

# CITY OF VISALIA



## ANNUAL ACTION PLAN PROGRAM YEAR 3 2012-2013

Prepared by  
The Housing & Economic Development Department  
Ricardo Noguera, Housing & Economic Development Director  
Rhonda Haynes, Housing Specialist  
Ruth Peña, Financial Analyst



**City Council**  
Amy Shuklian, Mayor  
Steve Nelsen, Vice Mayor  
Greg Collins, Council Member  
E. Warren Gubler, Council Member  
Bob Link, Council Member

**City Manager**  
Steven M. Salomon

# 3rd Annual Action Plan (2012-2013 Program Year)

---

## Table of Contents

|  |           |
|--|-----------|
|  <b>General</b> .....   | <b>1</b>  |
| ❖ Executive Summary .....  | 1         |
| ❖ General Questions .....  | 2         |
| • Geographical Area .....  | 3         |
| • Allocating Investments Geographically .....  | 3         |
| • Actions .....  | 5         |
| • Resources .....  | 12        |
| ❖ Managing the Process .....   | 14        |
| ❖ Citizen Participation .....  | 15        |
| • Process .....  | 15        |
| • Comments or Views .....  | 16        |
| • Broaden Participation .....  | 16        |
| • Public Notices, Agendas, Reports .....   | 17        |
| ❖ Institutional Structure .....  | 18        |
| ❖ Monitoring .....   | 19        |
| ❖ Lead-based Paint .....   | 21        |
| <br>   |           |
|  <b>Housing</b> ..... | <b>22</b> |
| ❖ Specific Housing Objectives .....  | 22        |
| • Priorities and Specific Objectives and Resources .....   | 22        |
| ❖ Needs of Public Housing .....  | 23        |
| • Housing Stock Inventory .....  | 24        |
| ❖ Barriers to Affordable Housing .....   | 24        |
| • Actions to remove barriers .....   | 24        |
| • Additional information applicable to affordable housing barriers .....                                 | 26        |
| ❖ HOME/American Dream Down payment Initiative (ADDI) .....   | 27        |

# 3rd Annual Action Plan (2012-2013 Program Year)

---

- Other forms of investment..... 28
- Resale Provisions ..... 28
- Refinancing existing debt..... 29

## Homeless ..... 29

- ❖ Specific Homeless Prevention Elements .....29
  - Source of funds to address homeless needs ..... 29
  - Objectives of the Strategic Plan ..... 30
  - Planned Action Steps..... 30
  - Homelessness Prevention..... 30
  - Point In Time Survey..... 31
  - Discharge Coordination Policy ..... 31
- ❖ Emergency Shelter Grants (ESG) ..... 32

## Community Development ..... 32

- ❖ Community Development ..... 32
  - Non-Housing Community Development Needs..... 32
- ❖ Antipoverty Strategy ..... 34

## Non-Homeless Special Needs Housing ..... 35

- ❖ Non-homeless Special Needs ..... 35
  - Objectives ..... 36
  - Resources..... 36
- ❖ Housing Opportunities for People with AIDS ..... 36
- ❖ Specific HOPWA Objectives..... 37

## Other Narrative and Exhibits ..... 37

- ❖ Exhibit "A" Public Hearing Notice (English) ..... 38
- ❖ Exhibit "A" Public Hearing Notice (Spanish) ..... 39
- ❖ Exhibit "B", Public Notice publication certifications ..... 40

# 3rd Annual Action Plan (2012-2013 Program Year)

---

|   |    |
|---|----|
| ❖ Exhibit "C", City Council Work Session Agenda and Transmittal .....   | 43 |
| ❖ Exhibit "D", Citizens Advisory Committee Agenda.....                  | 49 |
| ❖ Exhibit "E", Disability Advocacy Committee Agenda .....               | 50 |
| ❖ Exhibit "F", North Visalia Neighborhood Advisory Committee .....      | 51 |
| ❖ Exhibit "G", City Council Public Hearing Agenda and Transmittal ..... | 52 |
| ❖ Exhibit "H", Includes community Meeting comments.....                 | 65 |
| ❖ Exhibit "I", Cover Letter and Certifications.....                     | 66 |
| ❖ Exhibit "J-" Point In Time Survey .....                               | 79 |
| ❖ Exhibit "K", CPMP Tool Tables.....                                    | 80 |



# Third Program Year Action Plan- 2012-2013

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

## Narrative Responses

### GENERAL

#### Executive Summary

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

#### Program Year 3 Action Plan Executive Summary:

For many years, the City's Housing and Economic Development Department staff managed the use of Redevelopment Low/Mod funding. Recently, the State of California eliminated redevelopment agencies throughout the state. This was a substantial loss to the City in addressing affordable housing, blighted neighborhoods, and staffing. In addition to the loss of RDA, the City's CDBG and HOME funding was reduced last year by approximately 17% and this year, the allocation is once again, reduced by approximately 9% for CDBG and 30% for HOME funding from last years allocation. Although funding continues to be reduced, the City works efficiently in addressing the highest priorities, stretching each dollar invested. Results have been recorded since the establishment of the 2010-2015 5-Year Consolidated Plan (ConPlan) which identified the needs of the community. This program year marks the third year of the plan. Over the last few years, we worked on improving neighborhoods, homeownership, public and park improvements and services for the homeless. This has been achieved primarily with Neighborhood Stabilization Program (NSP) funding where twenty-six (26) foreclosed single-family homes were acquired, rehabilitated and resold to income qualifying households.



Image 1: City of Visalia Logo

Affordable rental housing has been and shall continue to be a priority. Late December 2011, 20 additional rental units were made available to low income households through the construction of nine new and eleven rehabilitated units, known as Paradise and Court Street project. This project was completed in partnership with Kaweah Management Company. The City's goal is to work with its 501 C non-profit Community Housing Development Organizations (CHDO's) to identify two (2) affordable rental housing projects. The use of HOME CHDO funding would be utilized along with the developer's contribution, grants and/or resources.

In addition to providing affordable housing opportunities, the City completed public improvement projects with the use of Community Development Block Grant Recovery Act (CDBG-R) funding. Projects included the rehabilitation of the restroom for accessibility at the Anthony Community Center, the Center Street Project, which made improvements through calming devices, truncated domes and accessibility to the downtown area; and accessibility and lighting improvements in the Jefferson Park. CDBG funds provided for additional public and park improvements, such as the Skate Park Fence, security, lighting, ADA compliant water fountains in the Jefferson, Blain and Pinkham parks, and the Fox Theater paint project. With the past years' successes, the City's goals continue to be affordable housing opportunities, improving neighborhoods through Code Enforcement, completing public improvement projects through accessibility in the downtown area, park improvements at Recreation Park, and funding to address the homeless needs, such as voucher program matching funds and the Continuum of Care data analysis. This can be achieved by stretching each dollar invested in the community, as well as reaching out and partnering with Visalia's local non-profit agencies.



**Image 2: Solar Lights in the Oval Area**

## General Questions

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

Program Year 3 Action Plan General Questions response:



Geographical Area:

The City of Visalia is the county seat of Tulare County, consisting of approximately a 25-mile radius, with a population of 124,442 people<sup>1</sup>. Visalia has approximately 44,205 total housing units, with a homeowner vacancy rate of 2.6% and a rental vacancy rate of 6.5%, as referenced by the 2010 Census, Fact Finder, 2010 Demographic Profile Data <sup>1</sup>.

Allocating Investments Geographically:

The area in which funding may be utilized is limited to the city's boundaries. As identified in Visalia's Analysis of Impediments, the areas of low and moderate income household are concentrated in the northeastern, northwestern and central parts of Visalia. These areas, however, generally have the most convenient access to social services and public transportation.

The City shall continue to utilize its Geographic Information System (GIS) to identify targeted neighborhoods, by census block and tract, where at least 51% of the household income is at or below 80% of the area median income. The current CDBG Targeted area focuses primarily in the northern central portions of Visalia, as shown in Table I map below: Upon receiving additional 2010 Census data pertaining to the income of census tracts and blocks, the CDBG Target area will be updated. The new data will be the guideline for the next 8 to 10 years.

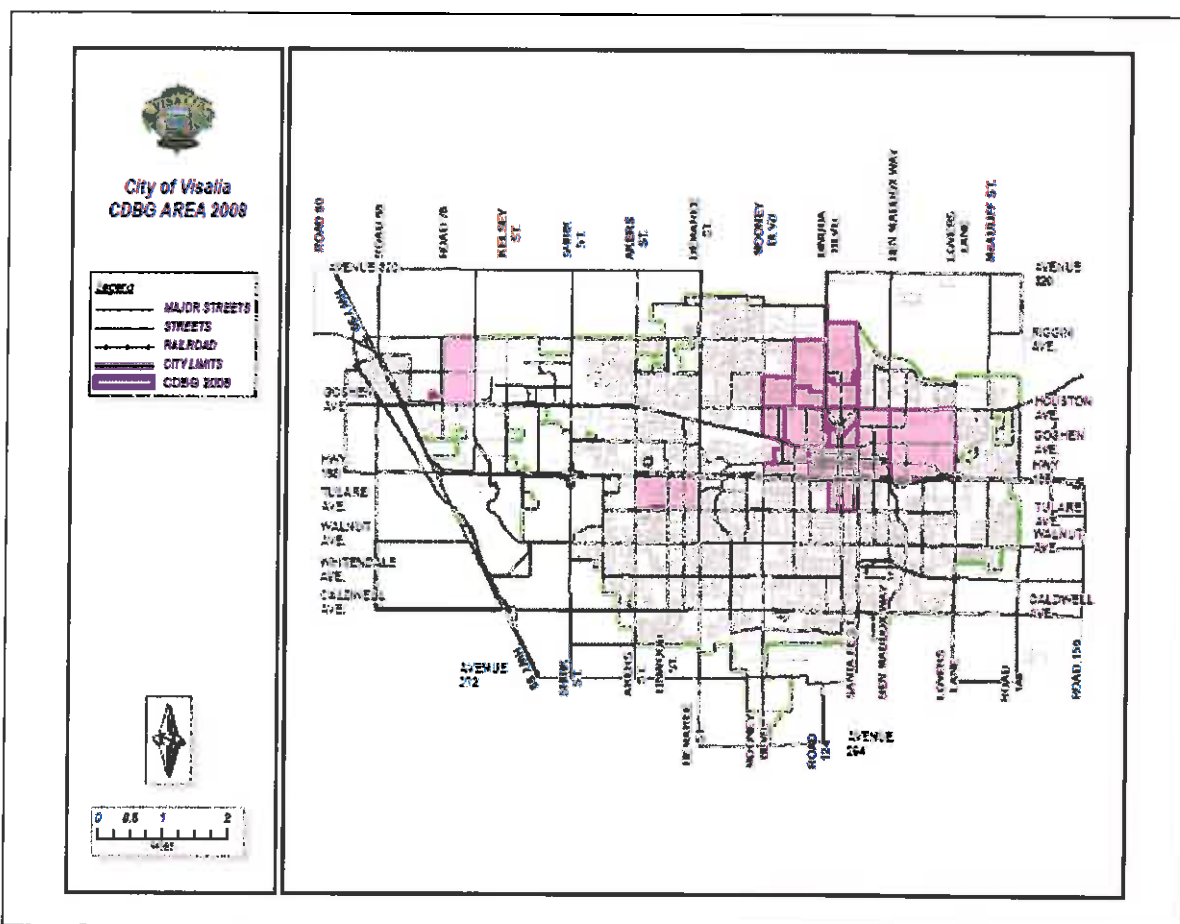


Image 3: 2008 CDBG Target Areas

<sup>1</sup>Source: U.S. Census Bureau, 2010 Census. "2010 Demographic Profile Data". Factfinder2.census.gov.

To continue our efforts in addressing accessibility barriers, Visalia has identified additional locations in the downtown area, which require the improvements for accessibility such as curb cuts, truncated domes and other accessibility barriers to the public. Other projects or programs utilizing CDBG funds in these targeted areas include Code Enforcement, Park Improvements and Public improvements.

With the use of the CDBG-NSP funding, specific targeted areas, or boundaries were identified, reviewed and approved, by the San Francisco U. S. Department of Housing and Urban Development Department (HUD). The areas were recently expanded in 2011 and shown in Table II below:

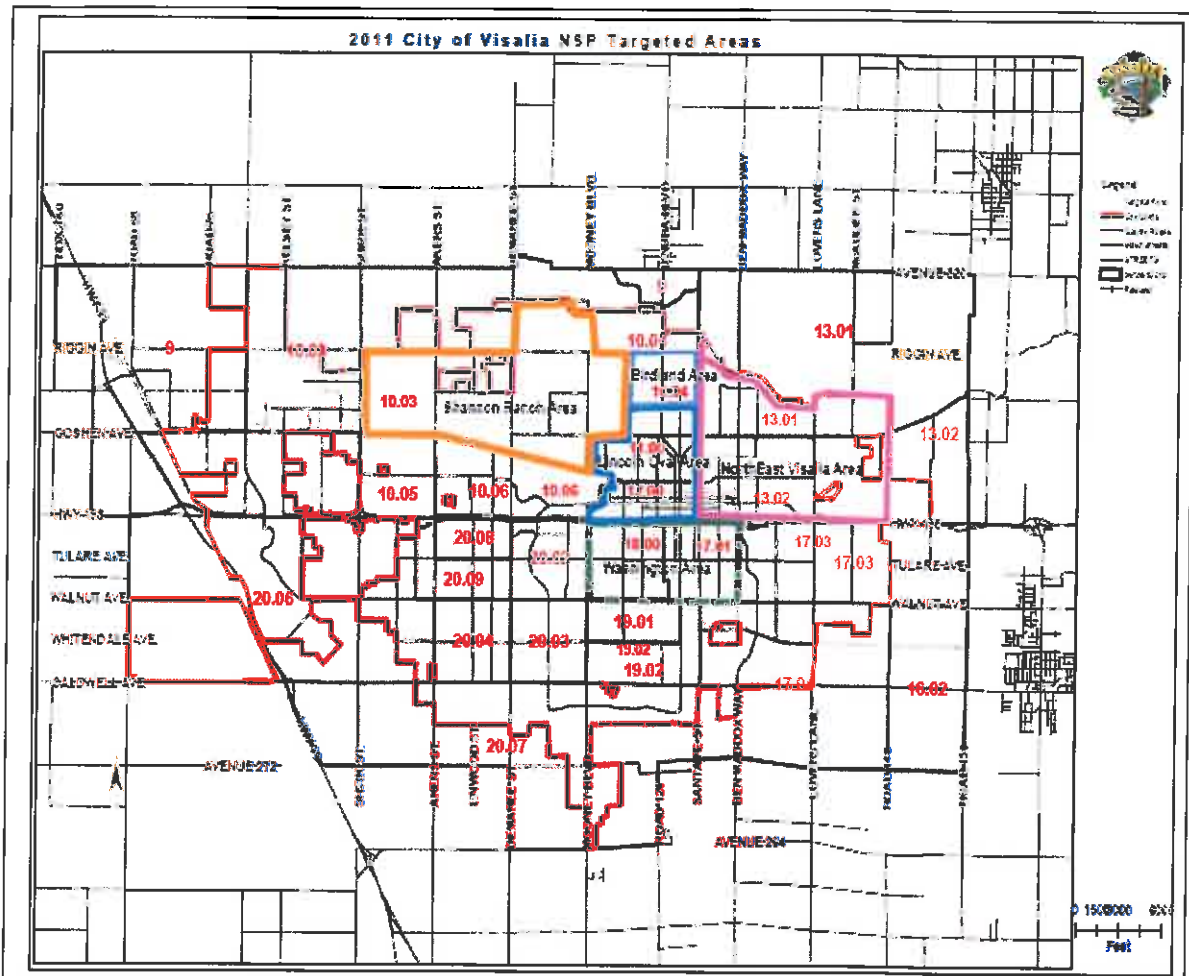


Image 4: 2011 NSP Target Areas

In addition to utilizing CDBG funds within identified targeted neighborhoods, the City will utilize HOME funds known as the Foreclosure Acquisition Program II, throughout the City's residential neighborhoods. This program is similar to the CDBG-NSP funding in that foreclosed properties will be acquired, rehabilitated, and resold to income qualifying households. This allows housing choices throughout the City and does not concentrate affordable housing efforts in one geographical location or targeted area.



**Actions:**

This year Action Plan, 2012-2013, limited program funding shall continue to be focused on providing affordable housing, providing funding for homeless voucher program participant, park improvements, public accessibility improvements and code enforcement efforts.

The Specific projects identified herein which staff is tasked with implementing are best displayed as follows:

**HOME and CDBG Program Income:** For the past several years, the City has utilized these funds to loan to homeowners in a variety of different programs. One program consisted of emergency repair loans (use of CDBG), another consisted of rehabilitation to homes (use of HOME) and a third utilized HOME funds for first time homebuyers. Some of these loans were deferred until homes were sold or refinanced and others were payable monthly following approval of the loan. Once homes were either sold or refinanced, the City received its payments from the borrower. These funds are defined as "program income". Beginning in 2012-13, staff will include an estimated amount of program income to be generated as part of the budget.

**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. The goal for 2012-13 is to acquire, rehabilitate and resell three (3) properties.

