members</td> </tr> <tr> <td style="vertical-align: top;">6:30 p.m.</td> <td>Tour of facility</td> </tr> <tr> <td style="vertical-align: top;">7:00 pm</td> <td>Adjourn</td> </tr> <tr> <td style="vertical-align: top;">Next meeting:</td> <td>May 4, 2011 Council Chambers</td> </tr> </table>	5:30 p.m.	Welcome and public comment	5:35 p.m.	Acceptance of minutes	5:40 p.m.	Committee Nominations	5:45 p.m.	Review Action Plan – Introduction of Ruth Pena	6:00 p.m.	<u>Subcommittee Reports</u> Public Opinion Survey - Nyla Non-Profit Funding – Chris CDBG - Chris General Plan Review – Dirk		Other issues from CAC members	6:30 p.m.	Tour of facility	7:00 pm	Adjourn	Next meeting:	May 4, 2011 Council Chambers
5:30 p.m.	Welcome and public comment																		
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5:40 p.m.	Committee Nominations																		
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	Other issues from CAC members																		
6:30 p.m.	Tour of facility																		
7:00 pm	Adjourn																		
Next meeting:	May 4, 2011 Council Chambers																		

Any written materials relating to an item on this agenda submitted to the Citizens Advisory Committee after distribution of the agenda packet are available for public inspection at City Hall West, 707 W. Acequia, Visalia, CA 93291, during normal business hours.

Exhibit "E", Disability Advocacy Committee Agenda

<p style="text-align: center;">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: April 11, 2011 Time: 5:00 p.m. Location: City Hall East, 315 E. Acequia</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Chair: Mary Wheeler</td> <td style="width: 33%;">Member: George Curtis</td> </tr> <tr> <td>Vice Chair: Rick Jones</td> <td>Member: Carlos Estrada</td> </tr> <tr> <td>Member: Trilby Barton</td> <td>Alternate: Don Aljuni</td> </tr> <tr> <td>Member: Linda Denny</td> <td>Alternate: Jessie Martinez</td> </tr> <tr> <td>Member: Kathleen Papove</td> <td></td> </tr> </table> <hr/> <ol style="list-style-type: none"> 1. Call meeting to Order/Roll Call. 2. 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. Speakers will be limited to a 5 minute presentation unless granted additional time by the Committee Chairperson.</i> 3. Approval of March Meeting Summary Minutes 4. 2011 Redevelopment Action Plan – Rhonda Haynes 5. Brochure – Trilby Barton 6. Barrier Awareness Discussion 7. Other <p style="font-size: small; margin-top: 20px;">In compliance with the Americans with Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4475, 48 hours in advance of the meeting. For hearing impaired - call (559) 713-4429 (TDD) 48 hours in advance of the scheduled meeting time to request signing services. Visually Impaired - If enlarged print or Braille copy is desired, please request in advance of the meeting and services will be provided as soon as possible after the meeting.</p>	Chair: Mary Wheeler	Member: George Curtis	Vice Chair: Rick Jones	Member: Carlos Estrada	Member: Trilby Barton	Alternate: Don Aljuni	Member: Linda Denny	Alternate: Jessie Martinez	Member: Kathleen Papove	
Chair: Mary Wheeler	Member: George Curtis										
Vice Chair: Rick Jones	Member: Carlos Estrada										
Member: Trilby Barton	Alternate: Don Aljuni										
Member: Linda Denny	Alternate: Jessie Martinez										
Member: Kathleen Papove											

Exhibit "F", Memo North Visalia Neighborhood Advisory Committee

City of Visalia

Memo



To: Steven Phillips, Rob Cox
From: Nancy Renovato, Senior Administrative Analyst
CC: Ricardo Noguera, Housing & Economic Development Dir.
Rhonda Haynes, Housing Specialist
Date: March 8, 2011
Re: 2011/2012 Action Plan & Amendments to the 2009/10 & 2010/11 Action Plans

Staff had anticipated presenting the annual Action Plan for fiscal year 2011/2012 and Amendments to the 2009/10 & 2010/11 Action Plans at your April North Visalia Neighborhood Advisory Committee meeting; however, we have been informed that you will not be hosting a regular meeting in April. As you may be aware, the Action Plan is presented to the public and groups of interest before it is adopted by the City Council on April 18, 2011. The Public comment period for this Action Plan begins **March 16, 2011**, and ends **April 15, 2011**.

If you or members of the committee are interested in providing comments and/or input, you may do so at the following community public meetings:

City Council will hold a **Work Session on Monday, April 04, 2011, at 4:00 PM**. The meeting will be held at, City Hall, Council Chambers, 707 West Acequia Avenue, Visalia, to review the 2011/2012 Annual Action Plan and Amendments to the 2009/2010 & 2010/2011 Action Plans.

City Council will hold a **Public Hearing on Monday, April 18, 2011, at 7:00 PM**. The meeting will be held at City Hall, Council Chambers, 707 West Acequia Avenue, Visalia, to adopt the 2011/2012 Annual Action Plan and Amendments to the 2009/2010 & 2010/2011 Action Plans.

City staff has scheduled the following community public meetings to discuss the adoption of the Action Plan and Amendments:

COMMUNITY MEETINGS

CITIZEN'S ADVISORY COMMITTEE
City Hall West Council Chambers
Located at 707 West Acequia Avenue, Visalia
Wednesday, April 06, 2011, @ 5:30 PM

DISABILITY ADVOCACY COMMITTEE
City Hall East, Conference Room 4
Located at 315 E. Acequia Avenue, Visalia
Monday, April 11, 2011, @ 5:00 PM

Exhibit "G", City Council Public Hearing

**City of Visalia
Agenda Item Transmittal**

Meeting Date: April 18, 2011

Agenda Item Number (Assigned by City Clerk) 9

Agenda Item Wording: Public Hearing of 2011/2012 Action Plan for the use of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership Funds administered by the City of Visalia's Housing and Economic Development Department; and

Public Hearing of 2nd Amendment to 2010/11 Action Plan, and 3rd Amendment to the 2009/10 Action Plan.

Deadline for Action: April 18, 2011

Submitting Department: Housing and Economic Development

Contact Name and Phone Number: Ricardo Noguera, Housing & Economic Development Director (4190); Rhonda Haynes Housing Specialist (4460); Ruth Peña, Financial Analyst (4327)

Executive Summary:

Budget cuts of both CDBG and HOME, are expected and estimated between 10% and 30%. The projects proposed to focus on this year, based on these reductions, are the Foreclosure Acquisition Program II, West Acequia Parking Structure- Section 108 Loan Payment, Oval Park Transportation, Code Enforcement, Fair Housing, ADA compliance and Continuum of Care. Staff met with the Citizens Advisory and Disability Advocacy committees and discussed their concerns which were the elimination of both Senior Home Minor Repair and Senior Handicapped Assistance and Repair Programs, reallocating funds to allow recycling of limited funding to stabilize and revitalize neighborhoods. This report highlights staff's recommendations for use of the new allocation and summarizes the analysis of the new and proposed budget and programs and services.

Department Recommendation:

- 1.) Approve and adopt the Final 2011/2012 Action Plan as a HUD requirement for the use of CDBG and HOME Funds as presented.
- 2.) Approve redirection of (HOME) Program Income previously allocated to the First Time Homebuyer Program to a new Program; the Foreclosure Acquisition Program II, reallocate (CDBG) funding previously earmarked for Job Creation and Oval Area Park Improvements to Oval Transportation Improvements.

W6/SN 5-0
COUNCIL ACTION: Approved as Recommended

APR 18 2011

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.): 15

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.

- 3.) Authorize the City Manager to re-allocate funding from the New Construction Deferred 2nd Mortgage Loan Program to the Foreclosure Acquisition Program II if by July 1, 2011, the program has not received a minimum of four (4) completed loan applications.
- 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

Staff's recommended actions for the July 1, 2011, through June 30, 2012, Program Year, were provided in draft form to Council on April 4th. Since then, Staff met with both the Citizens Advisory Committee (CAC) and the Disability Advocacy Committee (DAC). Committee concerns were related to the elimination of three programs (First Time Homebuyer, Senior Home Minor Repair and Senior Handicapped Assistance and Repair Programs). Staff's proposal, based upon estimated budget and programs, recommends that the limited funding be directed toward programs that serve to stabilize and revitalize. Additionally, staff seeks to finalize the design and commence construction for the Oval Park Transportation project. Additionally, Staff's recommendations also include the creation of a new program Foreclosure Acquisition Program II that allows acquisition of foreclosed properties rehabilitates and resells to income qualifying families or the option to sell to a non-profit agency to assist in addressing rental housing needs. This allows funds to be recycled, therein assisting more families, assisting with job retention (i.e. Contractors, Sub Contractors, Realtors, Title Company, Appraiser) and addressing blight in neighborhoods due to the foreclosure crises. Other programs that will receive limited CDBG or HOME funding is the West Acequia Parking Structure Section 108 repayment, ADA compliance sidewalk access, and Park Improvements. Staff also recommends a reduction in funds toward the Continuum of Care and Voucher Program due to the anticipated reduction in both CDBG and HOME funding.

Two Action Plan Amendments are also recommended, redirecting funding from the First Time Homebuyer Program, to the new proposed Foreclosure Acquisition Program II; and redirecting funding earmarked for Job Creation and Oval Area Park Improvements, to Oval Transportation Program.

The New Construction Deferred 2nd Mortgage Program had a slow start in the latter part of Fall 2010, with one loan completed recently last month (March 2011) and two additional applications under review. Staff believes the program will prove successful this Spring, however, due to the HOME program regulations, where funding must be committed by a certain time frame, Staff suggested preparation, by setting a deadline of July 1, 2011, for a minimum of four (4) loans to be completed, otherwise, funding will be reallocated to the new Foreclosure Acquisition Program II, to meet HOME regulations, expend affordable housing dollars and continue to provide affordable housing opportunities to qualifying families.