- Since the inception of this program, the City acquired, rehabilitated and resold twenty-six (26) single-family dwellings to income qualifying households. This program has proven to be a great success. It is anticipated that with the recycled funds, in the amount of, \$525,000 an additional five homes will be acquired, rehabilitated and resold this year. The photo shown herein is one of our most recent purchases in January of 2012.



**Image 5: Photo of Roosevelt –NSP property**

- Additionally, \$480,000 in NSP funding was provided to Habitat for Humanity in December 2011, to acquire five (5) homes to rehabilitate and resell to households at or below 50% of the area median income.

**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.
  - In late 2011, the Paradise & Court 20 unit development was completed. This project included \$500,000 of both CHDO and Redevelopment Low Mod funding.
  - In 2009-2010, the City worked with Community Services Employment Training, Inc. (CSET) to utilize CHDO funds for the acquisition of two (2) foreclosed homes, rehabilitate and resell to households at or below eighty-percent (80%) of the area median income. CSET is a new CHDO with the City.

| <i>Funding:</i>                                | <i>Year Allocation from:</i>                  | <i>Amount</i>       | <i>Use of funds</i>   |
|--|---|---------------------|---|
| HOME Regular funding                           | 2010-2011                                     | \$392,476.30        | Reallocated from FAPII Program Year 2010-11 (Amendment No.3 in the amount of \$272,949) and reallcation from FAP II Program Year 2009-2010 (Amendment No. 4 in the amount of \$119,527.30) to Affordable Rental Housing Developments ( includes \$60,000 for a 10% developer fee) |
| HOME CHDO                                      | 2012  | \$52,198.80         | Estimated Allocation : toward acquisition, rehabilitaiton   |
| HOME CHDO                                      | 2011  | \$74,284.00         | Toward Acquisition, Rehabilitation  |
| HOME CHDO                                      | 2010  | \$84,150.30         | Toward Acquisition, Rehabilitation  |
| HOME CHDO                                      | 2009 Remainder not previously allocated       | \$8,544.03          | Toward Acquisition, Rehabilitation  |
| HOME CHDO                                      | 2009 Remainder of CSET unspent contract funds | \$48,346.57         | CSET contract completed: Reallocate unspent CHDO funds to new Affordable Rental Housing Projects  |
| <b>Total CHDO Allocations</b>                  |   | <b>\$267,523.70</b> |   |
| <b>total Affordable Rental Housing Project</b> |   | <b>\$660,000.00</b> |   |
| HOME Regular funding                           | 2010-2011                                     | \$60,000.00         | 10% Developer Fee (amount included in action plan amendment (2011-12)   |

- The program year (2012-2013), an accumulation of CHDO funding resources (CSET CHDO 2009 un spent set aside, remainder of un allocated CHDO 2009, and all of 2010 through 2012 CHDO set aside). Additionally, HOME dollars will be utilized from the program year 2009-2010 (Amendment No. 4) and program year 2010-2011 (Amendment No. 3), which is reflected through the Substantial Amendments totaling

\$392,476.30 in Regular HOME dollars. These amendments are proposed as a transfer from the FAP II program in order to provide additional funding for two proposed rental housing projects. The total HOME dollars (HOME Regular and HOME-CHDO) shall be \$660,000, which includes up to \$60,000 in HOME funds (10% developer fee) and used in partnership with other funding resources provided by the non-profit agency (CHDO).

### 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.

- The Code Enforcement Program has proven successful, year after year, with improving neighborhoods through code compliance. Last year, there were 109 code cases opened and 249 code cases closed within CDBG target areas.
- This program year (2012-2013), goal is to address 200 code cases. \$120,000 in CDBG funds have been set aside for staffing.



**Image 6: Code Enforcement**

**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 shall be directed to legal counsel who assists with filling out official discrimination complaint forms, which are 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.
- The Fair Housing Hotline received 207 calls during the 2010-11 program year. This provides a service where the callers' are directed to the appropriate resource as well as provided important information in relation to fair housing.
- 
- This program year goal is to reach or assist 100 callers. Additional information, in various languages, will be provided in order to reach more

people. \$7,500 in CDBG funds will be set aside from the Administration funds for staff to manage the calls.

### ***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 focuses on systematically implementing systems and programs that will help support existing homeless organizations and offer the resources needed locally to be successful.
  - Last Year, the City utilized Neighborhood Stabilization Program funds to acquire, rehabilitate and resell, to the Visalia Rescue Mission, a four-plex that is providing permanent housing for homeless. The City has been working with Habitat for Humanity and Family Services in developing three units located at 1029 E Goshen, which will also assist the homeless population.
  - This program year, 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. Specific data will be collected to reflect the outcome.

### ***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 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.
  - City Staff continues to work with the Disability Advocacy Committee to identify areas that need improvement in the CDBG Targeted area. A list of street corners were identified in 2010 and Staff continues to work from that list to improve accessibility to the downtown shopping area, recreation, schools and parks.

### ***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.

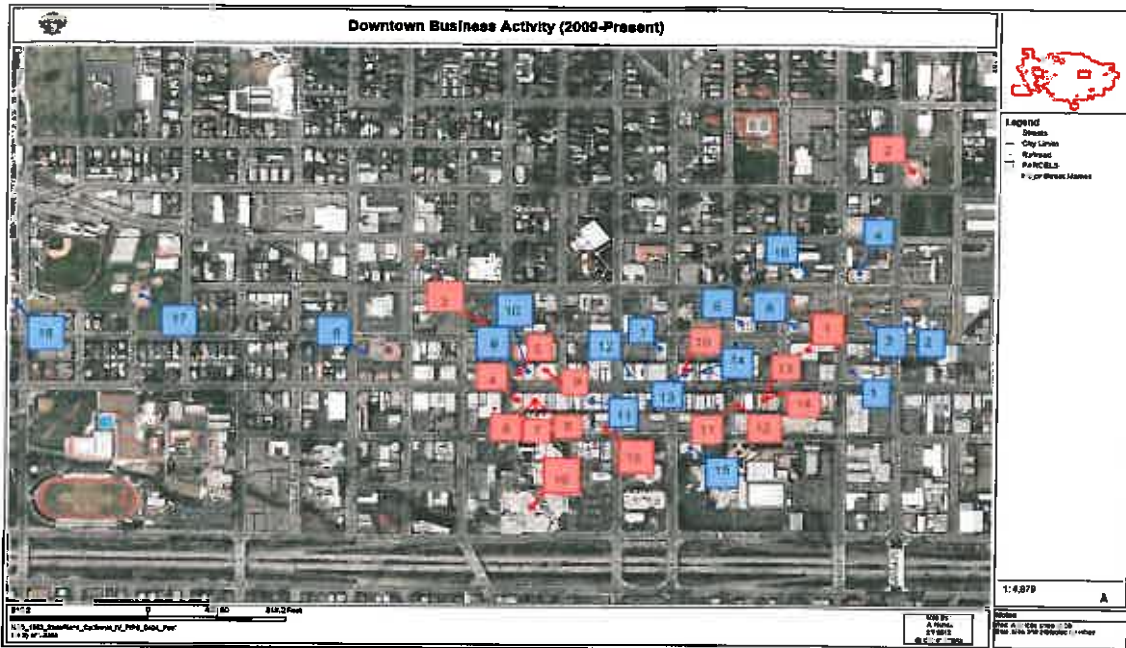
➤ Parking Structure Financing (West Acequia Parking Structure)—Section 108 Loan. The City of Visalia is committed to providing adequate parking in the downtown area to further promote jobs. In 2007, the City finalized construction of a second four-story parking structure, which supports the hospital's 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 of \$507,819. The final loan payment is scheduled for 2018.



**Image 7: West Acequia Parking Structure**

- Since the construction of the parking structure, job surveys have been completed and collected through February 2012. There have been 786 full time, 459 part time (20 hours plus) and 158 part time (less than 20 hours) positions filled. This totals 1,403 jobs filled since 2008. A breakdown of jobs filled by a person with a maximum household income of 80% area median income is as follows:
  - 271 Full time equates to 34% of the full time positions filled by persons with a maximum household income of 80% AMI.
  - 270 part time (20 hours plus) and 58 part time (less than 20 hours, which are not part of this calculation). Only half of the positions filled are used in this equation in order to equal a full time person. Therefore 59% of the 20 hours plus, part time positions, were filled by persons with a maximum household income of 80% AMI.
- Kaweah Delta District Hospital job survey information continues to be collected





**Image 8: Downtown Business Activity (2009- Present)**

Depicted above, (*Image 8*) is a map of the Visalia’s downtown area. This map identifies the activities related to the renovation and new construction of buildings since 2009. This activity generated sixteen (16) businesses, which contributes to the use of the parking structure, increased jobs and the continued success of our vibrant downtown. Additionally, the map depicts the number of new or projected activities proposed, which accounts for eighteen (18) businesses. The listed activities are reflected in *Table 1: Legend to Business Activity map*.

**Table 1: Legend to Business Activity map**

| Renovated and Development Activities Since 2009  | New and Projected Activities   |
|--|--|
| <ol style="list-style-type: none"> <li>1. Razzani building (mixed use)                             <ol style="list-style-type: none"> <li>a) Family Healthcare Network Corporate Headquarters</li> <li>b) Prucal &amp; Prichard Engineering</li> </ol> </li> <li>2. Buckman Mitchell Insurance Company (new construction)</li> <li>3. Sunset Bank (renovation)</li> <li>4. Opperheimer Funds (former Buckman Mitchell Building)</li> <li>5. Sensation Retail (renovated space)</li> <li>6. Omni Means Engineering Homeer Buckman Mitchell Building)</li> <li>7. Crescent Valley Public Charter School (former Buckman Mitchell Building)</li> <li>8. Tulare County Workforce Investment Board (former Buckman Mitchell Building)</li> <li>9. Emily's Hotdogs</li> <li>10. Lumpkin Bar</li> <li>11. Gourmet Desserts</li> <li>12. The Frosted Muffin</li> <li>13. Back to West Hair Accessories</li> <li>14. Clay Café</li> <li>15. Azequi's Medical Office Building (renovation)</li> <li>16. Kaweah Delta Healthcare District (new construction)</li> </ol> | <ol style="list-style-type: none"> <li>1. Main Street Promenade (mixed use &amp; new)                             <ol style="list-style-type: none"> <li>a) Keller Williams Realty</li> <li>b) The Crepe Bar</li> <li>c) Wells Fargo Advisors</li> </ol> </li> <li>2. Los Portales Professional Building (renovation)</li> <li>3. Transit Center Expansion</li> <li>4. Family Healthcare Network (new building)</li> <li>5. Tulare County Probation Department (renovation)</li> <li>6. Tulare County Association of Governments (renovation)</li> <li>7. El Mayor Bakery</li> <li>8. The Club Deli</li> <li>9. Sage Salon Suites</li> <li>10. Jimmy John's Sandwiches</li> <li>11. India Curry House</li> <li>12. Valley Bible Church on the Big Screen</li> <li>13. Simply Chic Boutique</li> <li>14. Togni Building (renovation)                             <ol style="list-style-type: none"> <li>a) Raisin Dough Bakery Co.</li> <li>b) Griffin, Sanchez, C Parker Insurance</li> </ol> </li> <li>15. Chase Bank (renovation)</li> <li>16. Former Copelands Lumber Yard (owned by City)</li> <li>17. Playhouse Remodeled Recreation Park</li> <li>18. Acquisition of Blighted Building - Demolished</li> </ol> |

**Suitable Living Environment through Public Park Improvements**

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



➤ **Park Improvements in CDBG Areas.** – The City has historically utilized CDBG funds to rehabilitate parks in underserved low-income neighborhoods.

- Last year CDBG funds addressed the lighting in the Jefferson Park and the fencing at the Skate Park in Recreation Park. In addition,



**Image 9: Recreation Park projects**

will be utilized toward demolition of a 30-year-old asphalt basketball court, which is just east of the Anthony Community Center Gym. There will be new posts, backboards and goals installed along with a new basketball court constructed with cement. In addition, funds were directed to the installation of a new variable speed irrigation pump, irrigation controls and new sprinklers system in the park.

- This year, Staff recommends continuing the efforts of improving Recreation Park with the demolition of the old volleyball asphalt court, further west of the old basketball court, will be removed and a new concrete court will be installed.

Recreation Park is a heavily used neighborhood park. The location houses a public park with Visalia’s only fully ADA accessible playground, a community center that houses the City’s Parks and Recreation business office, a gymnasium, a skate park and a Minor League Baseball stadium. Below is a breakdown of scheduled use of the recreation facilities:

| <u>Program type</u>           | <u>Visits per year</u> |
|-------------------------------|------------------------|
| Adult sports                  | 12,880                 |
| Youth sports                  | 9,620                  |
| Afterschool program           | 14,430                 |
| Jr. High after school program | 16,465                 |
| Skate Park                    | 19,800                 |
| Summer camps                  | 4,300                  |
| Youth programs/classes        | 3,456                  |
| Adult programs/classes        | 2,896                  |
| Recreation center rentals     | 15,500                 |
| Recreation Park rentals       | 200                    |

The nearly 100,000 visits above represent program participants. For sports leagues, each day of play draws several hundred spectators. The park's proximity to Redwood High School adds to the amount of daily users as students visit the park before school, during lunch and after school.

Visalia Rawhide, a Single-A affiliate of the Arizona Diamondbacks hosts 70 games per year averaging 1,500 visitors per game in a venue that holds 3,200. The stadium, located at Recreation Park also plays host to 30 or more events during the non-baseball season. Attendance ranges from 50 people to thousands based on the venue.

Recreation Park is also heavily utilized by thousands of residents from the local neighborhood whose attendance is not captured. The park is used for picnics, walking and special events as well as a convenient recreation stop for neighborhood kids who attend Highland Elementary School, Houston Elementary School, Green Akers Middle School, Sequoia High School and Redwood High School.

Recreation Park lies within a census tract that has been identified as a low to moderate income area. The median income as referenced by the 2010 Census Data indicates that Census Tract 12.00 has a family median income of \$37,155, which is well below Visalia's median income of \$46,479.

Resources:

The 2012-13 Draft Action Plan program allocations and unit goal is based upon estimates as shown in Table 2 below. The Community Development Block Grant (CDBG) and HOME Investment Partnership funding (HOME) estimated allocation reflects a 9% and 30% reduction respectively from the prior year.

|  |
|--|
| <b>Table 2: Draft Estimate 2012-2013 Action Plan</b> |
|--|

**2012-2013 ACTION PLAN**

| Obj/Out/Codes   |          |   | CDBG      | HOME      | TOTAL     | UNITS |
|---|----------|---|-----------|-----------|-----------|-------|
| <b>SOURCES OF REVENUE:</b>                            |          |   |           |           |           |       |
| 1   |          | Annual Grant Amount (draft \$ as of 2/21/12)  | 1,010,727 | 347,992   | 1,358,719 |       |
| 2   |          | Estimated Program Income  | 100,000   | 100,000   | 200,000   |       |
| <b>EXPENDITURES:</b>                                  |          |   |           |           |           |       |
| 3   | 21A      | Administration, Loan Servicing & Operating<br>(see Fair Housing for portion of Admin) | 194,645   | 34,799    | 229,445   |       |
| 4   |          | Net for Programs and Projects   | 816,082   | 313,193   | 1,129,274 |       |
| <b>Homeownership</b>                                  |          |   |           |           |           |       |
| 5   | DH-1 13  | Foreclosure Acquisition Program II (foreclosure acq, rehab, resell) (NEW PRGM)        |           | 360,994   | 360,994   | 3     |
| 6   | DH-3 1   | Property Acquisition (Required 15% set aside for CHDO & predevelopment)               |           | 52,198.80 | 52,198.80 | 1     |
| <b>Neighborhood Preservation/Services</b>             |          |   |           |           |           |       |
| 7   | SL-3 15  | Code Enforcement- Target Areas  | 120,000   |           | 120,000   | 200   |
| 8   | SL-3 21D | Fairhousing Hotline (part of 20%Admin cap)  | 7,500     |           | 7,500     | 100   |
| <b>HOMELESSNESS</b>                                   |          |   |           |           |           |       |
| <b>Special Needs Facilities</b>                       |          |   |           |           |           |       |
| 9   | SL-1 5   | Continuum of Care or Voucher Program  | 20,000    |           | 20,000    | 1     |
| <b>COMMUNITY DEVELOPMENT</b>                          |          |   |           |           |           |       |
| <b>Public Improvements</b>                            |          |   |           |           |           |       |
| 10  | SL-1 3   | ADA Compliance Projects   | 40,000    |           | 40,000    | 4     |
| <b>Economic Development/Public Parking Facilities</b> |          |   |           |           |           |       |
| 11  | EO-1 19F | West Parking Structure Loan Payment (Section 108 Loan)                                | 507,819   |           | 507,819   | 1     |
| <b>Public Parks, Facilities &amp; Improvements</b>    |          |   |           |           |           |       |
| 12  | SL-1 3   | Public Infrastructure Project   | 100,000   |           | 100,000   | 1     |
| 13  | SL-1 03F | Park Improvements in CDBG Areas   | 120,763   |           | 120,763   | 1     |
| <b>NON HOMELESS SPECIAL NEEDS</b>                     |          |   |           |           |           |       |
| <b>Special Needs Services</b>                         |          |   |           |           |           |       |
| 14  |          | <b>Subtotal Programs &amp; Projects</b>   | 916,082   | 413,193   | 1,329,275 |       |
| 15  |          | <b>TOTAL EXPENDITURES</b>   | 1,110,727 | 447,992   | 1,558,719 |       |
| 16  |          | <b>REVENUE LESS EXPENDITURES</b>  |           |           |           |       |
| 16  |          | Remaining to Carry Forward  | (0)       | -         | (0)       |       |

\* CHDO- Community Housing Development Organization- non-profit with 501c3 status  
Draft figures as of February 21, 2012

In addition to utilizing Community Development Block Grant (CDBG) and HOME Investment Partnership Funding, the City shall continue to utilize recycled Neighborhood Stabilization Program funding. The Community Development Block Grant Neighborhood Stabilization Program (CDBG-NSP) funding, known as the Foreclosure Acquisition Program I, targeted neighborhoods were established in 2008 and updated most recently in 2010 to include additional census tract boundaries. Staff will continue to pursue acquisition of foreclosed homes, rehabilitate and resell to income qualifying households. Additionally, NSP funding was recently provided to Habitat for Humanity to partner in efforts of providing affordable housing in our community to households earning less than fifty-percent (50%) of the area median

income. An example of the income maximum for a household of three (3) at 50% is \$26,100 for the 2012 program year.