1. Action Plan estimates

On an annual basis the City receives approximately \$1.8 million in CDBG and HOME funding, however, as Staff shared with Council on April 4th, Congress has continued discussion of major reductions in governmental programs in order to address the federal budget deficit. As a result, both CDBG and HOME funds will be reduced, with an anticipated reduction between 10% to 30%, which results in a reduction between \$100,000 and \$500,000 respectively. Staff also

shared with Council and Committees, that this significantly impacts both City Housing Staff and both non-profits' Community Services Employment Training, Inc. (CSET) and Self Help Enterprises (SHE) that receive funding for programs. City staffing levels and services have already been reduced in anticipation of these cuts.

Staff proposes to fund the list of projects and programs referenced below. There are discretionary and non-discretionary projects and programs. The non-discretionary projects and programs have annually been committed by repayment of a long-term parking structure loan which provides services, improvements in our community, Staff administration of remaining programs, education regarding fair housing rights and the HUD required HOME funded set aside funds (15% of the HOME funds) for a Community Housing Development Organization (CHDO), specifically CSET to continue acquiring foreclosed properties, rehabilitate and resell to income qualifying families. The non-discretionary projects, programs with their estimated allocations, based upon 30% reduction include:

West Acequia Parking Structure Repayment	\$509,952
City Staff Administration	\$218,137
Code Enforcement	\$120,000
CHDO Set Aside (mandatory)	\$ 58,905
Fair Housing Hotline	<u>\$ 7,500</u>
Non discretionary funded projects:	\$914,494

The remaining estimated funds are discretionary. However, these funds provide assistance to handicapped sidewalk access downtown, as well as improvements in our community and parks. This year's recommended discretionary allocations include ADA Compliance projects, which provides sidewalk access (curb cuts) in the downtown area. The Continuum of Care Board has requested funds for the next three years to support and expand services for the homeless, however, a reduction in the allocation due to the budget has been recommended. We are also recommending a new project that will provide affordable housing, preserve neighborhoods, and create or retain jobs, as well as recycle funds to help more families. The program has been named Foreclosure Acquisition Program II, to mirror the Neighborhood Stabilization Program, by acquiring foreclosed properties, rehabilitating and reselling to either income qualifying families or to a non-profit agency to address rental housing needs in the community. Lastly, to complete the Oval Transportation Project, additional funding is needed to begin the next and final phase (construction). The discretionary projects, programs with their allocations include:

Foreclosure Acquisition Program II	\$294,526
Oval Park Improvement Project	\$ 40,000
ADA Compliance (curb cuts) projects	\$ 23,014
Continuum of Care	<u>\$ 12,500</u>
Discretionary funded projects	\$370,040

The discretionary programs that are not funding for this program year include The First Time Homebuyer Program, due to no activity; Senior Home Minor Repair and the Senior Handicapped Assistance and Repair Program Grants. Although two successful grant programs, Staff recommended these programs be frozen due to the reduced budget as well as any discretionary funding available would be directed to the Foreclosure Acquisition Program II, to recycle funds

and assist more families in the community, as well as, mentioned above, assist in creating or retaining jobs in this economy.

The final proposed allocations, with funding expected to be reduced between 10-30 percent, are also referenced in Exhibit "A", with their respective description following in Exhibit "B".

2. CDBG & HOME Action Plan Amendments:

On November 2, 2010, the City Manager authorized staff to re-direct \$100,000 (HOME funds) to the First Time Homebuyer Program to provide homeownership opportunities to qualifying households. Since then the City has not received any applications for funding. Based on the inactivity of this program, Staff is recommending that this funding be re-directed to the Foreclosure Acquisition Program II.

In the 2009/10 Action Plan, the City set-aside a total of \$100,000 (CDBG funds) for Job Creation to be used to attract job creating businesses or industries seeking to expand or relocate in Visalia. To date these funds have not been utilized. Additionally, in the 2010/11 Action Plan, Staff earmarked a total of \$29,025 (CDBG) for Oval Area Park Improvements. Staff recommends that these totals combined (\$129,025) be redirected to support the Oval Park Transportation Improvements.

3.) New Construction Deferred 2nd Mortgage Loan Program

On September 7, 2010, City Council adopted Amendments to the 2009/10 & 2010/11 Action Plans re-directing a total of \$520,000 (HOME funds) to the New Construction Deferred 2nd Mortgage Loan Program. The intent of the program is to provide opportunities to local families to purchase homes and bolster jobs within the construction industry. Thus far, the City has received one application for funding. Staff recommends that the Council authorize the City Manager to re-allocate remaining funding from the New Construction Deferred 2nd Mortgage Loan Program to the Foreclosure Acquisition Program II if by July 1, 2011, the program has not received a minimum of four (4) completed loan applications.

Council/ Community Input

Staff met with both the Citizens Advisory Committee (CAC) and Disability Advocacy Committee (DAC). The CAC's concerns were the elimination of both the Senior Home Minor Repair and Senior Handicapped Assistance and Repair Program Grant programs. The DAC Committee has an interest in contacting interested rental property owners to discuss accessible units. Staff addressed both Committees' concerns indicating the need to recycle limited funding which will assist more families, create and/or retain jobs through the new Foreclosure Acquisition Program II, through the acquisition and rehabilitation phases, and to allow additional funding to complete a project in the Oval Area. Attached as Exhibit "C", reflect committee meeting comments.

Prior Council/Board Actions: Consolidated Plan adopted in April 19, 2010, Housing Element adopted March 15, 2010, and Annual Action Plan & CAPER reports are adopted in April and September of each year.

Committee/Commission Review and Actions: City Council Work Session, April 4, 2011; Citizens Advisory Committee, April 6, 2011; Disability Advocacy Committee, April 11, 2011

Alternatives: None recommended.

Attachments

- Exhibit "A", Estimated Budget
- Exhibit "B", Action Plan Amendments
- Exhibit "C", Action Plan Committee Meeting Input/Comments
- Exhibit "D", Action Plan 2011/2012

- 1) **Recommended Motion (and Alternative Motions if expected)** Approve and Adopt Final 2011-2012 Action Plan, and;
- 2) 2nd Amendment to 2010-11, and 3rd Amendment to 2009-10 for the use of CDBG and HOME funds, and
- 3.) Authorize the City Manager to re-allocate funding from the New Construction Deferred 2nd Mortgage Loan Program to the Foreclosure Acquisition Program II if by July 1, 2011, the program has not received a minimum of four (4) completed loan applications; and
- 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: N/A

NEPA Review: to be completed

Exhibit "A"
Estimated Budget for Fiscal Year 2011/2012

2011-2012 Estimated Budget	2010-11 (Allocation & Amendments)	2011-2012 Projected Allocations Based upon % of Reductions		
		10% Redtn	20% Redtn	30% Redtn
COMMUNITY DEVELOPMENT BLOCK GRANT				
Annual Grant Amount (CDBG)	1,331,190	1,198,071	1,064,952	931,833
Administration (20% of allocation), Loan Servicing & Operating less Fair Hsg (see Fair Housing for portion of Admin)	261,238	232,114	205,490	178,887
Net for Programs and Projects	1,078,952	965,957	859,462	752,966
Neighborhood Preservation/Services				
Code Enforcement- Target Areas	160,000	120,000	120,000	120,000
Fairhousing Hotline (part of 20% Admin)	15,000	7,500	7,500	7,500
Special Needs Facilities				
Continuum of Care or Voucher Program	10,000	12,500	12,500	12,500
Public Improvements				
ADA Compliance Projects **	40,000	30,000	30,000	23,014
Economic Development/Public Parking Facilities				
West Parking Structure Loan Payment (Section 108 Loan)	508,865	509,952	509,952	509,952
Public Parks, Facilities & Improvements				
Oral Park Transportation Improvements	29,025	221,005	114,510	40,000
Oral Park Lighting	40,000	-	-	-
Recreation Park Skateboard Fence	98,072	-	-	-
Park Improvements in CDBG Areas	-	68,000	68,000	40,000
Special Needs Services				
Senior Home Minor Repairs (contract w/CSB)	91,000	-	-	-
Mobile Home Senior Repair & Handicapped Access (contract w/CSB)	90,000	-	-	-
Subtotal Programs & Projects	1,079,952	965,957	859,462	752,966
Total CDBG Expenditure	1,331,190	1,198,071	1,064,952	931,833
Remaining to Carry Forward	-	-	-	-
HOME INVESTMENT PARTNERSHIP FUNDING				
Annual Grant Amount (HOME)	561,002	504,901	448,801	382,701
Administration, Loan Servicing & Operating	56,100	50,490	44,880	39,270
Net for Programs and Projects	504,902	454,411	403,921	353,431
Homeownership				
First Time Homebuyer Program (contract w/CSB)	420,752	-	-	-
Foreclosure Acquisition Program II (Foreclosure acq, rehab, resell)	-	378,676	336,601	294,526
Property Acquisition (Required 15% set aside for Q-LD & prodevelopment)	84,150	75,735	67,320	58,905
Subtotal Programs & Projects	504,902	454,411	403,921	353,431
Total HOME Expenditure	561,002	504,901	448,801	382,701
Remaining to Carry Forward	-	(0)	(0)	(0)
	CDBG	HOME		
Estimated based off of 2010-2011 (current year allocation)	1,331,190	561,002		

Exhibit "B"
Action Plan Amendments

Table 2			
PROPOSED 2009/2010 & 2010/2011 ACTION PLAN AMENDMENT			
CDBG			
PROJECT (Increase)	BALANCE JULY 1, 2011	PROPOSED AMENDMENT	AMENDED PROJECT BALANCE
Oval Transportation Improvements	-	129,025	129,025
PROJECT (Decrease)			
Oval Park Area Park Improvements 10/11	29,025	(29,025)	-
Job Creation 09/10	100,000	(100,000)	-
NET CHANGE CDBG			
PROPOSED 2009-2010 ACTION PLAN AMENDMENT			
HOME			
PROJECT (Increase)	BALANCE JULY 1, 2011	PROPOSED AMENDMENT	AMENDED PROJECT BALANCE
Foreclosure Acquisition II	-	100,000	100,000
PROJECT (Decrease)			
First Time Homebuyer 09/10	100,000	(100,000)	-
NET CHANGE HOME			

**Exhibit "C"
2011-12 Action Plan
Community Input/Comments**

City Council Meeting- Worksession April 4, 2011	
Public Comment	City Response
1. Outreach to Community for Input in the Plans	Staff indicated that community meetings were scheduled for the next week with the CAC and DAC committees, to review the Proposed Draft Action Plan. No additional input was given by City Council.