During the last several years, both CDBG and HOME funding allocations continued to be reduced. This years estimated allocation reflects an additional reduction continuing the difficulty in meeting the needs of the community. However, the City will continue to look for grant opportunities and stretch its funding dollars to the best of its ability as well as work closely with its non-profit partners to achieve its goals. If there were ways to streamline and reduce HUD requirements, more funding could be spent in the community; this would be ideal.

Most recent efforts in identifying other funding resources came in December 2011, when the City submitted an application to the State of California for the opportunity to be awarded CalHome Grant funds. Results of staff's efforts are anticipated within the next few months. If funding is awarded, it is Visalia's goal to provide gap financing to first time homebuyers as second mortgages.

### **Managing the Process**

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

#### **Program Year 3 Action Plan Managing the Process response:**

The City of Visalia is the lead agency and is an entitlement city as well as a Participating Jurisdiction. The responsibilities of administering, overseeing, monitoring and delivering the services of projects and programs with the use of both Community Development Block Grant funding as well as HOME Investment Partnership funding remains with the Housing and Economic Development Department (HEDD).

The HEDD coordinates with City departments, county agencies, non-profit partners, community stakeholders, public assisted housing providers and private and governmental health, mental health and service agencies as a means to enhance coordination and efforts of addressing the needs of the community.

The 5 Year Consolidated Plan references the initial consultations, stakeholders, and partners where goals and objectives had been identified. However, with the reduction in both CDBG and HOME funding over the last two years, it has been difficult to meet all the goals established. As the reduction of available funding continues to decline, so does the ability to deliver programs to the community.

This year, 2012-13, the City will continue its efforts in working on the highest priority needs of the community and partnering with agencies, stretching resources as best we can. For example, the City has been a partner of the Continuum of Care for several years. This year, the City will be providing funds to Family Services as

matching funds to a grant, to be utilized through the Voucher Program. These funds will help 5 homeless families. The City is also working with Habitat for Humanity of Tulare County in a new capacity. Recently the State of California eliminating all redevelopment agencies. Habitat for Humanity (HfH) has been a partner and recipient of Redevelopment Low Mod funding since 1999. With this recent windfall, the City Council authorized an agreement between the City and HfH to utilize CDBG-NSP funds to acquire five or more foreclosed single family dwelling, rehabilitate and resell to households at or below 50% of the area median income.

## **Citizen Participation**

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

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

### **Program Year 3 Action Plan Citizen Participation response:**

#### Process:

City staff developed a detailed participation plan in 2010 that is part of the 2010-2015 ConPlan. As required by HUD, citizens, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan. The citizen participation process generally includes a series of well-publicized annual public hearings and community/neighborhood meetings to review the ConPlan. The Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER) also include noticing and public hearings. All meetings and hearings are publicized in accordance with applicable HUD, state and local regulations.

Specifically the Action Plan includes community meetings, public noticing for 30 days, and a public hearing.

Amendments to the ConPlan or the Annual Action Plan will be necessary whenever one of the following is proposed:

- To make a substantial change in the allocation priorities or a substantial change in the method of distribution of funds. A substantial change would affect 75 percent of the respective document.
- To carry out an activity using funds from any program not covered by the ConPlan (including program income) not previously described in the ConPlan.
- To substantially change the purpose, scope, location or beneficiaries of an activity.



**Comments or Views:**

All comments or complaints made on the ConPlan, Action Plan 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.

**Broaden Participation:**

In past years, the City had published in the El Sol, a local paper provided to our Hispanic population, written in Spanish. However, in most recent months, El Sol publications were discontinued. Therefore the City will make every effort to reach out to non-English speaking persons through publishing in Spanish and providing the notices to the City's non-profit partners such as Community Services Employment Training, Inc. (CSET), Tulare County Habitat for Humanity, Proteus, Self Help Enterprise, as well as Tulare County Hispanic Chamber (all of the organizations work closely with the Hispanic community). Notices will be published at City Hall East, West and North as well as the public library.

In an effort to reach the disabled population, the City has been working with the Disability Advocacy Committee (DAC) and recently created a webpage on the City of Visalia website. A link to the page is as follows:

[http://www.ci.visalia.ca.us/government/committees/disability\\_advocacy\\_committee/default.asp](http://www.ci.visalia.ca.us/government/committees/disability_advocacy_committee/default.asp).

The DAC meetings are held at City Hall East, in the downtown area, after 5:00 P.M. to encourage participation, provide easy access with public transportation and close vicinity to census tracts reflecting low to moderate-income households.

Therein, the public notice will be posted for interested parties to attend the Disability Advocacy Committee meeting to review the Action Plan. The notice includes the date, time and locations of other community meetings, City Council Work Session and Public Hearing meeting scheduled in relation to the Draft Action Plan. Citizens also have the opportunity to review and comment on substantial amendments to the plan as outlined within the Citizen Participation Plan. Additional efforts, as referenced above, will be made by providing notices to our local non-profit partners to share and publish for public viewing.

In response to HUD's letter pertaining to the review of 2011-2012 Action Plan and specifically, "Fair Housing and Equal Opportunity Comments" dated September 9, 2011, the City responds to clarify the following:

- Visalia has been holding evening hour, community meetings as referenced in its ConPlan and annually, within its Action Plan. In discussing this comment with the San Francisco HUD Representative, it appeared to be an error. The Disability Advocacy Committee meeting begins at 5:00 PM; Citizens Advisory Committee Meeting begins at 5:30 PM and the Northern Visalians Committee meeting begins at 5:30 PM. Staff also takes the Draft Action Plan to the City Council Work Session at 4:00 PM, as a preliminary review. The final Draft Action Plan is brought to the City Council for public comment, later in the evening, beginning at 7:00 PM. Staff attempts to accommodate for working families.



- As noted under the "General" section, referenced as: Allocating Investments Geographically and under the "Citizens Participation" section, referenced as: Broaden Participation, Visalia shall continue its efforts in meeting the regulations as well as encouraging the participation of low and moderate income working individuals.
- The City shall provide interpreters for non-English-speaking persons and/or the hearing impaired when such requests are made at least forty-eight hours prior to the hearing. The notice reflects the following:
  - *For translation services, please call (559) 713-4460 or (559) 713-4512 forty-eight (48)-hours in advance of the meeting for assistance and/or coordination of services.*
- Visalia's public notices will include information related to accessibility to persons with disabilities and will display its TDD/TTY number. The accommodations shall be related to the DAC meeting and the City Council meetings, as follows:
  - *In compliance with the American Disabilities Act, if you need special assistance to participate in any of the above-mentioned meetings, call (559)-713-4512.*
  - *For hearing impaired, and if signing is desired, please call (559) 713-4900 (TDD) forty-eight (48) hours in advance of the scheduled meeting for coordinating services as soon as possible.*
  - *For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4512 in advance of the scheduled meeting for assistance and/or coordination of services.*

### Public Notices, Agendas, Reports:

The public noticing pertaining to the community meetings, council work session and public hearing are attached (Exhibits "A"). Both English and Spanish noticing are published. The public notice certification from the local newspaper is attached (Exhibit "B").

The City Council Work Session Agenda and the City Council Work Session Transmittal report are attached (Exhibit "C").

The community meeting agenda for the Citizens Advisory Committee, Disability Advocacy Committee is attached (Exhibit "D").

The community meeting agenda for the Disability Advocacy Committee is attached (Exhibit "E").

The community meeting agenda for the North Visalia Neighborhood Advisory Committee is attached (Exhibit "F").

The City Council Public Hearing Agenda and the City Council Public Hearing Transmittal report are attached (Exhibit "G").

### Comments Not Accepted:

The City of Visalia believes no comment is too small or unworthy of consideration; therefore, all comments are accepted and noted. Notes from public and Council comments, concerns and input with City Staff responses are attached (Exhibit "H").

## Institutional Structure

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

### Program Year 3 Action Plan Institutional Structure response:

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 Housing and Economic Development (HEDD) Director administers the day-to-day activities of the CDBG, NSP1 and HOME programs. HEDD staff work together with various City departments 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, and economic development activities.

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments works with local organizations and agencies that assist low-income households and individuals in Visalia and residents.

During the ConPlan public review, those priorities were established. As a result, the Annual Action Plan is prepared based on the needs as well as the funding anticipated by HUD. Unfortunately, the need exceeds the resources available. Therefore, Staff will continue to direct the limited funding towards the highest need. As such, the highest priorities for the 2012-13 program year

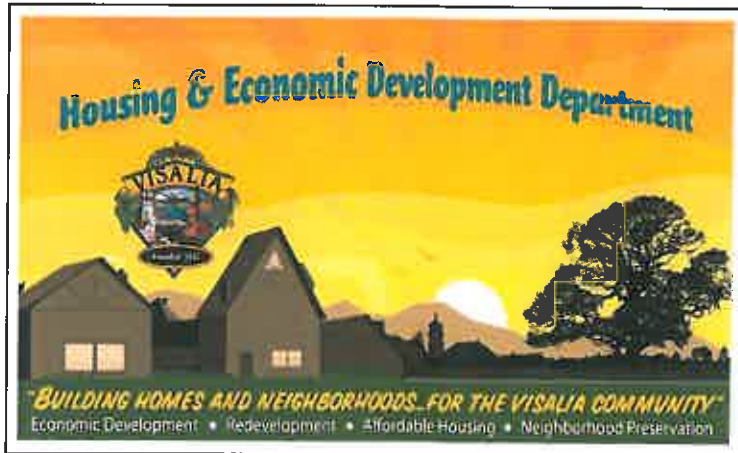


Image 10: HEDD Department banner

continue to be affordable housing, improvement of neighborhoods and job creation or retention. As referenced in previous years Action Plan, "even projects with a high priority may have to wait years to be funded".

The principal provider of community 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 in delivering affordable housing options.

### **Monitoring**

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

Program Year 3 Action Plan Monitoring response:

During the month of February, City Staff conducted its annual and final monitoring of two programs: CDBG funded Senior Home Repair Program and HOME Investment Partnership Funded First Time Homebuyer Program, administered by Community Services and Employment Training, Inc. (CSET). Staff will be scheduling its annual and final monitoring of the CDBG funded Senior Handicapped and Assistance Repair Program administered by Self Help Enterprises, Inc. (SHE).

Although two of the City's sub recipient partnering programs have been frozen, 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:
3. Project progress in meeting stated goals and benchmarks.
4. Problems encountered and steps taken to resolve them.
5. Other general information as appropriate.
6. 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.<sup>1</sup>

#### **Lead-based Paint**

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

#### **Program Year 3 Action Plan Lead-based Paint response:**

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.

#### **Proposed Action to Evaluate and Reduce Lead-Based Paint Hazards**

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

---



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

**HOUSING**

**Specific Housing Objectives**

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

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

Program Year 3 Action Plan Specific Objectives response:

Priorities and specific objectives and resources:

The Consolidated Plan conducted in 2010 provided us with the basis of the community’s priorities. Of the listed “High” priorities for Housing the cities funding will be directed toward:

- More infill development (acquisition, rehabilitation) (HOME- CHDO funding)
- Rehabilitation of existing units (NSP and HOME funded Foreclosure Acquisition Programs)

**Table 3: Specific Housing Objectives**  
Specific Housing Objectives

| Objective                         | Goal   | Program   |
|-----------------------------------|--|---|
| Provide decent affordable housing | Provide decent affordable housing by promoting homeownership opportunities for low-and-moderate-income households. | Foreclosure Acquisition Program I- NSP CDBG<br>Foreclosure Acquisition Program II- HOME |
|                                   | affordable housing through sustaining neighborhoods (non-profit acquisition, rehabilitation and rental)            | Property Acquisition (CHDO)- HOME   |

**The objective in relation to utilizing HOME Investment Partnership- Community Housing Development Organization funding (HOME-CHDO), is to provide decent affordable housing by sustaining neighborhoods.**

The City works closely with Tulare County Housing Authority, and its non-profit agency, known as Kaweah Management Company (KMC) and a 501-c non-profit CHDO, known as Visalians Interested In Affordable Housing (VIAH). In recent months the City, KMC and VIAH partnered to complete a 20 unit Paradise and Court Development. It is the city’s intention to work with its local non-profit partners to provide affordable rental housing as infill development or rehabilitation.





**Image 11: Photo of Paradise & Court Project**

The objective in relation to utilizing both CDBG-NSP and HOME funds is to provide affordable housing by acquiring foreclosed homes, rehabilitating for longevity, and reselling to income qualifying households.

### **Needs of Public Housing**

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

#### **Program Year 3 Action Plan Public Housing Strategy response:**

The City of Visalia does not own public housing. However, the City does routinely consult with the TCHA. In addition, it is the policy of the City to support the TCHA to provide housing assistance to extremely low, very low, low- and moderate-income households.

The current Housing Market Analysis from the 2010 ConPlan, displays the number of public housing units within the City of Visalia owned and managed by the TCHA. Not all 2010 Census data is available, (as of February 21, 2012), therefore the information collected is based only upon the data referenced within the table at that time.

|   |
|---|
| <b>Table 4: Housing Stock Inventory</b> |
|---|

| Housing Stock Inventory                      | Vacancy Rate | 0 & 1 Bedroom | 2 Bedrooms | 3+ Bedrooms | Total | Substandard Units |
|--|--------------|---------------|------------|-------------|-------|-------------------|
| <b>Affordability Mismatch</b>                |              |               |            |             |       |                   |
| *Occupied Units: Renter                      |              | 2552          | 5878       | 7238        | 15668 |                   |
| * Occupied Units: Owner                      |              | 198           | 3185       | 21661       | 25044 |                   |
| **Vacant Units: For Rent                     | 7%           |               |            |             | 1144  |                   |
| **Vacant Units: For Sale                     | 3%           |               |            |             | 682   |                   |
| Total Units Occupied & Vacant                |              | 2750          | 9063       | 28899       | 40712 | 0                 |
| Rents: Applicable FMRs (in \$)               |              | 624           | 725        | 1,037       |       |                   |
| Rent Affordable at 30% of 50% of MFI (in \$) |              | 543           | 652        | 753         |       |                   |
| <b>Public Housing Units</b>                  |              |               |            |             |       |                   |
| Occupied Units                               |              | 21            | 70         | 86          | 177   | 0                 |
| Vacant Units                                 |              | 0             | 2          | 3           | 5     | 0                 |
| Total Units Occupied & Vacant                |              | 21            | 72         | 89          | 182   | 0                 |
| Rehabilitation Needs (in \$)                 |              | 666           | 666        | 668         | 2,000 |                   |

\*2010 U. S. Census Bureau, American FactFinder, American Community Survey 1-year estimates; B25042; 2-16-2012  
 \*\* U. S. Census Bureau, American Fact Finder, 2010 Demographic Profile Data, DP-1; 2-16-2012  
 Rent: FMR US Department of HUD 11-16-2011

Based upon the limited 2010 American Community Survey- 1 Year Estimates (B25051 & B25052), American Fact Finder data, approximately 448 of all housing units, of which 301 occupied, are lacking complete kitchen facilities. Additionally, based on the American Fact Finder data (B25047 & B25048) there are approximately 374 units of all housing units of which 173 occupied, are lacking complete plumbing facilities. This represents less than 1 percent of the housing units within the city.

Information related to substandard housing units (occupied, unoccupied, rented and owned) is unavailable through the 2010 Census Bureau at this time. However, through the City’s Code Enforcement Department the number of substandard cases, between July 1, 2011 and December 31, 2011 were 178 cases. Of those cases, 126 were closed, which indicates that the cases pertaining to substandard issues were addressed.

### Barriers to Affordable Housing

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

Program Year 3 Action Plan Barriers to Affordable Housing response:

Actions to remove barriers:

In review of the actions identified within the Analysis of Impediments and based upon City funding and staffing, the City shall make every effort to remove barriers to affordable housing. Staff works with other departments, such as Planning to coordinate efforts, such as the Housing Element, General Plan Element and Zoning requirements. Staff will focus upon the following actions this year, in relation to the AI as follows:

- 1) *Expanding Affordable Housing Opportunities*
  - a) Housing Partnerships

**AI-Action 1.1.** The City will continue to explore the development and rehabilitation of affordable housing opportunities with its local partners as well as outside developers. Local partners include the following:

- Tulare County Housing Authority
- Habitat for Humanity
- Christian Church Homes of Northern California
- Community Housing Development Organizations (CHDO)

Time Frame: Ongoing

**Action 1.1 Response: HOME-CHDO Projects.** The City will continue to look for funding opportunities with its partners in providing affordable housing opportunities. An example of this would be utilizing HOME CHDO funds in partnership with a non-profit to acquire foreclosed multi-family units in established neighborhoods, thereafter, rehabilitating the property in order to provide affordable rental housing and improve neighborhoods.

b) Emergency Shelters, Transitional Housing and Supportive Housing

**AI-Action 3.1.** The City will amend the zoning ordinance to address revised state law that requires cities to expand opportunities for the siting of emergency homeless shelters in any zone. Under the current (2009) Municipal Code, emergency shelters are allowed in the Multi-Family Residential (R-M-2 and R-M-3), Central Business District (CDT), Light Industry (I-L) and Heavy Industry (I-H) zones as a conditional use.<sup>2</sup>

Time Frame: By December 2010

- **Action 3.1 Response: Zoning Amendment.** This City has amended its Housing Element to reflect the most recent regulations. -Recently the Planning Commission conducted a public hearing and recommended approval of an amendment to the Zoning Ordinance that reflects the updated Housing Element laws pertaining to affordable housing barriers. Specific changes pertained to Section 17.32 Density Bonus; Section 17.16 multi-family dwellings permitted up to 60 units per site in the R-M-2 and R-M-3 zones; Section 17.18.050 amendment to permit, by right Emergency Shelters in the I-L (Light Industrial) zone; and Sections 17.10, 17.12, 17.14 and 17.16 amended to reflect permitted uses of transitional, supportive, and single-room occupancy (SRO) housing for six or fewer resident/clients and conditional uses for transitional, supportive, and single-room occupancy (SRO) housing for seven or more resident/clients.

c) Housing Choice for Special Populations

**AI-Action 4.1.** The city will continue to work with the Housing Authority and other local non-profits to provide priority federal and redevelopment funding to assist in the development of new housing opportunities in non-minority concentrated areas of Visalia. The City will continue to administer successful programs that provide funding and support for affordable housing.

Time Frame: By December 2010

**Action 4.1 Response: Housing Choices.** The City has continued to work with its local non-profit agencies as well as providing housing opportunities throughout the City as well as providing affordable housing choices with the Foreclosure Acquisition Program II- Home funded program which is a citywide homeownership program.

2) *Access to Financing*

a) Outreach to Lenders

**AI-Action 5.1.** The City will work with local lenders to provide information on government-backed financing for low- and moderate-income residents. The City will encourage local lenders to provide information in English and Spanish.

Time Frame: Ongoing

**Action 5.1 Response: Information.** The City has continued to work with its local non-profit agencies and local lenders in providing affordable housing and fair housing information.

**AI-Action 5.2.** The City will work with local lenders to promote the City's First-Time Homebuyers program. The City will provide information on the program in English and Spanish. Local lenders attend program workshops.

Time Frame: Ongoing

**Action 5.2 Response:** The City continues to work with its local non-profit agencies and local lenders in providing affordable housing and fair housing information. Staff attends local realtor meetings to advise of new and changes in programs available to the public.

Additional information applicable to affordable housing barriers:

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.

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:**

- The City's Zoning Ordinance grants a 25% density bonus over the housing unit density allowed by existing zoning when the developer agrees to make certain units affordable to qualifying income and special needs households prescribed by state law.
- 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 form of affordable housing in low-density areas where the development of higher-density multi-family residential units is not allowed.
- Also referenced above in Action 3.1; Recently the Planning Commission conducted a public hearing and recommended approval of an amendment to the Zoning Ordinance that reflects the updated Housing Element laws pertaining to affordable housing barriers. Specific changes pertained to Section 17.32 Density Bonus; Section 17.16 multi-family dwellings permitted up to 60 units per site in the R-M-2 and R-M-3 zones; Section 17.18.050 amendment to permit, by right Emergency Shelters in the I-L (Light Industrial) zone; and Sections 17.10, 17.12, 17.14 and 17.16 amended to reflect permitted uses of transitional, supportive, and single-room occupancy (SRO) housing for six or fewer resident/clients and conditional uses for transitional, supportive, and single-room occupancy (SRO) housing for seven or more resident/clients.

**HOME/ American Dream Down payment Initiative (ADDI)**

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:



- a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
  - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
  - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
  - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
  - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
  - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
- a. Describe the planned use of the ADDI funds.
  - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
  - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

**Program Year 3 Action Plan HOME/ADDI response:**

**Other forms of investment:**

The City often looks for opportunities to maximize its federal dollars in order to address the needs of the community. Recently in October 2011, City Staff applied for the 2011 CalHome Grant funding through the Housing and Community Development of the State of California. It is our desire, if granted an award, to utilize the CalHome funds to assist homebuyers in down payment/gap financing assistance. This will allow HOME funds to be utilized as a maximum benefit toward affordable rental housing development projects and sustaining neighborhood single-family dwellings through capturing foreclosed single-family homes, rehabilitating and reselling to income qualifying households throughout Visalia.

**Resale Provisions:**

As it relates to the HOME funded Foreclosure Acquisition Program II, funds shall be utilized to acquire, rehabilitate and resell homes to households at or below 80% of the area median income. The property will maintain an affordability covenant for no less than 15 years based upon the funds invested in the property. The provision that shall be followed is the "Resale Provision" due to the investment being returned through a borrower's ability to obtain a first mortgage. The funds will then be recycled to acquire additional properties. In cases, however, where funds are carried as gap financing for the down payment, the "Recapture Provision" may apply



depending on market conditions.

Refinancing existing debt:

The City will not be providing rehabilitation loans to existing homeowners during this program year, therefore the consideration of refinancing existing debt is not applicable.

ADDI funding:

The City does not receive ADDI funding.

---

## 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, 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.
6. Program Year 3 Action Plan Special Needs response:

Source of funds to address homeless needs:

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. The Kings/Tulare Continuum of Care (CoC) on Homelessness is a consortium of partners that includes homeless service providers, advocacy groups, government agencies and homeless persons who work together to address the housing and support service needs of the homeless within the two counties. Through the continuum, the City continues to move forward to accomplish

the goals of combating homelessness. Visalia’s plan for its CDBG investment is described below under, “Objectives of the Strategic Plan”.

Objectives of the Strategic Plan:

In previous years, the City has contributed CDBG funding, as a partner of the Continuum, for capacity building, training and technical assistance. Funding on the program year 2011-12, was set aside in the amount of \$15,000 to work with Visalia’s Family Services so that they may secure and implement additional Shelter Plus Care (S+C) vouchers, specifically in Visalia. Additional funding this year, in the amount of \$15,000 shall be set aside for additional vouchers as well as \$5,000 in funding to support the Continuum of Care’s Point in Time Survey and Project Homeless Connect events. Obstacles can include future reduction of CDBG funding as well as our partners funding resource reductions.

The City continues to work with other local non-profit agencies, such as Visalia Rescue Mission in addressing the needs of the homeless population.

Planned Action Steps:

The City of Visalia partnered with the Continuum of Care to complete and approve the 10-Year Plan to End Homelessness, which was formally named “Connecting the Dots: A Proactive Approach to Addressing Homelessness”. The final Plan was presented at two “launch” events in Tulare and Kings County, on June 14 and June 15, 2011.

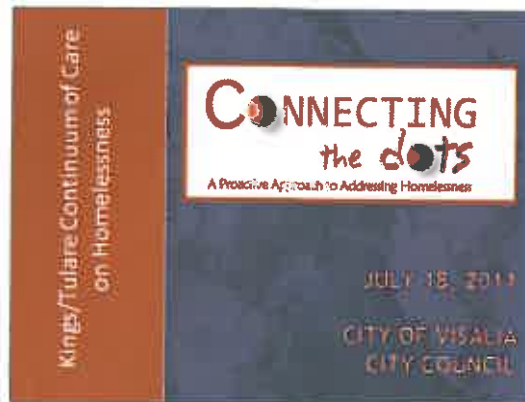
The Continuum of Care- Connecting the Dots (CTD) Plan focuses on three target areas:

- Housing
- Supportive Services and Income Support
- Prevention and Outreach

The City supports the Continuum of Care and the 10-year plan with these three main focus areas. Again, however, obstacles to addressing the homelessness are available recourses or reduction in funding.

Homelessness Prevention:

In order to identify the needs of the homeless in our community, the Project Homeless Connect event was established 4 years ago. On November 3, 2011, the 4<sup>th</sup> annual Project Homeless Connect (PHC) event was held with 225 clients assisted in Visalia<sup>2</sup>. The 2010 PHC event provided services and information to 310 clients<sup>3</sup>.



**Image 12: Image of Connecting the Dots Plan**

On an additional positive note, of the 225 clients served in 2011, 28 received employment assistance information; 3 received Disability, Work Incentive Program information; and 32 received Housing/Shelter information and referrals<sup>2</sup>. Of the 310 clients served in 2010, 52 received employment assistance information; and 8 received Housing/Shelter information and referrals<sup>3</sup>. It is apparent that the partners

of the Continuum of Care, volunteers who assist with the surveys and services provided, that an effort is being made to assist those most in need.

The results of the both events can be located on the Tulare Kings Counties Continuum of Care website at [www.kingstularecoc.org](http://www.kingstularecoc.org).

### Point In Time Survey:

In addition to the PHC annual November survey, an additional survey is conducted January of each year. The main objective of the annual Point in Time (PIT) Report is to present a snapshot of the number of persons who are homeless on a given day within Kings and Tulare Counties. Based on the January 2011 survey results, there were an estimated 218 homeless persons were surveyed in Visalia alone. The most recent survey, conducted this January, 2012, indicates that 340 people were surveyed during the event. The results are included in this report (Exhibit "J")

### Discharge Coordination Policy:

The Continuum will be working with the County Sherriff's office to ensure adequate discharge planning through the prison "realignment" of AB109. In addition, ongoing discharge planning is a goal of "Connecting the Dots", and the CTD Action Committee for Tulare County.

---

2."Kings/Tulare Continuum of Care on Homelessness." 2011 Project Homeless Connect. MJ Penner Consulting. 22 Feb. 2012. <<http://kingstularecoc.org/wp-content/uploads/2012/01/PHC-Report.pdf>>

3."Kings/Tulare Continuum of Care on Homelessness." 2010 Project Homeless Connect. MJ Penner Consulting. 22 Feb. 2012. <<http://kingstularecoc.org/wp-content/uploads/2011/08/2010-Demographic-Comparison-by-Venue.pdf>>

## Emergency Shelter Grants (ESG)

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

Program Year 3 Action Plan ESG response:

### ESG funding:

The City does not receive ESG funding.

## 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 3 Action Plan Community Development response:

### Non-Housing Community Development Needs:

As communicated through the 5 year ConPlan, and through previous year Action Plan objectives, the City shall continue its efforts in maintaining a vibrant downtown, attracting businesses to its Industrial Park area the central shopping commercial area along Mooney Boulevard.

The City's efforts in improving the Oval area continues, with the accumulation of CDBG funds over the past few years, the City and CalTrans continue to work toward finalizing the design of the project.



Image 13: Photo of Oval area

This program year, funding shall be directed to the Section 108 loan payment and

public improvement projects within a CDBG targeted area park, and Code Enforcement. The specific goals and objectives are referred to in Table 4, below and described thereafter:

| Non-housing Community Development Objectives   |  |   |
|--|--|---|
| Non-housing Community Development Goal   |  | Program   |
| <b>Economic and Community Development</b>  |  |   |
| 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  | Improve quality/increase availability of persons.  | Park Improvements<br>Public Improvement projects (Ada Compliance & Public Infrastructure) |

**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, \$507,819. The City is committed to making payments on this loan through 2018.



**Image 14: Photo of Kaweah Delta District Medical Center**

- Since the construction of the parking structure Kaweah Delta District Hospital has been providing job survey information. As of September 2011, there were 697 full time and 414 part time jobs created. Survey information continues to be collected

**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.



- **Public Infrastructure Project:** Program Income is projected in the amount of \$100,000. Staff is working with Engineering Department in relation to a public infrastructure project, based upon the needs of the community.

Specific long-term and short-term community development objectives

The City's short-term objectives include filling vacant commercial buildings, which will have a long-term end result of improving Visalia's economy through the creation of jobs and increased sales tax.

The City's long-term investment has included the construction of the two (East and West) Acequia Parking Structures which result in private investment, creation of jobs downtown and generation of revenues. New businesses which have moved to the downtown area, within 3 blocks of the West Acequia Parking Garage include:

- Workforce Investment Board (WIB)
- Lunch Box
- Gourmet Desserts
- The Frosted Muffin
- El Mejor Bakery
- Sage Salon Suites
- Jimmy John's Gourmet Sandwiches
- India Curry House
- Simply Chic Boutique

Businesses continue to draw to the area surrounding the East Acequia Parking Structure as well. Most recently, the construction of the Keller Williams building brought additional employment downtown as well as patrons to surrounding restaurants.



**Image 15: Photo of Main Street Promenade Building**

## Antipoverty Strategy

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

Program Year 3 Action Plan Antipoverty Strategy response:

Poverty level:

The City's efforts in reducing the number of poverty level families shall continue to be the focus on acquiring foreclosed homes, rehabilitating and reselling the homes to income qualifying households. In addition to directing HOME funds toward this effort, the City also proposes embarking on two (2) affordable housing development projects this year, working with non-profit developers and /or a certified Community Housing Development Organization (CHDO).

Recently, the City directed \$480,000 of the Housing and Economic Recovery Act (HERA) funding, known as the Neighborhood Stabilization Program- Foreclosure Acquisition, to its local Tulare County Habitat for Humanity (HfH). Habitat's goal is to acquire four to five foreclosed homes, rehabilitate, along with sweat equity, and transfer the ownership to a household at or below 50% of the area median income. This supports our efforts in reducing the number of poverty level families/households in Visalia.

In addition to these efforts, and as identified in the Strategic Plan, cooperative relationships with both the public and private organizations in Visalia share a common mission which is to improve the quality of life for people in Visalia 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 3 Action Plan Specific Objectives response:

**Objectives:**

The objective the City hopes to achieve this year is through continued support of local agencies, such as the Kaweah Management Company, Family Services and Christian Church Homes/Visalia Senior Housing Inc. In past years, the City provided Redevelopment Low/Mod funds as a low interest rate loan to Kaweah Management Company in cooperation with the Central Valley Regional Center (CVRC) to rehabilitate a home in the downtown area for supportive housing, for persons with developmental disabilities.

The City recently partnered with Habitat for Humanity and Family Services in constructing a triplex with the use of Redevelopment Low/Mod funds, for affordable rental housing for households at or below 30% of the area median income.

In 2011, the City, in partnership with Christian Church Homes/Visalia Senior Housing Inc. completed the construction of a 42 senior development on Tulare Avenue, with the use of HOME Investment Partnership funding.

**Resources:**

Resources over the past several years, has continued to decline. The 2012-13 program year is no exception, therefore the City continues to prioritize the needs of the community. This year, \$15,000 in CDBG funding will be utilized as matching funds in partnership with Family Services toward vouchers and the Continuum of Care Program. Table 5 below identifies the objective:

| Objective   | Goal  | Program           |
|---|---|-------------------|
| Homelessness  |   |                   |
| Suitable living environment by supporting special needs programs and facilities | Increase accessibility to support facilities to end chronic homelessness. | Continuum of Care |

**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.

10. Program Year 3 Action Plan HOPWA response:

The City of Visalia does not receive HOPWA funding.

### Specific HOPWA Objectives

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

Program Year 3 Specific HOPWA Objectives response:

The City of Visalia does not receive HOPWA funding.

### Other Narrative

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

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 and community Notice (English)**

**NOTICE OF PUBLIC HEARING TO ADOPT  
THE 2012/2013 ANNUAL ACTION PLAN and AMENDMENTS**

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 affordable housing, a suitable living environment as well as expand economic opportunities, principally for persons of low and moderate income. In accordance with the City's Citizens Participation Plan, the public and interested groups are invited to comment and/or provide feedback at the following locations where the Proposed Draft 2012-13 Action Plan and Amendments 2009-10 & 2010-11, will be presented. The City Council meetings are scheduled as follows:

**CITY OF VISALIA  
CITY COUNCIL WORK SESSION**  
City Hall West Council Chambers  
707 West Acequia, Visalia, CA  
Monday, April 02, 2012, @ 4:00 PM

**CITY OF VISALIA  
CITY COUNCIL PUBLIC HEARING**  
City Hall West Council Chambers  
707 West Acequia, Visalia, CA  
Monday, April 16, 2012, @ 7:00 PM

The City has also scheduled three (3) community public meetings to discuss the adoption of the Draft 2012-13 Action Plan. The public is encouraged to attend:

**CITIZEN'S ADVISORY COMMITTEE**  
Valley Oak Golf Course Clubhouse  
1800 South Plaza Street, Visalia, CA  
Wednesday, April 04, 2012, @ 5:30 PM

**DISABILITY ADVOCACY COMMITTEE**  
City Hall East, Conference Room 4  
315 East Acequia, Visalia, CA  
Monday, April 09, 2012, @ 5:00 PM

**NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE**  
Winman Village Community Center  
315 West Pearl, Visalia, CA  
Thursday, April 12, 2012, @ 5:30 PM

The Public comment period on the proposed Draft 2012/2013 Draft Action Plan and Amendments to 2009/10 & 2010/11 **begins March 16, 2012, and ends April 16, 2012.** During this time the Draft 2012/2013 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 is available for review on the City's website at [www.ci.visalia.ca.us](http://www.ci.visalia.ca.us)

Any questions or written comments may be directed to Ricardo Noguera, Housing and Economic Development Director at the City Hall East, Housing & Economic Development Department, 315 East Acequia, Visalia, CA, 93291.