Citizens Advisory Committee Meeting April 6, 2011	
Public Comment	City Response
1. Where are public comments reflected?	The public comments are reflected within the final document to HUD and an overview of issues are addressed in the Council Transmittal for the final report to Council on 4-18
2. Why have the FTHB and NC2nd loan programs not been successful	The FTHB program has had no activity with the remaining \$100k therefore funds are recommended to be placed into the new foreclosure program, where they will be utilized to rehab foreclosed properties and resell to families; The New Construction Program had a slow start in the Fall. 1 loan has been completed with 2 additional applicants in process. If 4 loans are not completed or reserved by July, staff is recommending that funds be redirected to the foreclosure acquisition program.
3. Are there income limits or requirements?	Yes, the HOME and CDBG funds have an income requirement of no more than 80% of the area median income. The NSP program allows up to 120% of the area median income. Examples were provided.
4. Presentation did not mention the elimination of the SHARP and Senior Home Repair Programs	Staff talks about the elimination and/or reduction of Staff and Subrecipients, which administer these programs. The estimates reflect reduced funding with no funds going toward these 2 programs. Funds are recommended to be directed to complete ongoing projects.
5. The Con Plan talks about the SHARP Program being a high priority- need	These funds are grants and are not recycled. Although they are good programs, this year funds are directed toward programs that can be recycled and assist
6. Ability to comment on programs feel are too late to make changes	The ConPlan is a five year plan that lays out proposed projects for the next 5 years. With the estimated reductions in funding, staff is requesting to direct funding to projects that need funding to finalize that have been ongoing and address foreclosure crises recycling funding. Staff suggested that the committee come to the Council meeting or write a letter that

	would be attached to the final document.
7. CAC member continues to have problem with taking funds for newly constructed homes when there are existing foreclosures in neighborhoods	Staff created options for homebuyers. The NSP Foreclosure Acquisition Program and new program with HOME funds allows the City to acquire existing foreclosures, rehabilitate and resell to families which addresses blight in neighborhoods due to foreclosures. These funds are recycled to allow additional purchases and assist additional families; The New Construction Deferred loan program addresses several things such as creation of jobs in construction, assists the developer with completing construction of new homes and also provides the homebuyer with the option to purchase a newly constructed home.
8. Oval Park Transportation-notification (announcement) to interested parties as to the status	Omni Means has been working on the design; some challenges with the surrounding business owners and additional design changes with Cal Trans are currently being worked out. The design includes striping, to allow two lanes; bulb outs and possibly changes may include signals to make for a safer pedestrian and vehicle path. The design is 90% complete. Staff will take the recommendation made by CAC member to publish an announcement, such as the City Hall news article.
9. Typo regarding NSP recycled funds	The recycled funds are \$1.7 mil not \$1.6.

North Visalia Neighborhood Advisory Committee Meeting	
Public Comment	City Response
1. None	Was provided the draft at March meeting and invited to attend one of the 3 other community meetings

Disability Advocacy Committee Meeting April 11, 2011	
Public Comment	City Response
1. Are rehabilitated buildings required to be ADA compliant if funded with federal dollars?	Yes, If the City partners with a non-profit builder, federal dollars invested require the building meet ADA compliance.
2. Recommend rental property owners work with City to rehab apartment unit and make some units accessible	Staff supports committee's recommendation. Also, if Redevelopment funding continues or State funding comes available, Staff will investigate opportunities to work with local non-profits, and rental property owners to encourage rehabilitation of multi units and accessibility.

Exhibit "H", Letter from Continuum of Care



KINGS/TULARE CONTINUUM OF CARE ON HOMELESSNESS INC.

March 14, 2011

Ricardo Noguera
Housing & Economic Development Director
City of Visalia
315 E. Acequia Ave
Visalia, CA 93277

Re: Continuing Partnership to End Homelessness

Dear Mr. Noguera:

The City Council of the City of Visalia previously approved \$10,000/year for three years to the Kings/Tulare Continuum of Care, to assist the Continuum in working to reduce homelessness in the city of Visalia. The funding included capacity building, training, and technical assistance for local organizations, to assist them in accessing funding to establish or expand emergency shelters, transitional housing, and most-importantly, permanent supportive housing (PSH). Over the past year, the CoC has utilized this financial support to secure HUD funding for 7 new units of PSH with Family Services and the Housing Authority, hosted the 3rd annual Project Homeless Connect, which served over 300 homeless and at-risk residents in Visalia, and has completed the 10-Year Plan to End Homelessness, which should be introduced to City Council in May.

Additionally, the City Council approved \$15,000/year for five (5) years to Family Services, in order to secure and implement 16 additional Shelter Plus Care (S+C) vouchers for Tulare County. That application was submitted by the City of Tulare (lead applicant) and the awards for 2010 have not yet been announced.

On March 2, 2011, I met with City of Visalia staff, who informed me that the City of Visalia will be cutting these two funding commitments by 50%.

While this funding cut is disappointing to the Continuum, we understand the challenges that each jurisdiction is facing in funding cuts due to the current economic climate. The CoC is committed to moving forward as your partner, and will support Visalia in its continued efforts to reduce and prevent homelessness.