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.

In compliance with the American Disabilities Act, if you need special assistance to participate in any of the above-mentioned meetings, call (559)-713-4512.

For hearing impaired, and if signing is desired, please call (559) 713-4900 (TDD) forty-eight (48) hours in advance of the scheduled meeting for coordinating services as soon as possible.

For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4512 in advance of the scheduled meeting for assistance and/or coordination of services.

For translation services, please call (559) 713-4460 or (559) 713-4512 forty-eight (48)-hours in advance of the meeting for assistance and/or coordination of services.

Publishing date: (Legal and Retail) March 16, 2012 & March 20, 2012  
Visalia Weekly date: Thursday, March 22, 2012 & Thursday, April 12, 2012



**Exhibit "A"**  
**Public and community Notice (Spanish)**

**AVISO PUBLICO PARA APROBAR  
 EL PLAN DE ACCION ANUAL Y ENMIENDAS DE 2012/2013**

La ciudad de Visalia recibe fondos anualmente de Community Development Block Grant (CDBG) y HOME Investment Partnership Grant (HOME) del gobierno federal a través del Departamento de Vivienda y Desarrollo Urbano (HUD). La Ciudad utiliza donaciones para proporcionar una vivienda digna asequible, un entorno de vida adecuado, así como expandir oportunidades económicas, principalmente personas de ingresos bajos y moderados. De acuerdo con el Plan de Participación de la Ciudad los ciudadanos público y los grupos interesados están invitados a comentar y / o proporcionar información en los siguientes lugares donde se realizará el Anteproyecto de 2012-13 plan de acción y enmiendas 2009-10 y 2010-11 serán presentados. Las reuniones del Concejo Municipal se han programado a las siguientes fechas:

**CITY OF VISALIA  
 CITY COUNCIL WORK SESSION  
 City Hall West Council Chambers  
 707 West Acequia, Visalia, CA  
 Lunes, 02 de Abril, 2012, a las 4:00 PM**

**CITY OF VISALIA  
 CITY COUNCIL PUBLIC HEARING  
 City Hall West Council Chambers  
 707 West Acequia, Visalia, CA  
 Lunes, 16 de Abril, a las 7:00 PM**

La Ciudad también ha programado tres reuniones públicas de la comunidad para discutir la aprobación del Proyecto de Plan de Acción 2012-13. Se invita al público a atender:

**CITIZENS ADVISORY COMMITTEE  
 Valley Oak Golf Course Clubhouse  
 1800 South Plaza Street, Visalia, CA  
 Miércoles, 04 de Abril, 2012, a las 5:30 PM**

**DISABILITY ADVOCACY COMMITTEE  
 City Hall East, Sala de conferencias 4  
 315 East Acequia, Visalia, CA  
 Lunes, 09 de Abril, a las 5:00 PM**

**NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE  
 Wittman Village Community Center  
 315 West Pearl, Visalia, CA  
 Jueves, 12 de Abril, 2012, a las 5:30 PM**

El período de comentarios públicos sobre la propuesta de Proyecto 2012/2013 Proyecto de Plan de Acción y enmiendas de 2009/10 Y 2010/11 comienza 16 de Marzo 2012, y termina el 15 de Abril 2012. Durante este tiempo, el Proyecto 2012/2013 Plan de Acción y enmiendas se puede visualizar y obtener en la Ciudad de Visalia, Vivienda y Departamento de Desarrollo Económico, ubicada en 315 E. Acequia o llamando al (559) 713-4460. El Plan de Acción Proyecto es disponible para su revisión en el sitio web de la Ciudad en [www.ci.visalia.ca.us](http://www.ci.visalia.ca.us)

Cualquier pregunta o comentario puede dirigirse por escrito a Ricardo Noguera, Director de Vivienda y Desarrollo Económico en la oficina City Hall East, el departamento de Vivienda y Economía, al 315 East Acequia, Visalia CA, 93291.

Por favor anote que si desafía los elementos de la lista en el tribunal, usted puede estar limitado a elevar solo los temas que usted o alguien mas levanto en la en la audiencia pública descritas en este aviso, o en la audiencia pública descritas en este aviso, o en la correspondencia escrita entregada a la ciudad de Visalia en, o antes, la audiencia pública.

## Exhibit "B" Public Notice publication certification

**NOTICE OF PUBLIC HEARING TO ADOPT  
THE 2012/2013 ANNUAL ACTION PLAN AND AMENDMENTS**

The City of Visalia makes an annual Community Development Block Grant (CDBG) and HOME Investment Partnerships Grant (HOME) from the federal government through the Department of Housing and Urban Development (HUD). The City uses these grants to provide decent affordable housing, a suitable living environment as well as personal economic development, primarily for persons of low and moderate income. In accordance with the City Councils Partnership Plan, the public and interested parties are invited to comment and/or provide feedback at the following locations with the proposed Draft 2012-13 Action Plan and Amendments (2009-10 & 2010-11) will be presented. The City Council meetings are scheduled as follows:

|   |   |
|---|---|
| <p><b>CITY OF VISALIA<br/>CITY COUNCIL WORK SESSION</b><br/>City Hall West Council Chambers<br/>707 West Asaquia, Visalia, CA<br/>Monday, April 02, 2012, @ 4:00 PM</p> | <p><b>CITY OF VISALIA<br/>CITY COUNCIL PUBLIC HEARING</b><br/>City Hall West Council Chambers<br/>707 West Asaquia, Visalia, CA<br/>Monday, April 16, 2012, @ 7:00 PM</p> |
|---|---|

The City has also scheduled three (3) community public meetings to discuss the addition of the Draft 2012-13 Action Plan and Amendments. The public is encouraged to attend:

|  |   |
|--|---|
| <p><b>CITIZEN'S ADVISORY COMMITTEE</b><br/>Maly, Oak Hill Courte Old-maner<br/>5100 Cour Plaza South, Visalia, CA<br/>Wednesday, April 04, 2012, @ 6:00 PM</p> | <p><b>DISABILITY ADVOCACY COMMITTEE</b><br/>City Hall East, Conference Room 4<br/>316 East Asaquia, Visalia, CA<br/>Monday, April 02, 2012, @ 7:00 PM</p> |
|--|---|

**NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE**  
Wilman Village Community Center  
515 North River, Visalia, CA  
Thursday, April 12, 2012, @ 5:00 PM

The Public comment period on the proposed Draft 2012/2013 Draft Action Plan and Amendments is 2009-10 & 2010-11 begins March 16, 2012, and ends April 16, 2012. During this time the Draft 2012/2013 Action Plan and Amendments may be viewed and obtained in the City of Visalia, Housing and Economic Development Department, located at 316 East Asaquia, Visalia, CA 93291. The Draft Action Plan is available for review on the City's website at [www.ci.visalia.ca.us](http://www.ci.visalia.ca.us).

Any questions or written comments may be directed to Ricardo Noguera, Housing and Economic Development Director at the City Hall East, Housing & Economic Development Department, 316 East Asaquia, Visalia, CA, 93291.

Please note if you challenge the list of 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. It is in written court records submitted to the City of Visalia, or prior to, the public hearing.

In compliance with the American Disabilities Act, if you need special assistance to participate in any of the above mentioned meetings, call (562) 710 4749.

For hearing (printed), and if a copy is desired, please call (562) 710-4000 (10:30 forty eight (48) hours in advance of the scheduled meeting) for a coordinating service as soon as possible.

For the visually impaired, if enlarged print or Braille copy is desired, please call (562) 710-4510 in advance of the scheduled meeting for assistance and/or coordination of services.

For translation services, please call (562) 710-4490 or (562) 710-4510 forty-eight (48) hours in advance of the meeting for assistance and/or coordination of services.

**Publication dates: Final and Revised March 16, 2012 to March 28, 2012  
Visalia Weekly News, Thursday, March 22, 2012 & Thursday, April 05, 2012.**

|   |  |   |                          |
|---|--|---|--------------------------|
| <input type="checkbox"/> Printed on: BY _____   |  | <input type="checkbox"/> or E-MAIL CONNECTIONS BY _____                                     |                          |
| <b>PLEASE READ TO VERIFY • CONTACT INFORMATION FOR</b>  |  |   |                          |
| ALAN BERNARDINI FOR VISALIA<br>51405 PROSPER • Visalia, CA 93291<br>562-710-4110 • 562-710-4110 | JENNIFER GREGG FOR VISALIA<br>51405 PROSPER • Visalia, CA 93291<br>562-710-4110 • 562-710-4110 | TRACY DAVIS FOR VISALIA<br>51405 PROSPER • Visalia, CA 93291<br>562-710-4110 • 562-710-4110 | <b>VS-0000097180.DTD</b> |

Order Confirmation

|  |  |  |                      |
|--|--|--|----------------------|
| <b>Visalia Times-Delta</b><br>1000 E. Main Street<br>Visalia, CA 93291<br>Phone: 559-713-4475  |  | <b>Order Confirmation For Ad #0000216391</b>   |                      |
| Customer # 3916<br>CITY OF VISALIA LEGALS<br>707 W ADEQUIA AVE<br>VISALIA CA 93291-6127 USA<br>Customer Phone: 559-713-4475<br>Customer Email: EMail@cityofvisalia.ca.us | Payor Customer # 3916<br>CITY OF VISALIA LEGALS<br>707 W ADEQUIA AVE<br>VISALIA CA 93291-6127 USA<br>Payor Phone: 559-713-4475 | PO Number:<br>Ordered By:<br>Customer Fax: 559-710-4802<br>Special Pricing:<br>Sales Rep: rhaefler<br>Order Taken: rhaefler<br>Order Source: Phone | Rhonda Hyman<br>None |

| Line  | Rate | Price | Ad Line #                                  | Blind Box | Phone Type |
|---|------|-------|--|-----------|------------|
| 0   |      |       | 1  |           |            |
| Net Amount \$357.81<br>Tax Amount \$0.00<br>Total Amount \$357.81<br>Payment Amount \$357.81 - Credit Card - Visa 5678<br>Amount Due \$0.00 |      |       | Materials<br>Ad Order Note<br>Invoice Type |           |            |

| Ad Number        | Ad Title             | Ad Size       | Color        | Production Method | Production Notes |
|------------------|----------------------|---------------|--------------|-------------------|------------------|
| 0000216391-01    | CLS MultiCol Display | 3.0 X 8.7500" | <NONE>       | AdBooker          |                  |
| Special Ad Name: | Ad Attributes        | Ad Released   | Rate         |                   |                  |
|                  |                      | No            | 500.00-557.4 |                   |                  |

Ad Details

**NOTICE OF PUBLIC HEARING TO ADOPT THE 2012-2013 ANNUAL ACTION PLAN and AM**

The City of Visalia, through its general contractor, I Grant, (IGRANT) and H&M Investment Partnership (IGRANT's general partner), through its partnership in H&M Investment Partnership, (H&M) has been granted a permit to construct a 1.5-acre solar farm on the site of the former Visalia High School. The City of Visalia is currently in the process of reviewing the permit application and is seeking public input on the proposed project. The public hearing will be held on Monday, April 16, 2012, at 6:00 PM at the City of Visalia Administration Center, 300 West Fresno Street, Visalia, CA 93291. The public hearing will be held in the City of Visalia Administration Center, 300 West Fresno Street, Visalia, CA 93291. The public hearing will be held on Monday, April 16, 2012, at 6:00 PM.

**CITY OF VISALIA CITY COUNCIL WORK SESSION**  
 3:00 PM - City Council Chamber  
 707 West Fresno Street, Visalia, CA  
 Monday, April 16, 2012, 6:00 PM

**CITY OF VISALIA CITY COUNCIL**  
 City Hall West 0  
 707 West Fresno Street, Visalia, CA  
 Monday, April 16, 2012, 6:00 PM

The City of Visalia is currently in the process of reviewing the permit application and is seeking public input on the proposed project. The public hearing will be held on Monday, April 16, 2012, at 6:00 PM at the City of Visalia Administration Center, 300 West Fresno Street, Visalia, CA 93291.

**CITIZEN'S ADVISORY COMMITTEE**  
 Valley Oak Community Center  
 1011 North Fresno Street, Visalia, CA  
 Wednesday, April 18, 2012, 5:30 PM

**DISABILITY ADVISORY COMMITTEE**  
 City Hall East 0  
 707 West Fresno Street, Visalia, CA  
 Monday, April 16, 2012, 6:00 PM

**NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE**  
 Visalia Community Center  
 300 West Fresno Street, Visalia, CA  
 Thursday, April 19, 2012, 6:00 PM

The Public comment period on the proposed District Plan and Amendment to 200912-201013 begins on Monday, April 16, 2012. During this time, the Public Hearing and Advisory Committee will be held and a Public Hearing and Advisory Committee will be held. For more information, please contact the City of Visalia at 559-713-4475 or visit our website at www.cityofvisalia.org.

All questions or written comments may be directed to Planning and Economic Development Director at the City of Visalia, 300 West Fresno Street, Visalia, CA 93291.

Please note that the City of Visalia is currently in the process of reviewing the permit application and is seeking public input on the proposed project. The public hearing will be held on Monday, April 16, 2012, at 6:00 PM at the City of Visalia Administration Center, 300 West Fresno Street, Visalia, CA 93291.

3/14/2012 4:57:46PM

Visalia Newspapers, Inc.  
P O. Box 31, Visalia, CA 93278  
559 735-3200 / Fax 559-735-3210

**Certificate of Publication**

State Of California ss:  
County of Tulare

Advertiser: CITY OF VISALIA LEGALS  
707 W ACEQUIA AVE  
VISALIA, CA 93291

0000216391

**NOTICE OF PUBLIC HEARING TO ADOPT THE 2012/2013 ANNUAL ACTION PLAN and AMENDMENTS**

A City of Visalia receives an Urban Community Development Block Grant (UCDBG) and HOME Investment Partnership Grant (HMIG) from the State Government through the Department of Housing and Urban Development (HUD). The City uses these grants to provide direct affordable housing, a wide range of employment and job training, economic development, especially for persons of low and moderate income. In accordance with the City's Citizens Participation Plan, the public and interested groups are invited to participate and/or provide feedback on the following topics which are proposed to be presented to the City Council meetings on 03-19-12, 03-26-12, and 04-02-12.

**CITY OF VISALIA CITY COUNCIL MEETING**  
City Hall West Council Chambers  
100 West Adams, Visalia, CA  
Monday, April 02, 2012, @ 4:00 PM

**CITY OF VISALIA CITY COUNCIL PUBLIC HEARING**  
City Hall West Council Chambers  
100 West Adams, Visalia, CA  
Monday, April 16, 2012, @ 7:30 PM

The City has also conducted three (3) community public meetings to discuss the adoption of the Draft 2012-13 Action Plan. The public is encouraged to attend.

**TENNESSEE ADVISORY COMMITTEE**  
City Hall Golf Course Clubhouse  
100 South Plaza Street, Visalia, CA  
Wednesday, April 04, 2012, @ 5:30 PM

**DISABILITY ADVISORY COMMITTEE**  
City Hall East, Conference Room 4  
315 East Adams, Visalia, CA  
Monday, April 09, 2012, @ 5:00 PM

**NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE**  
Visalia Village Chamber of Commerce  
515 West First, Visalia, CA  
Thursday, April 12, 2012, @ 5:00 PM

The public comment period for the proposed Draft 2012/2013 Draft Action Plan and Amendments to 2009/10 & 2010/11 begins March 19, 2012, and ends April 18, 2012. During this time the Draft 2012/2013 Action Plan and Amendments may be viewed and obtained at the City of Visalia, Planning and Economic Development Department located at 315 E Adams or by calling (559) 735-4400. The Draft Action Plan is available in Arabic on the City's website at [www.ci.visalia.ca.us](http://www.ci.visalia.ca.us).

Any questions of either committees may be directed to Rosendo Noguera, Planning and Economic Development Director at the City Hall East, Room 4, 315 East Adams, Visalia, CA 93291.

Please note if you challenge the local terms in court, you may be barred from voting and those terms will remain in effect until the public hearing deadline in this respect a member of the public hearing is not bound by the public hearing.

In compliance with the American Disabilities Act, if you need special assistance to participate in any of the above mentioned meetings, call (559) 735-4400.

For hearing requests, and if wishing to discuss, please call (559) 735-4400. City Hall West is located at the scheduled meeting for conducting business as shown on the agenda.

If the hearing is moved, if changed and if the date is different, please call (559) 735-4400 in advance of the scheduled meeting for assistance.