In preparation for the funding cuts proposed by the City, the CoC would like it propose an alternative budget. The Continuum never want to be in a position where we are utilizing funds that could have otherwise gone to direct homeless services, which is why we propose the following:

P.O. Box 1742 Visalia, California 93279
www.kingstularecoc.org

Activity	Fiscal year		
	2010-2011	2011-2012	2012-2013
Visalia PHEC	\$1,500	\$0	\$0
% of audit and Management	\$1,000	\$0	\$0
Annual PIT Census Count	\$1,000	\$0	\$0
Capacity Building	\$3,000	\$0	\$0
Grant Writing for CoC Services and/or member organizations	\$3,000	\$0	\$0
Training and education for CoC members, BOD or Staff	\$500	\$0	\$0
10-Year Plan Implementation	\$0	\$0	\$0
Family Services S-C ¹	\$0	\$12,500	\$12,500
Total:	\$10,000	\$12,500²	\$12,500

In exchange for funding the CoC and Family Services at 50% of the original commitment, the Kings/Tulare Continuum of Care will continue to provide the high level of services as we have to date, including the following:

- 8-Hour Permanent Supportive Housing training
- Technical Assistance to local agencies to expand and secure funding for new programs
- Coordination of Project Homeless Connect November 3, 2011
- Administer Emergency Housing Assistance program (\$83,500 for EH and TH in Tulare County)
- Launch and implement the 10-Year Plan to End Homelessness

In consideration for the services that we will continue to offer in spite of reduced funding, we ask that in the event funding is not reduced, or future low-moderate income housing funding or CDBG becomes available, you consider the Continuum as a priority in future funding allocations.

If you have any additional questions, please contact me at (559) 684-4254 or bmcgovern@ci.tulare.ca.us.

Thank you for your time and consideration.

Sincerely,



Betsy McGovern-Garcia
President, Kings/Tulare Continuum of Care

¹ Originally \$15,000/year for five (5) years
² Originally approved at \$25,000 combined total

P.O. Box 1742 Visalia, California 93279
www.kingstularecoc.org

Exhibit "I", Cover Letter and Certifications

Exhibit "J", CPMP Tool Tables

DRAFT 2011/2012 ACTION PLAN

CPD Estimates (apprx 17%) 4-22-11

Obj/Out/Codes	CDBG	HOME	TOTAL	UNITS		
SOURCES OF REVENUE:						
1	Annual Grant Amount		1,110,890	495,252	1,606,142	
EXPENDITURES:						
2	21A	Administration, Loan Servicing & Operating <small>(see Fair Housing for portion of Admin)</small>	214,678	49,525	264,203	
3		Net for Programs and Projects	896,212	445,727	1,341,939	
<u>Homeownership</u>						
4	DH-1 13	Foreclosure Acquisition Program II <small>(foreclosure acq, rehab, resell) (NEW PRGM)</small>		371,439	371,439	3
5	DH-3 1	Property Acquisition (Required 15% set aside for * CHDO & predevelopment)		74,288	74,288	1
<u>Neighborhood Preservation/Services</u>						
6	SL-3 15	Code Enforcement- Target Areas	120,000		120,000	200
7	SL-3 21D	Fairhousing Hotline <small>(part of 20% Admin cap)</small>	7,500		7,500	100
HOMELESSNESS						
<u>Special Needs Facilities</u>						
8	SL-1 5	Continuum of Care or Voucher Program	12,500		12,500	1
COMMUNITY DEVELOPMENT						
<u>Public Improvements</u>						
11	SL-1 3	ADA Compliance Projects	30,000		30,000	4
<u>Economic Development/Public Parking Facilities</u>						
12	EO-1 19F	West Parking Structure Loan Payment <small>(Section 108 Loan)</small>	509,952		509,952	1
<u>Public Parks, Facilities & Improvements</u>						
13	SL-1 03F	Oval Park Transportation Improvements	151,260		151,260	1
14	SL-1 03F	Park Improvements in CDBG Areas	65,000		65,000	1
NON HOMELESS SPECIAL NEEDS						
<u>Special Needs Services</u>						
15	SL-2 14A	Senior Home Minor Repairs <small>(contract w/CSET)</small>	-		-	
16	SL-2 14A	Mobile Home Senior Repair & Handicapped Access <small>(contract w/SHE)</small>	-		-	
17		Subtotal Programs & Projects	896,212	445,727	1,341,939	
18		TOTAL EXPENDITURES	1,110,890	495,252	1,606,142	
19		REVENUE LESS EXPENDITURES				
19		Remaining to Carry Forward	-	-	-	

* CHDO- Community Housing Development Organization- non-profit with 501c3 status

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	Jurisdiction Data Quality (E) estimates
	Emergency	Transitional			
1. Homeless Individuals	31	60	54	145	
2. Homeless Families with Children	0	9	0	9	
2a. Persons in Homeless with Children Families	0	31	0	31	
Total (lines 1 + 2a)	31	91	54	176	
Part 2: Homeless Subpopulations	Sheltered		Un-sheltered	Total	Data Quality (E) estimates
	Emergency	Transitional			
1. Chronically Homeless		23	23	46	
2. Severely Mentally Ill		48	0	48	
3. Chronic Substance Abuse		61	0	61	
4. Veterans		17	0	17	
5. Persons with HIV/AIDS		3	0	3	
6. Victims of Domestic Violence		13	0	13	
7. Youth (Under 18 years of age)		20	0	20	

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, HOPWA, ESG, or Other	
				Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual				% of Goal
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Emergency Shelters	85	108	-23	0	0	0	0	0	0	0	0	0	0	0	0	0	###		
Transitional Housing	145	60	85	0	0	0	0	0	0	0	0	0	0	0	0	0	###		
Permanent Supportive Housing	145	0	145	0	0	0	0	0	0	0	0	0	0	0	0	0	###		
Total	375	168	207	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, HOPWA, ESG, or Other		
				Year 1		Year 2		Year 3		Year 4		Year 5						Actual	% of Goal
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Emergency Shelters	31	74	-43	0	0	0	0	0	0	0	0	0	0	0	###	M			
Transitional Housing	31	16	15	0	0	0	0	0	0	0	0	0	0	0	###	M			
Permanent Supportive Housing	31	0	31	0	2	0	0	0	0	0	0	2	0	0	0%	M			
Total	93	90	3	0	2	0	0	0	0	0	0	2	0	0	0%	M			

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).

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).

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.

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.

Jurisdiction

Housing Market Analysis

Complete cells in blue.

	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Housing Stock Inventory						
<u>Affordability Mismatch</u>						
Occupied Units: Renter		3208	4843	3350	11401	192
Occupied Units: Owner		1113	2895	8406	12414	342
Vacant Units: For Rent	8%	119	632	163	914	21
Vacant Units: For Sale	4%	4	83	381	468	4
Total Units Occupied & Vacant		4444	8453	12300	25197	559
Rents: <u>Applicable FMRs (in \$s)</u>		491	328	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)		666	666	668	2,000	

Non-Homeless Special Needs Including HOPWA	Needs	Currently Available	GAP	3-5 Year Quantities										Total			
				Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal	
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete				
Housing Needed	52. Elderly	3,100	0	3100	0	0	0	0	0	0	0	0	0	0	0	0	0%
	53. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####
	54. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####
	55. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####
	56. Physically Disabled	70	0	70	0	0	0	0	0	0	0	0	0	0	14	0	0%
	57. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####
	58. Persons w/ HIV/AIDS & their families	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####
	59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####
	Total	3170	0	3170	0	0	0	0	0	0	0	0	0	0	634	0	0%
	Supportive Services Needed	60. Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
61. Frail Elderly		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####
62. Persons w/ Severe Mental Illness		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####
63. Developmentally Disabled		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####
64. Physically Disabled		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####
65. Alcohol/Other Drug Addicted		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####
66. Persons w/ HIV/AIDS & their families		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####
67. Public Housing Residents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####	

Housing and Community Development Activities	Needs	Current	Gap	5-Year Quantities										Cumulative
				Year 1		Year 2		Year 3		Year 4		Year 5		
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	
01 Acquisition of Real Property 570.201(a)	5	0	5	1		3							4	0
02 Disposition 570.201(b)	0	0	0										0	0
03 Public Facilities and Improvements (General) 570.201(c)	50	0	50	10		2							12	0
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	0	0										0	0
03D Youth Centers 570.201(c)	0	0	0										0	0
03E Neighborhood Facilities 570.201(c)	0	0	0										0	0
03F Parks, Recreational Facilities 570.201(c)	5	0	5	2		1							3	0
03G Parking Facilities 570.201(c)	0	0	0										0	0
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	0	0										0	0
03K Street Improvements 570.201(c)	5	0	5	1		4							5	0
03L Sidewalks 570.201(c)	0	0	0										0	0
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	0	0										0	0
03P Health Facilities 570.201(c)	0	0	0										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	5	0	5	1		1							2	0
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

HOPWA Performance Chart 1	Needs	Current	Gap	Year 1				Funding		
				Outputs Households				HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA
				HOPWA Assistance		Non-HOPWA				
				Goal	Actual	Goal	Actual			
Tenant-based Rental Assistance	0	0	0							
Short-term Rent, Mortgage and Utility payments	0	0	0							
Facility-based Programs	0	0	0							
Units in facilities supported with operating costs	0	0	0							
Units in facilities developed with capital funds and placed in service during the program year	0	0	0							
Units in facilities being developed with capital funding but not yet opened (show units of housing planned)	0	0	0							
Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to three- or ten-year use agreements	0	0	0							
Adjustment for duplication of households (i.e., moving between types of housing)										
Subtotal unduplicated number of households/units of housing assisted	0	0	0					0	0	0
Supportive Services										
Supportive Services in conjunction with housing activities (for households above in HOPWA or leveraged other units)										
Housing Placement Assistance										
Housing Information Services	0	0	0							
Permanent Housing Placement Services	0	0	0							
Housing Development, Administration, and Management Services										
Resource Identification to establish, coordinate and develop housing assistance resources										
Project Outcomes/Program Evaluation (if approved)										
Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)										