**RE: NOTICE OF PUBLIC HEARING TO ADOPT THE 20**

I Carolyn Luttis, Accounting Clerk, for the below mentioned newspaper(s) am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper on the following dates:

Newspaper: **Visalia Times-Delta; Tulare Adv-Register**

3/16/2012      3/29/2012

I acknowledge that I am a principal clerk of said paper which is printed and published in the City of Visalia, County of Tulare, State of California. The Visalia Times Delta was adjudicated a newspaper of general circulation on July 25, 2001 by Tulare County Superior Court Order No. 41-20576. The Tulare Advance Register was adjudicated a newspaper of general circulation on July 25, 2001 by Superior Court Order No. 52-43225.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 29<sup>th</sup> day of March, 2012 in Visalia, California.

  
\_\_\_\_\_  
Declarant

Exhibit "C"  
City Council Work Session Agenda and Transmittal

**Visalia City Council**  
**Regular Meeting Agenda**

|                |               |
|----------------|---------------|
| Mayor          | Amy Shuklian  |
| Vice Mayor     | Steve Nelsen  |
| Council Member | Greg Collins  |
| Council Member | Warren Gubler |
| Council Member | Bob Link      |



**Monday, April 02, 2012**  
**City Hall Council Chambers**  
**707 W. Acequia, Visalia**  
**WORK SESSION 5:30 PM;**  
**REGULAR SESSION 7:00 PM**

**5:30 PM CALL TO ORDER WORK SESSION**

**EMPLOYEE INTRODUCTIONS**

1. Greg Adams, Building Official

**PUBLIC COMMENTS**

*This is the time for citizens to comment on subject matters that are not on the agenda that are within the jurisdiction of the Visalia City Council. Each speaker will be allowed three minutes (timing lights mounted on the lectern will notify you with a flashing red light when your time has expired). Please begin your comments by stating and spelling your name and providing your street name and city.*

**WORK SESSION AND ACTION ITEMS (as described)**

2. Review and comment on the Draft 2012-13 Action Plan, 4th 2009-10 Substantial Amendment and 3rd 2010-11 Substantial Amendment, 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.
3. Review select FY 2012-13 & 2013-14 Capital Improvement budgets and future Capital Improvement Program (CIP) requests.

**CLOSED SESSION - No items**  
**(Adjourn Work Session and Convene Regular Session at 7:00 p.m.)**



**City of Visalia  
Agenda Item Transmittal**

**Meeting Date:** April 2, 2012

**Agenda Item Number (Assigned by City Clerk):** 2

**Agenda Item Wording:** Review and comment on the *Draft* 2012/2013 Action Plan, 4<sup>th</sup> 2009-2010 Substantial Amendment and 3<sup>rd</sup> 2010-2011 Substantial Amendment, 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

**Deadline for Action:** April 16, 2012

**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)

**Department Recommendation:** Staff requests that Council review and comment on:

1. Draft 2012/2013 Action Plan. This is a HUD requirement for the use of CDBG and HOME Funds. Staff will return to Council on April 16th with a Final Action Plan, as a public hearing, for adoption which will include input from the Community Advisory Committee (CAC), Disabilities Advocacy Committee (DAC) and Northern Visalians Advisory Committee (NVAC). The Final Plans are due to HUD no later than May 15, 2012.
2. Draft Substantial 2009-2010 Action Plan Amendment (No. 4) to HOME program funds in the Foreclosure Acquisition Program II reallocating to Affordable Rental Housing Projects, in the amount of \$119,527.30; and
3. Draft Substantial 2010-2011 Action Plan Amendment (No. 3) to HOME program funds in the Foreclosure Acquisition Program II, reallocating to Affordable Rental Housing Projects, in the amount of \$272,949).

**Summary/Background:**

HUD 2012 Reductions to both CDBG & HOME Allocations

Over the past few years, nationally, the governmental program funds were reduced, including the annual allocation to the City for both CDBG and HOME funds. This year is no exception, with a nine-percent (9%) reduction to the CDBG allocation and approximately seventeen-percent (17%) reduction to the HOME allocation. The reductions continue to impact the programs/projects the City has been and is able

W6-15N 5-0 COUNCIL ACTION: Approved as Recommended

APR 02 2012

**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 [Signature] 3/13/12  
 (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.

to deliver to the community.

In addition to the reduction of both CDBG and HOME funding, the State of California, through the passage of AB1X26 eliminated redevelopment agencies across the state. This included Visalia's Redevelopment Agency, which adds to the impact of providing affordable housing and eliminating blight.

Lastly, the burden of reduced resources also placed a burden on the City's non-profit partners who had relied on CDBG/HOME and Redevelopment funds from the City to administer affordable housing programs as well as Housing and Economic Development Staffing. As a result, the remaining project funding for the Senior Home Minor Repair program, administered through Community Services Employment Training, Inc. (CSET), and the Senior Handicapped Assistance Repair Program, administered through Self Help Enterprise were finalized and closed. With this said, the remaining staff and limited resources this year are viewed in such a way to best meet the highest needs of the community, stretching each dollar to maximize its benefits and streamline the process utilizing staffing effectively.

**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 2012-2013 and their relationship to the housing, homelessness, and community and economic development needs identified in the ConPlan. The Plan is due to HUD by May 15<sup>th</sup> of each year.
- *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. This report is due to HUD by September 30<sup>th</sup> of each year.

**Action Plan Proposed Projects**

This Action Plan fulfills the Third Program Year within the Consolidated Plan. The program year begins July 1, 2012, and concludes on June 30, 2013. This year, the focus of **HOME dollars** is to continue purchasing foreclosed homes, rehabilitate and reselling to income qualifying households at or below 80% of the area median income. The Foreclosure Acquisition Program II, (FAP II) allows the City to purchase foreclosed homes within City boundaries. The City continues to utilize Community Development Block Grant, Neighborhood Stabilization Program (CDBG-NSP) funds to acquire properties within designated areas. The City has purchased 29 homes to date and resold 26 homes, with two (2) under rehabilitation and one (1) in escrow to purchase. The CDBG-NSP program, will be winding down in 2013, therefore the HOME funds will become the primary funding source and focus in stabilizing neighborhoods. These programs are not only stabilizing neighborhoods, but also creating and retaining jobs such as title companies, appraisers, pest control inspectors and other testing companies, as well as local contractors.

HUD requires that fifteen-percent (15%) of the annual HOME allocation be set aside for CHDO's. The use of this year's annual **HOME-CHDO set-aside**, will be discussed further below.

The goal for the use of **CDBG dollars** this year, is to continue the efforts of Code Enforcement staff, by enabling them to continue addressing substandard housing issues. Additionally, CDBG funds shall be utilized for park improvements, which assists in sustaining public recreational areas; ADA compliant improvements, which expands accessibility in the downtown area; and continuing the Section 108 payments for the construction of the West Acequia Parking Structure, which

**Table 1: Draft HOME Revenue & Expenditures**

| Draft 2012-2013  | HOME              | UNITS |
|--|-------------------|-------|
| Annual HOME Grant Amount   | \$ 347,992        |       |
| <b>Draft HOME Expenditures</b>   |                   |       |
| Administration, Loan Servicing & Operating                                     | 34,799            |       |
| Foreclosure Acquisition Program II (foreclosure acq, rehab, resell) (NEW PRGM) | 260,994           | 2     |
| Property Acquisition (Required 15% set aside for CHDO & predevelopment)        | 52,198.80         | 1     |
| <b>Total HOME expenditures</b>   | <b>\$ 347,992</b> |       |
| Remaining to Carry Forward   | -                 |       |

Draft figures as of 2-21-12

**Table 2: Draft CDBG Revenue & Expenditures**

| Draft 2012-13  | CDBG                | UNITS |
|--|---------------------|-------|
| Annual CDBG Grant Amount                               | \$ 1,010,727        |       |
| <b>Draft CDBG Expenditures</b>                         |                     |       |
| Administration, Loan Servicing & Operating Costs       | 194,645             |       |
| Code Enforcement- Target Areas                         | 120,000             | 200   |
| Fairhousing Hotline (part of 2012 Admin exp)           | 7,500               | 100   |
| Continuum of Care or Voucher Program                   | 20,000              | 1     |
| ADA Compliance Projects                                | 40,000              | 4     |
| West Parking Structure Loan Payment (Section 108 Loan) | 507,819             | 1     |
| Park Improvements in CDBG Areas                        | 120,763             | 1     |
| <b>Total CDBG expenditures</b>                         | <b>\$ 1,010,727</b> |       |
| Remaining to Carry Forward                             | (0)                 |       |

Draft figures as of 2-21-12

provides additional parking for downtown employees and patrons.

**2.) Action Plan Amendments- Proposed Project**

Staff is recommending two Substantial Amendments to the 2009-2010 and 2010-2011 Action Plans. The Amendments consists of the following and is referenced in Table 3 below:

- **Amendment No. 4: 2009-2010:** Reallocating \$119,527.30 from the Foreclosure Acquisition Program II HOME funds to the Affordable Rental Housing Program; and
- **Amendment No. 3: 2010-2011:** Reallocating \$272,949 from the Foreclosure Acquisition Program II HOME funds to the Affordable Rental Housing Program.

| PROJECT (Increase)   | Balance as of<br>March 12, 2012 | PROPOSED<br>AMENDMENT       | AMENDED<br>PROJECT/PROGRAM<br>BALANCE |
|--|---------------------------------|-----------------------------|---------------------------------------|
| CHDO & HOME Affordable Rental Housing Development Projects (2) | \$ -                            | \$ 382,476.30               | \$ 382,476.30                         |
| <b>PROJECT (Decrease)</b>                                      |                                 |                             |                                       |
| FAP II- Amendment No.4 For Program Year 2009-10                | \$ 119,527.30                   | \$ (119,527.30)             | -                                     |
| FAP II- Amendment No. 3 For Program Year 2010-11               | \$ 420,752.00                   | \$ (272,949.00)             | \$ 147,803.00                         |
| <b>NET CHANGE HOME</b>   |                                 | <u>                    </u> | <u>                    </u>           |

The City works with its Community Housing Development Organization (CHDO), a 501 c 3 non-profit agency, to acquire foreclosed/vacant properties for rehabilitation and rent to income qualifying tenants. This year, the goal is to partner with a certified CHDO, to develop or acquire and rehabilitate two (2) affordable rental housing projects. Approximately \$267,523.70 in HOME CHDO dollars have been set aside for this objective. The HOME-CHDO set aside consists of remaining unspent funds from CSET's CHDO projects, the remaining 2009 un-allocated set aside CHDO funds, as well as all set aside CHDO funds for 2010, 2011 and this years' (2012) allocation.

The City desires to utilize these set aside CHDO funds, in addition to regular HOME funds to provide affordable rental housing units in Visalia. The total set aside for two projects consists of \$660,000. A ten-percent (10%) developer fee, up to \$60,000, is included. The desire to partner with non-profit developers allows outside funding sources and matching dollars to be combined to a development that will increase the number of households/ by units developed, improve dilapidated multi-family units, as well as improving existing neighborhoods. With the loss of Redevelopment dollars, Staff is refocusing HOME-CHDO funds towards these types of development in addition to single family homes. NSP and regular HOME dollars will continue to be utilized toward foreclosed single family housing. Table 4 below provides details of the funding set aside for this program.

| Table 4<br>City HOME CHDO & HOME Regular Funds<br>Affordable Rental Housing Projects |   |                     |   |
|--|---|---------------------|---|
| Funding:   | Year Allocation from:                         | Amount              | Use of funds  |
| HOME Regular funding   | 2010-2011                                     | \$392,476.30        | Reallocated from FAP II Program Year 2010-11 (Amendment No.3 in the amount of \$272,949) and reallocation from FAP II Program Year 2009-2010 (Amendment No. 4 in the amount of \$119,527.30) to Affordable Rental Housing Developments ( includes \$60,000 for a 10% developer fee) |
| HOME CHDO  | 2012  | \$62,198.60         | Estimated Allocation : toward acquisition, rehabilitation   |
| HOME CHDO  | 2011  | \$74,284.00         | Toward Acquisition, Rehabilitation  |
| HOME CHDO  | 2010  | \$84,150.30         | Toward Acquisition, Rehabilitation  |
| HOME CHDO  | 2009 Remainder not previously allocated       | \$8,544.03          | Toward Acquisition, Rehabilitation  |
| HOME CHDO  | 2009 Remainder of CSET unspent contract funds | \$48,346.57         | CSET contract completed: Reallocate unspent CHDO funds to new Affordable Rental Housing Projects  |
| <b>Total CHDO Allocations</b>  |   | <b>\$267,523.70</b> |   |
| <b>total Affordable Rental Housing Project</b>                                       |   | <b>\$660,000.00</b> |   |
| HOME Regular funding   | 2010-2011                                     | \$60,000.00         | 10% Developer Fee (amount included in action plan amendment (2011-12)   |

**Prior Council/Board Actions:** Consolidated Plan adopted in April 19, 2010, Action Plan 2011-12 adopted April 2011, Consolidated Annual Performance and Evaluation Report (CAPER), approved September 201

**Committee/Commission Review and Actions:** Community Meetings scheduled for:

**Alternatives:** None recommended.

**Attachments**  
Draft Action Plan 2012/2013

**Recommended Motion (and Alternative Motions if expected).** Move that the City Council:

- 1) Review, comment and provide input on the Draft 2012-2013 Action Plan for the use of CDBG and HOME funds.
- 2) Review Draft Substantial 2009-2010 Action Plan Amendment (No. 4) to HOME program funds in the Foreclosure Acquisition Program II reallocating to Affordable Rental Housing Projects, in the amount of \$119,527.30; and
- 3) Draft Substantial 2010-2011 Action Plan Amendment (No. 3) to HOME program funds in the Foreclosure Acquisition Program II, reallocating to Affordable Rental Housing Projects, in the amount of \$272,949).

**Environmental Assessment Status**


**CEQA Review:** N/A

**NEPA Review:** to be completed

Exhibit 1:



**Exhibit "D"**  
**Citizens Advisory Committee Agenda**

|   |   |   |
|---|---|---|
| <p><b>CAC Working Agreements</b></p>                                      | <p align="center"><b>Citizens Advisory Committee</b><br/>Wednesday, April 4, 2012, 5:30 p.m.</p>  |   |
|   | <p>Valley Oaks Golf Club House<br/>1600 South Plaza Street, Visalia CA</p>  |   |
|   | <p><b>AGENDA</b></p>  |   |
| <p>❖ Start/End on time</p>  | <p>5:30 p.m.</p>  | <p>Welcome and public comment</p>   |
| <p>❖ Be committed to CAC and subcommittees</p>                            | <p>5:35 p.m.</p>  | <p>Acceptance of minutes</p>  |
| <p>❖ Listen to one person at a time</p>                                   | <p>5:40 p.m.</p>  | <p>Tour of Valley Oaks Golf Course Club House<br/><i>(Staff will provide a short tour of the club house and course facilities.)</i></p>   |
| <p>❖ Volunteer time liberally- be available and participate in events</p> | <p>6:00 p.m.</p>  | <p>Action Plan Review – Rhonda Haynes<br/><i>(Staff will present and take comment for the proposed use of HUD funds for this next fiscal year)</i></p>  |
| <p>❖ Agree to disagree- Respect others</p>                                | <p>6:20 p.m.</p>  | <p><b>Subcommittee Reports</b><br/>Public Opinion Survey - Nyla<br/>Non-Profit Funding – Nathan<br/>CDBG - Diane<br/>General Plan Review – Dirk<br/><i>(The CAC has 4 standing committees which will report progress of their committees)</i></p> |
| <p>❖ Follow through on commitments</p>                                    | <p>6:35 p.m.</p>  | <p>Preliminary Discussion of next year's officers and expression of interest<br/><i>(With numbers leaving the board, new officers will be need for next year.)</i></p>  |
| <p>❖ Express your opinions- Seek balanced input</p>                       | <p>6:45 p.m.</p>  | <p>Discussion of District Election Education Process<br/><i>(Leslie Campis will present the CAC with proposed materials)</i></p>  |
| <p>❖ Enjoy our time together!</p>   | <p>7:00 p.m.</p>  | <p>Other issues from CAC members<br/><i>(Time to report general issues from committee members)</i></p>  |
|   | <p>Adjourn</p>  |   |
|   | <p>Next meeting:</p>  | <p>May 2, 2012<br/>City Council Chambers</p>  |
|   |   |   |
| <p>City of Visalia</p>  | <p align="center">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.</p> |   |

**Exhibit "E"**  
**Disability Advocacy Committee Agenda**

**DAC  
Working  
Agreements**

- ❖ 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!

**City of Visalia  
Disability Advocacy Committee Agenda**

For the regular meeting of:  
April 9, 2012  
Time: 5:00 p.m.  
Location: City Hall East, 315 E. Acequia  
Meetings are accessible to persons to persons with disabilities

|                    |                 |                   |                 |
|--------------------|-----------------|-------------------|-----------------|
| <b>Chair:</b>      | Trilby Barton   | <b>Member:</b>    | George Curtis   |
| <b>Vice Chair:</b> | Carlos Estrada  | <b>Member:</b>    | Mary Wheeler    |
| <b>Member:</b>     | Rick Jones      | <b>Alternate:</b> | Vacant          |
| <b>Member:</b>     | Don Ajluni      | <b>Alternate:</b> | Jessie Martinez |
| <b>Member:</b>     | Kathleen Papove |                   |                 |

1. Call meeting to Order/Roll Call.
2. Introductions
3. **Public Comment or Written Communication.**  
*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.*
4. Approval of March 12, 2012 Minutes
5. 2012/2013 Community Development Block Grant (CDBG) Annual Action Plan and Amendments (Rhonda Haynes, Ricardo Noguera - City of Visalia)
6. Review of latest version of formatted DAC draft brochure.
7. Other

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in meetings call (559) 712-4637 48 hours in advance of the meeting. For Hearing Impaired - Call (559) 712-4900 (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 our services will be provided as soon as possible after the meeting.

Exhibit "F"  
North Visalia Neighborhood Advisory Committee

**North Visalia Neighborhood Advisory Committee**  
Thursday, April 12, 2012  
5:30 PM  
Wittman Village Community Center  
315 West Pearl  
Visalia, California

**AGENDA**

Introductions

Approval of Minutes from March 8, 2012

**Citizen's Requests**

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

**Discussion**

**Action Plan**

Ronda Haynes

**Community Survey**

Dan Koskin

**Gamboa Park Discussion**

Committee

**Number Committee Members**

Steve Phillips

**Oval Service Center Update**

Nick Anthony

**Good of the Order**

**Upcoming Events**

**Next Meeting**

Thursday, May 10, 2012  
Wittman Village Community Center  
315 West Pearl

Any written materials relating to an item on this agenda submitted to the North Visalia Neighborhood Advisory Committee after discussion of the agenda packet are available for public inspection in the Visalia Police Department District 1 Substation Office, 224 NW 2<sup>nd</sup> Street, Visalia, CA 93291, during normal business hours.  
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.

Exhibit "G"  
City Council Public Hearing Agenda and Transmittal

**Visalia City Council  
Regular Meeting Agenda**

Mayor Amy Stuklian  
Vice Mayor Steve Nelson  
Council Member Greg Collins  
Council Member Warren Oabler  
Council Member Bob Link



**Monday, April 16, 2012**  
**City Hall Council Chambers**  
**707 W. Avenue, Visalia, CA 93291**  
**WORK SESSION 4:00 PM; CLOSED SESSION 6:00 PM;**  
**REGULAR SESSION 7:00 PM**

**4:00 PM CALL TO ORDER WORK SESSION**

**EMPLOYEE INTRODUCTION**

1. Jon Pierce, Lead Street Maintenance Worker

**PUBLIC COMMENTS**

*This is the time for citizens to comment on subject matters that are not on the agenda that are within the jurisdiction of the Visalia City Council. Each speaker will be allowed three minutes (timing lights mounted on the lectern will notify you with a flashing red light when your time has expired). Please begin your comments by stating and spelling your name and providing your street name and city.*

**WORK SESSION AND ACTION ITEMS (as described)**

2. Review and adopt the City of Visalia Local Energy Assurance Plan. Resolution 2012-21 required.
3. First reading of Ordinance 2012-05 establishing Chapter 5.6B of the Visalia Municipal Code creating reasonable health and safety provisions and background check procedures to operate a massage establishment within the City of Visalia.
4. Review of Select FY 2012-13 & 2013-14 Capital Improvement budgets and future Capital Improvement Program (CIP) requests.

**ADJOURN TO CLOSED SESSION**

*Closed Session will commence immediately following Work Session. See separate Closed Session agenda for details.*

7:00 PM **CALL TO ORDER REGULAR SESSION**

**FLEDGE OF ALLEGIANCE**

**INVOCATION - Lester Moon, Hands in the Community**

**SPECIAL PRESENTATIONS/RECOGNITION**

- 5. Recognition of CIF Central Section Championship teams: CVC Boys Basketball; CVC Girls Basketball; and ML Whitney Boys Soccer

**ITEMS OF INTEREST**

**PUBLIC COMMENTS**

*This is the time for citizens to comment on subject matters that are not on the agenda that are within the jurisdiction of the Visalia City Council.*

*This is also the time for citizens to comment on items listed on the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Comments related to Regular or Public Hearing items that are listed on this agenda will be heard at the time that item is discussed or at a time the Public Hearing is opened for comment.*

*In fairness to all who wish to speak tonight, each speaker will be allowed three minutes (timing lights mounted on the lectern will notify you with a flashing red light when your time has expired). Please begin your comments by stating and spelling your name and providing your street name and city.*

**CONSENT CALENDAR**

*Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.*

- 6. Authorization to read ordinances by title only.
- 7. Second reading and adoption of Ordinance to declare an intent to quitclaim areas of four City owned properties (right-of-way and/or lots) to Caltrans along East Houston Avenue (State Route 216). Ordinance 2012-04 required.
- 8. First reading of Ordinance 2012-06 for the sale to Caltrans of a portion of a City owned property located at 5709 E. Houston Avenue. (APN 103-120-004, Caltrans Parcel 86498)
- 9. Authorize the City Manager to execute an agreement with the County of Tulare Auditor-Controller/Treasurer-Tax Collector to provide tax services. Resolution 2012-20 required.



10. Authorization to expend \$100,550 from Capital Improvement Surcharge funds in fiscal year 2011-12 to repair the Lakes course pump, repair golf course facility damage and purchase a rough mower at Valley Oaks Golf Course.
11. Authorize the City Manager to execute an agreement for the replacement of the financial system software to SunGard Public Sector, Inc. in the amount of \$679,480 and revise capital project #72910-9222 appropriations as recommended.
12. Award of contract for real estate title and escrow services to Chicago Title Co. of Visalia.
13. Approve the Committee/Commission Attendance Policy Waiver process.
14. Award a construction contract and authorize the City Manager to execute an agreement for RFB 11-12-22, Island Annexation, Areas 3, 4, 12 & 13 Sanitary Sewer Improvements, in the amount of \$972,206 to the low bidder, J72 Inc., dba Todd Companies, Inc. Areas 3 and 4 are located east of Linwood Street and north of Mineral King Avenue, and include a portion of Linwood Street. Areas 12 & 13 are located within the area bounded on the west by South Pinkham Road, on the east by Lovers Lane, on the north by Noble Avenue, and on the south by Westcott Avenue, including portions of these perimeter streets. Project No. 4311-00000-720000-0-9457.
15. Authorize Mayor to send letters to appropriate state legislators expressing support for California Assembly Bill 1585 (Perez) regarding clean up legislation for dissolution of redevelopment agencies and Assembly Bill 1779 (Galgiani) regarding intercity rail agreements for administration/operation of Amtrak's San Joaquin Rail Line.

**CITY OF VISALIA ACTING AS SUCCESSOR AGENCY OF VISALIA'S REDEVELOPMENT AGENCY - CONSENT CALENDAR**

16. Reapproval of the Successor Agency's Required Obligations Payment Schedule (ROPS) to reflect format changes from the State of California and to add annotations to General Fund debt obligations.

**REGULAR ITEMS AND PUBLIC HEARINGS**

*Comments related to regular items and Public Hearing items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Mayor.*

17. PUBLIC HEARING - Appeal of the Planning Commission denial of Conditional Use Permit No. 2012-06 filed by MHC Operating Limited Partnership, to amend Conditional Use Permit No. 167 to include motor homes and travel trailers in a "RV Guest Program" allowing them to occupy mobile home spaces on the Royal Oaks Mobile Home Park, and to allow Park Model Trailers and other Travel Trailers less than 40 feet long and wider than 8 feet as permanent residential units in the park, in the Single Family Residential (R-1-6) Zone. The site is located at 415 N. Akers St. Resolution 2012-22 required.
18. PUBLIC HEARING - 2012/2013 Action Plan, 4th 2009-2010 Substantial Amendment and 3rd 2010-2011 Substantial Amendment, 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.

**CLOSED SESSION REPORT**

19. Buyer: City of Visalia; Seller: Dorothy Halstead; APN: 073-011-096; Address: South of 198, east of Road 68; Purpose: Land and water stock purchase (33 acres/449 shares of Persian Ditch Co. Stock); Purchase Price: \$525,000.00 from the Sewer Enterprise Fund; Closing Date: 3/29/12; Project Manager: Michael Olimo
20. Buyer: City of Visalia; Seller: Leona Goldsmith; APN: 103-050-006 & 016; Address: per SE of SW Sec 23-18-25 S-RE; Purpose: St. John's Parkway extension; Purchase Price: \$39,500.00; Closing Date: 3/6/12; Project Manager: Vaughn Melcher
21. Buyer: City of Visalia; Seller: Matthew & Barbara Bruno; APN: 081-020-073 & 081-020-079 (Portion); Address: Camp Dr. & Hillsdale Ave.; Purpose: Plaza Ponding Basin; Purchase Price: \$250,000; Closing Date: 3/16/12; Project Manager: Doug Damko

**ADJOURNMENT**

**Upcoming Council Meetings**

- City Council Regular Meeting, Monday, May 07, 2012
- City Council Closed Session, Monday, May 07, 2012
- City Council Regular Meeting, Monday, May 21, 2012

*Note: Meeting datetimes are subject to change, check posted agenda for correct details.*

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

Monday, April 16, 2012 - page 6

*Any written materials relating to an item on this agenda submitted to the Council after distribution of the agenda are available for public inspection in the Office of the City Clerk, 425 E. Oak Street, Visalia CA 93291, during normal business hours.*

*The City's newsletter, Inside City Hall, is published after all regular City Council Meetings. To self-subscribe, go to [http://www.ci.visalia.ca.us/about/inside\\_city\\_hall\\_newsletter.asp](http://www.ci.visalia.ca.us/about/inside_city_hall_newsletter.asp). For more information, [info@ci.visalia.ca.us](mailto:info@ci.visalia.ca.us).*

**City of Visalia  
Agenda Item Transmittal**

**Meeting Date:** April 16, 2012

**Agenda Item Number (Assigned by City Clerk)** 18

**Agenda Item Wording:** Public Hearing of 2012/2013 Action Plan, 4<sup>th</sup> 2009-2010 Substantial Amendment and 3<sup>rd</sup> 2010-2011 Substantial Amendment, 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.

**Deadline for Action:** April 16, 2012

**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)

**Department Recommendation:**

1. Approve and adopt Final 2012/2013 Action Plan. A HUD requirement for the use of CDBG and HOME Funds.
2. Approve Final Substantial 2009-2010 Action Plan Amendment (No. 4) HOME funds in the Foreclosure Acquisition Program II (FAP II) reallocation to Affordable Rental Housing Projects, in the amount of \$119,527.30; and
3. Approve Final Substantial 2010-2011 Action Plan Amendment (No. 3) HOME funds in the Foreclosure Acquisition Program II (FAP II) reallocation to Affordable Rental Housing Projects, in the amount of \$272,949.
4. Authorize the City Manager to make the appropriate budget adjustments

**Summary/Background:**

Staff presented the Draft 2012-2013 Action Plan and Amendments to Council on April 2<sup>nd</sup>. Since then, Staff met with the Citizens Advisory Committee (CAC), Disability Advocacy Committee (DAC) and the North Visalia Advisory Committee (NVAC) to review the draft plan and amendments. The Council and committee comments shall be included in the final plan.

Staff has shared with the Council and community that this year is no exception to declining grant allocations, with a nine-percent (9%) reduction to the CDBG allocation and approximately seventeen-percent (17%) reduction to the HOME

**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** R. Noguera  
 (Initials & date required) 4/16/12

**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.

W6/GC 5-0  
 COUNCIL ACTION: Approved as Recommended APR 16 2012

allocation. The reductions continue to impact the programs, projects and funding the City has been and is able to deliver to the community. These reductions have also adversely impacted the City's ability to fund programs and services delivered by local Visalia non-profit agencies. As a result, the remaining project funding for the Senior Home Minor Repair program, administered through Community Services Employment Training, Inc. (CSET), and the Senior Handicapped Assistance Repair Program, administered through Self Help Enterprise were finalized and closed. With this said, the remaining staff and limited resources this year are viewed in such a way to have the maximum impact on the community and able the City to recycle funds through the generation of program income.

Lastly, Staff also shared with the community and Council that the reduction of both CDBG and HOME funding, and through the State of California, the passage of AB1X26, the elimination of the Visalia Redevelopment Agency will have an impact on delivering affordable housing and eliminating blight across the community. Our primary source to augment blight will be through code enforcement activities.

**1. Action Plan Proposed Projects**

This Action Plan fulfills the Third Program Year within the Consolidated Plan. The program year begins July 1, 2012, and concludes on June 30, 2013. The total anticipated Community Development Block Grant (CDBG) and HOME Investment Partnership Funds, including Administration is \$1,010,727 in CDBG and \$347,992 in HOME funds totaling \$1,358,719. This does not include projected program income which is derived from loans paid in full throughout the year.

Staff proposed to fund the list of projects and programs referenced below. There are discretionary and non-discretionary projects and programs. The non-discretionary CDBG projects and programs have been committed to repayment of a long-term parking structure loan, staff administration, maintaining and improving neighborhoods through Code Enforcement, which enables them to continue addressing substandard housing issues and ADA accessibility projects which consist of sidewalk improvements, removing barriers in the downtown residential areas and curb cut improvements. Additionally, the City has committed to providing matching funds to Family Services to support Shelter Plus housing vouchers to homeless. Lastly, the Fairhousing Hotline, which provides community education through fair housing rights will be funded with CDBG funds. HOME funded non-discretionary projects and programs include HUD's required set aside funding for a Community Housing Development Organization (CHDO), which represents 15% of the HOME allocation and staff administration. These projects and programs include:

|  |                  |
|--|------------------|
| ➤ West Acequia Parking Structure (Section 108 Loan)                | \$507,819        |
| ➤ CDBG & HOME Staff Admin, Operating, Loan Servicing)              | \$229,444        |
| ➤ Code Enforcement   | \$120,000        |
| ➤ CHDO Set Aside (mandatory)                                       | \$ 52,199        |
| ➤ ADA Compliance Project (contract)                                | \$ 40,000        |
| ➤ Shelter Plus Voucher matching funds (contract w/Family Services) | \$ 15,000        |
| ➤ Fair Housing Hotline (portion of administration funds)           | <u>\$ 7,500</u>  |
| Non-discretionary funded projects/programs:                        | <b>\$971,962</b> |



The remaining estimated discretionary CDBG funds provides assistance to the community through public and park improvements. HOME estimated discretionary funds provide affordable housing opportunities through the acquisition, rehabilitation and resale of foreclosed homes to income qualifying households whom are at or below eighty-percent (80%) of the area median income. This year, the focus of **HOME dollars** is to continue purchasing foreclosed homes, rehabilitate and resell to income qualifying households at or below 80% of the area median income. The Foreclosure Acquisition Program II, (FAPII) allows the City to purchase foreclosed homes within City boundaries. The HOME funds this year consist of estimated \$100,000 in program income and \$260,994 estimated entitlement. The City continues to utilize Community Development Block Grant, Neighborhood Stabilization Program (CDBG-NSP) funds to acquire properties within designated areas. The City has purchased 29 homes to date and resold 26 homes, with two (2) under rehabilitation and one (1) in escrow to purchase. The CDBG-NSP program, will be winding down in 2013, therefore the HOME funds and program income, will become the primary funding source and focus in stabilizing neighborhoods. These programs are not only stabilizing neighborhoods, but also creating and retaining jobs for employees working in the following professions: title companies, appraisers, pest control inspectors and other testing professions, as well as local contractors. This years' projects and programs include:

|   |                  |
|---|------------------|
| ➤ Foreclosure Acquisition Program II    | \$360,994        |
| ➤ Public Infrastructure Project         | \$100,000        |
| ➤ Park Improvements                     | \$120,763        |
| Discretionary funded projects/programs: | <b>\$481,757</b> |

Staff recommends that these three discretionary programs continue to be funded in order to address blighted neighborhood parks, public infrastructure improvements and provide affordable housing. The Parks Department meets with its committee to identify neighborhood parks in need of improvements. CDBG funds were recently utilized to improve Recreation Park with a new irrigation pump, the skate park fence and security cameras. Types of projects where CDBG funds may help improve a park include such improvements as: playground equipment, irrigation systems, accessible water fountains, and new a basketball court. Public infrastructure projects include projects similar to the Oval and Jefferson Lighting Projects, Oval Traffic Improvement Project. The estimated CDBG program income shall be directed toward Public Infrastructure projects.

Attached as Exhibit 1, "Estimated Budget for Fiscal Year 2012-2013", is the detailed table reflecting the name of the project or program, the estimated budgets for both CDBG and HOME, including projected program income and the unit goals for the year. The Annual Action Plan report is attached as Exhibit "3".

**2. Action Plan Amendments- Proposed Project**

Staff is recommending two Substantial Amendments to the 2009-2010 and 2010-2011 Action Plans. The Amendments consists of the following and referenced in Table 1 below:

**Table 1  
PROPOSED ACTION PLAN AMENDMENTS  
HOME**

| PROJECT (Increase)   | Balance as of April 2, 2012 | PROPOSED AMENDMENT | AMENDED PROJECT/PROGRAM BALANCE |
|--|-----------------------------|--------------------|---------------------------------|
| CHDO & HOME Affordable Rental Housing Development Projects (2) | \$ -                        | \$ 392,476.30      | \$ 392,476.30                   |
| <b>PROJECT (Decrease)</b>                                      |                             |                    |                                 |
| FAP II- Amendment No.4 For Program Year 2009-10                | \$ 119,527.30               | \$ (119,527.30)    | \$ -                            |
| FAP II- Amendment No. 3 For Program Year 2010-11               | \$ 420,752.00               | \$ (272,949.00)    | \$ 147,803.00                   |
| <b>NET CHANGE HOME</b>   |                             |                    |                                 |

- **Amendment No. 4: 2009-2010:** Reallocating \$119,527.30 from the Foreclosure Acquisition Program II HOME funds to the Affordable Rental Housing Program; and
- **Amendment No. 3: 2010-2011:** Reallocating \$272,949 from the Foreclosure Acquisition Program II HOME funds to the Affordable Rental Housing Program.