HOPWA Performance Chart 2

Type of Housing Assistance	Total Number of Households Receiving Assistance	Average Length of Stay [in weeks]	Number of Households Remaining in Project at the End of the Program Year	Number of Households that left the Project	Wh
Tenant-based Rental Assistance	0	PY1	PY1	#VALUE!	En
	0	PY2	PY2	#VALUE!	Ter
	0	PY3	PY3	#VALUE!	
	0	PY4	PY4	#VALUE!	
	0	PY5	PY5	#VALUE!	
Short-term Rent, Mortgage, and Utility Assistance	0	PY1	PY1	#VALUE!	En
	0	PY2	PY2	#VALUE!	Ter
	0	PY3	PY3	#VALUE!	
	0	PY4	PY4	#VALUE!	
	0	PY5	PY5	#VALUE!	
Facility-based Housing Assistance	0	FY1	PY1	#VALUE!	En
	0	PY2	PY2	#VALUE!	Ter
	0	PY3	PY3	#VALUE!	
	0	PY4	PY4	#VALUE!	
	0			#VALUE!	

	0	PY5	PY5	#VALUE!	
--	---	-----	-----	---------	--

at happened to the Households that left

	PY1	PY2	PY3
Emergency Shelter			
Temporary Housing			
Private Hsg			
Other HOPWA			
Other Subsidy			
Institution			
Jail/Prison			
Disconnected			
Death			

Emergency Shelter			
Temporary Housing			
Private Hsg			
Other HOPWA			
Other Subsidy			
Institution			
Jail/Prison			
Disconnected			
Death			

Emergency Shelter			
Temporary Housing			
Private Hsg			
Other HOPWA			
Other Subsidy			
Institution			
Jail/Prison			
Disconnected			
Death			





April 25, 2011

U. S. Department of Housing and Urban Development
San Francisco Regional Office – Region IX
Attn: Maria Cremer
600 Harrison Street
San Francisco, CA 94107-1387

Dear Maria:

Enclosed is the City of Visalia's Annual Action Plan for the Program Year 2011-2012.
Additionally, the following original certifications are enclosed:

- o Non-State Grantee Certifications (2 pages)
- o Specific CDBG Certifications (2 pages)
- o Optional Certification CDBG (1 page)
- o Specific HOME Certifications (1 page)
- o Appendix to Certifications (2 pages)
- o Application for Federal Assistance Form 424 – CDBG & HOME (2 pages)

Should you have any questions regarding the Action Plan, please contact Rhonda Haynes, at (559) 713-4460.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven M. Salomon".

Steven M. Salomon
City Manager

rh

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

4/22/2011

Date

Steven M Salomon, City Manager of the City of Visalia
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (a period specified by the grantee consisting of one, two, (2011, 2012, 2013) or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official

4/22/2011
Date

Steven M. Salomon, City Manager of the City of Visalia
Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature/Authorized Official

4/22/2011
Date

Steven M. Salomon, City Manager of the City of Visalia
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature/Authorized Official

4/22/2011
Date

Steven M. Salomon, City Manager of the City of Visalia

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

City of Visalia

315 East Acequia

Visalia, CA 93291

County of Tulare

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).



SF 424


The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Jurisdiction City of Visalia		UOG Code CA63918 Visalia	
Street Address Line 1 315 East Acequia		Organizational DUNS 030999866	
Street Address Line 2		Organizational Unit City of Visalia	
City Visalia	California	Department Housing & Economic Development	
ZIP 93291	Country U.S.A.	Division Housing & Economic Development	
Employer Identification Number (EIN):		County Tulare	
94-6000449		Program Year Start Date (07/11)	
Applicant Type:		Specify Other Type if necessary.	
Local Government: City (Municipal)		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles Code Enforcement, Fairhousing Hotline, Continuum of Care or Voucher Program, ADA compliance projects, West Acequia Parking Structure – Section 108 Loan , Oval Park Transportation, Park Improvements, Foreclosure Acquisition Program II; Administration		Description of Areas Affected by CDBG Project(s) City of Visalia	
\$CDBG Grant Amount estimated between 931,000 to \$1.3mil	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged	\$Additional State Funds Leveraged		
\$Locally Leveraged Funds	\$Grantee Funds Leveraged		
\$Anticipated Program Income	Other (Describe)		
Total Funds Leveraged for CDBG-based Project(s)			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles Administration, CHDO Project Acquisition or CSET CHDO, First Time Homebuyer, Foreclosure Acquisition Program II		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount estimated between \$392,000 to \$561,000	\$Additional HUD Grant(s) Leveraged	Describe	

\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
Housing Opportunities for People with AIDS N/A		14.241 HOPWA	
HOPWA Project Titles Not Applicable		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program N/A		14.231 ESG	
ESG Project Titles Not Applicable		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
		<input checked="" type="checkbox"/> N/A	Program has not been selected by the state for review
<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No	

Person to be contacted regarding this application		
First Name Steven	Middle Initial M	Last Name Salomon
Title City Manager	Phone (559) 713-4312	Fax (559) 713-4800
eMail ssalomon@ci.visalia.ca.us	Grantee Website www.ci.visalia.ca.us	Other Contact Ricardo Noguera; Housing & Economic Development Director (559) 713-4190
Signature of Authorized Representative 		Date Signed 4/22/2011