The City works with Community Housing Development Organizations (CHDO), 501 c 3 non-profit agencies, to acquire foreclosed/vacant properties for rehabilitation and to rent to income qualifying tenants. This year, the goal is to collaborate with a certified CHDO, to develop or acquire and rehabilitate two (2) affordable rental housing projects. Approximately \$267,523.70 in HOME CHDO dollars have been set aside for this objective. The HOME-CHDO set aside consists of remaining unspent

funds from CSET's CHDO projects, the remaining 2009 un-allocated set aside CHDO funds, as well as all set aside CHDO funds for 2010, 2011 and this year's (2012) allocation.

The City desires to utilize these set aside CHDO

funds, in addition to regular HOME funds to acquire affordable dilapidated rental complexes, rehabilitate and rent in Visalia. The selected developer must have experience in managing affordable housing properties and the City will be monitored the development as required by HUD. The total set aside for two projects consists of \$660,000. A ten-percent (10%) developer fee, up to \$60,000, is included. The desire to partner with non-profit developers allows outside funding sources and matching dollars to be combined to support a development that will increase the number of households/ by units developed, improve dilapidated multi-family units,

**Table 4  
Dry HOME CHDO & HOME Regular Funds  
Affordable Rental Housing Projects**

| Funding:   | Year Allocation                               | Amount              | Use of funds   |
|--|---|---------------------|--|
| HOME Funding   | Regular 2010-2011                             | \$392,476.30        | Reallocated from FAPII Program Year 2010-11 (Amendment No.3 in the amount of \$272,949) and reallocation from FAP II Program Year 2009-2010 (Amendment No. 4 in the amount of \$119,527.30) to Affordable Rental Housing Developments ( Includes \$60,000 for a 10% developer fee) |
| HOME CHDO  | 2012  | \$52,196.60         | Estimated Allocation : toward acquisition, rehabilitation  |
| HOME CHDO  | 2011  | \$74,284.00         | Toward Acquisition, Rehabilitation   |
| HOME CHDO  | 2010  | \$84,160.30         | Toward Acquisition, Rehabilitation   |
| HOME CHDO  | 2009 Remainder not previously allocated       | \$8,544.00          | Toward Acquisition, Rehabilitation   |
| HOME CHDO  | 2009 Remainder of CSET unspent contract funds | \$48,348.57         | CSET contract completed: Reallocate unspent CHDO funds to new Affordable Rental Housing Projects   |
| <b>Total CHDO Allocations</b>                          |   | <b>\$267,523.70</b> |  |
| <b>Total Affordable Rental Housing Project Funding</b> |   | <b>\$660,000.00</b> |  |
| HOME Funding   | Regular 2010-2011                             | \$60,000.00         | 10% Developer Fee (amount included in action plan amendment (2011-12))   |

as well as improving existing neighborhoods. With the loss of Redevelopment dollars, Staff is refocusing HOME-CHDO funds towards these types of development in addition to single-family homes. NSP and regular HOME dollars will continue to be utilized toward foreclosed single-family housing. Table 4 below provides details of the funding set aside for this program.

**Council/ Community Input**

The City encourages citizen participation in identifying the needs of the community and commenting on the proposed use of both CDBG and HOME funds. City Council Worksession and three (3) community meetings were held to gather input from both Council and citizens of Visalia. The following refers to those concerns and Staff responses.

**Council comments:** On April 2, 2012, Council provided input relating to the use of HOME funds. Council’s concerns centered around the need for additional senior housing in the downtown are, the need for increased public awareness and public involvement in identifying housing and neighborhood improvements south of Highway 198, and providing a breakdown in revenues derived from the West Acequia Parking Structure.

Staff’s response includes looking at options with Visalia Christian Homes/Visalia Senior Housing addressing Council’s comment related to senior affordable housing in the downtown area. Secondly, Staff is identifying properties in the area between Burke, Mooney Boulevard, Highway 198 and Walnut that are available due to foreclosure. Staff was recently Provided information by Realtor Robyn Graham, Keller Williams Realty, related to properties available in this area. Results reflected 11 properties of which three (3) are foreclosures available for resell. (Exhibit “2”).

Lastly, Costs associated with the construction of the West Acequia Parking Structure totaled \$16.5 million dollars. Revenue generated from parking permits is approximately \$18,000 per year. Based upon the notice of completion staff report on the parking structure on May 21, 2007. The resultant parking financing would be as follows:

| Parking In-Lieu  | \$ 857,000.00           |
|--|-------------------------|
| Federal Community Development Block Grant (CDBG)                 | \$ 2,011,801.00         |
| Central Redevelopment Agency                                     | \$ 978,470.00           |
| Downtown Redevelopment Agency                                    | \$ 300,000.00           |
| Property & Business Improvement District                         | \$ 650,000.00           |
| Brownfields Economic Development Initiative                      | \$ 244,000.00           |
| State Housing & Community Development Grant                      | \$ 156,227.00           |
| U.S. Dept. of Commerce Economic Development Administration Grant | \$ 3,940,000.00         |
| Kaweah Delta Health Care District                                | \$ 2,000,000.00         |
| HUD Section 108 Loan   | \$ 4,200,000.00         |
| *Loan Capitalization Value of Permit Parking                     | \$ 1,260,000.00         |
| <b>Total</b>   | <b>\$ 16,598,498.00</b> |

\*The loan capitalization item was to be repaid by parking permits and other parking in-lieu monies. That advance from the General Fund has now been repaid.

Staff has met with the Citizens Advisory Committee (CAC) April 4, 2012. The committee's questions focused on understating the affordable housing programs, status of the Oval Park Traffic Improvement projects, and the costs associated with the West Acequia Parking Structure.

The Disability Advocacy Committee (DAC) and the North Visalia Neighborhood Committee (NVAC) and all comments will be incorporated into the final document submitted to the U. S. Department of Housing and Urban Development (HUD) due May 15, 2012.

**Prior Council/Board Actions:** Consolidated Plan adopted in April 19, 2010, Action Plan 2011-12 adopted April 18, 2011, Consolidated Annual Performance and Evaluation Report (CAPER), approved September 19, 2011.

**Committee/Commission Review and Actions:** City Council Work Session, April 2, 2012; Citizens Advisory Committee, April 4, 2012; Disability Advocacy Committee, April 9, 2012; North Visalia Advisory Committee, April 12, 2012.

**Alternatives:** None recommended.

**Attachments**

Exhibit 1: Estimated Budget for Fiscal Year 2012-2013

Exhibit 2: Mapped Listing Report

Exhibit 3: Action Plan 2012/2013

**Recommended Motion (and Alternative Motions if expected):** City Council Approve and Adopt:

1. Final 2012-2013 Action Plan; and
2. Final Substantial 2009-2010 Action Plan Amendment (No. 4) to HOME program funds in the Foreclosure Acquisition Program II reallocating to Affordable Rental Housing Projects, in the amount of \$119,527.30; and
3. Final Substantial 2010-2011 Action Plan Amendment (No. 3) to HOME program funds in the Foreclosure Acquisition Program II, reallocating to Affordable Rental Housing Projects, in the amount of \$272,949); and
4. Authorize City Manager to make the appropriate budget adjustments

***Environmental Assessment Status***

**CEQA Review:** N/A

**NEPA Review:** to be completed

Exhibit 1:  
Estimated Budget for Fiscal Year 2012-2013

|   |          |  | <b>2012-2013 ACTION PLAN</b> |           |           |       |
|---|----------|--|------------------------------|-----------|-----------|-------|
| Obj/Out/Codes   |          |  | CDBG                         | HOME      | TOTAL     | UNITS |
| <b>SOURCES OF REVENUE:</b>                            |          |  |                              |           |           |       |
| 1   |          | Annual Grant Amount (draft \$ as of 2/21/12)   | 1,010,727                    | 347,992   | 1,358,719 |       |
| 2   |          | Estimated Program Income   | 100,000                      | 100,000   | 200,000   |       |
| <b>EXPENDITURES:</b>                                  |          |  |                              |           |           |       |
| 3   | 21A      | Administration, Loan Servicing & Operating<br><small>(see Fair Housing for portion of Admin)</small> | 194,645                      | 34,799    | 229,445   |       |
| 4   |          | Net for Programs and Projects  | 816,082                      | 313,193   | 1,129,275 |       |
| <b>Homeownership</b>                                  |          |  |                              |           |           |       |
| 5   | DH-1 13  | Foreclosure Acquisition Program II (foreclosure acq, rehab, reset) (NEW PRGM)                        |                              | 360,994   | 360,994   | 3     |
| 6   | DH-3 1   | Property Acquisition (Required 15% set aside for CHDO & predevelopment)                              |                              | 52,198.80 | 52,198.80 | 1     |
| <b>Neighborhood Preservation/Services</b>             |          |  |                              |           |           |       |
| 7   | SL-3 15  | Code Enforcement- Target Areas   | 120,000                      |           | 120,000   | 200   |
| 8   | SL-3 21D | Fairhousing Hotline <small>(part of 20% Admin cost)</small>  | 7,500                        |           | 7,500     | 100   |
| <b>HOMELESSNESS</b>                                   |          |  |                              |           |           |       |
| <b>Special Needs Facilities</b>                       |          |  |                              |           |           |       |
| 9   | SL-1 5   | Continuum of Care or Voucher Program   | 20,000                       |           | 20,000    | 1     |
| <b>COMMUNITY DEVELOPMENT</b>                          |          |  |                              |           |           |       |
| <b>Public Improvements</b>                            |          |  |                              |           |           |       |
| 10  | SL-1 3   | ADA Compliance Projects  | 40,000                       |           | 40,000    | 4     |
| <b>Economic Development/Public Parking Facilities</b> |          |  |                              |           |           |       |
| 11  | EO-1 19F | West Parking Structure Loan Payment (Section 108 Loan)   | 507,819                      |           | 507,819   | 1     |
| <b>Public Parks, Facilities &amp; Improvements</b>    |          |  |                              |           |           |       |
| 12  | SL-1 3   | Public Infrastructure Project  | 100,000                      |           | 100,000   | 1     |
| 13  | SL-1 03F | Park Improvements in CDBG Areas  | 120,763                      |           | 120,763   | 1     |
| <b>NON HOMELESS SPECIAL NEEDS</b>                     |          |  |                              |           |           |       |
| <b>Special Needs Services</b>                         |          |  |                              |           |           |       |
| 14  |          | Subtotal Programs & Projects   | 916,082                      | 413,193   | 1,329,275 |       |
| 16  |          | <b>TOTAL EXPENDITURES</b>  | 1,110,727                    | 447,992   | 1,558,719 |       |
| <b>REVENUE LESS EXPENDITURES</b>                      |          |  |                              |           |           |       |
| 16  |          | Remaining to Carry Forward   | (0)                          | -         | (0)       |       |

\* CHDO- Community Housing Development Organization- non-profit with 501c3 status  
Draft figures as of February 21, 2012





**Exhibit "H"**  
**Community Comments**  
**City of Visalia 2012-2013 Action Plan**

**Community Input, Council Input & Public Testimony Notes**

| <i>City Council Work Session Presentation of Draft Action Plan 2012-2013 and Amendments April 02, 2012</i>   |  |
|--|--|
| <b>Public Comment</b>  | <b>City Response</b>   |
| Council requested that Staff look at options with Visalia Christian Homes for senior affordable housing in the downtown area; It was noted by Councilman Gubler that there is a waiting list of 6 months plus at Town Meadows            | staff will evaluate and explore the downtown areas for future senior development opportunities   |
| Council requested Staff increase public awareness and public involvement and identify housing and neighborhood improvements south of Highway 198; Council suggested creating a committee to evaluate other areas in need of improvements | Staff will evaluate areas between Burge, Mooney Boulevard, Highway 198 and Walnut and return with information related to foreclosures and the other department activities in this area. Staff encourages the public to participate in the public hearings and community meetings as well. Staff could reenergize and outreach in Central area; SMART Team has prepared a memo highlighting activities south of Highway 198 |
| Requested a breakdown in revenues derived from the West Acequia Parking Structure  | Staff will return with the costs associated with the construction as well as the revenues.   |
| <i>Citizens Advisory Committee Meeting Presentation of Draft Action Plan 2012-2013 and Amendments April 4, 2012</i>  |  |
| <b>Public Comment</b>  | <b>City Response</b>   |
| Committee asked how many REO's in Visalia  | the number changes, however, in a quarter there have been approximately 200 to 300.  |
| What is the City's commitment for Oval Park Traffic Improvements   | Approximately 450k has been set aside in the last few years. The City is working with Caltrans to finalize the design. Estimated timeline for completion next Spring 2013.   |
| Does the City plan on pursuing any rehabilitation programs for homes; Does the city use a cost estimator for rehabs; and how is the city planning on utilizing HOME funds (\$261k); What type of property does the city focus upon?      | With the declining values and low interest in the program, the City will continue to use HOME funds with the foreclosure acquisition program, which includes rehabilitation and resale of single family dwellings to income qualifying households; internal costs are calculated by the building inspector based on past bids and local costs; Actual costs should be within 10% of the internal costs                     |
| Who is /are the City's CHDO's  | CSET, Self Help and VIAH   |
| CDBG Admin is 20% and HOME Admin is 10%; is that satisfactory?; Why does it take approx. \$200k to administer CDBG   | The percentage is correct. Although there is a reduction in staff, the documentation, monitoring, oversight and administration has increased.  |
| Explain how citizens share their thoughts on use of CDBG & HOME before the Action Plan is prepared   | Staff begins preparation of the Annual Action Plan in January or February; The plan is based upon community input through the 5 yr. ConPlan; The public has 2 opportunities through public hearings to provide input, as well as substantial amendments; additionally, the public may submit their comments or input at anytime and direct them to the Housing & Economic Development Department.                          |
| Concerned with how much is being spent on financing the parking structure; are spaces reserved by the hospital   | The city utilized Redevelopment funds as well as other funds to construct the parking structure. Spaces are reserved; KDDH contributed funds to the project as well; The city has been working with KDDH in obtaining data on the number of jobs created; Many businesses and patrons utilize the parking structure downtown.  |
| Committee would like to see funds spread out across lower income areas as opposed to the parking structure   | City is obligated to use approximately \$500k per year for the next 6 years to pay for the Section 108 loan.   |
| <i>Disability Advocacy Committee Meeting, Presentation of Draft Action Plan 2012-2013 and Amendments April 09, 2012</i>  |  |
| <b>Public Comment</b>  | <b>City Response</b>   |
| Committee members indicated that truncated domes sometimes becomes a hindrance rather than helpful; committee members would like to be more involved in reviewing the types of curb cuts related to ease in use with a wheel chair       | City Staff will be coordinating a meeting with committee members and city engineering staff (project manager) to review the locations, ease of access and angles, and review the requirements in relation to the building code.  |
| <i>North Visalia Neighborhood Advisory Committee Meeting Presentation of Draft Action Plan 2012-2013 and Amendments, April 12, 2012</i>  |  |
| <b>Public Comment</b>  | <b>City Response</b>   |
| NVAC Committee members indicated their concerns about the Oval Park Neighborhood's poor image and would like to see a more proactive investment from the City in this area.  | City will continue to target REO's in this area and rely on SMART team effort to revitalize and enhance the neighborhoods.   |
| <i>City Council Public Hearing Presentation of Final Action Plan 2012-2013 and Amendments, April 16, 2012</i>  |  |
| <b>Public and Council Comments</b>   | <b>City Response</b>   |
| Council approved final Action Plan and Amendments  | City will submit to HUD  |

Exhibit "I"  
Cover Letter and Certifications

*City of Visalia*



*Administration*

524 Oak Avenue, Suite 301, Visalia, CA 93291

Tel: (559) 713-4300 Fax: (559) 713-4800

April 19, 2012

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 2012-2013.  
Additionally, the following original certifications are enclosed:

- o Application for Federal Assistance Form 424 – CDBG & HOME (2 pages)
- o 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)

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

Sincerely,



Steven M. Salomon  
City Manager

rh





# 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 |  |
| <b>Applicant Information</b>  |                    |   |   |   |  |
| Jurisdiction: City of Visalia   |                    |   | UOG Code: CA63918 Visalia   |   |  |
| Street Address Line 1: 425 East Oak, Suite 301  |                    |   | Organizational DUNS 03099866  |   |  |
| Street Address Line 2:  |                    |   | Organizational Unit: City of Visalia                                |   |  |
| City: Visalia   |                    |   | Department: Housing & Economic Development                          |   |  |
| ZIP: 93291  |                    |   | Division: Housing & Economic Development                            |   |  |
| Employer Identification Number (EIN):   |                    |   | County: Tulare County   |   |  |
| 94-6000449  |                    |   | Program Year Start Date (07/12)                                     |   |  |
| Applicant Type:   |                    |   | Specify Other Type if necessary.                                    |   |  |
| Local Government: City (Municipal)  |                    |   |   |   |  |
|   |                    |   | U.S. Department of Housing and Urban Development                    |   |  |
| <b>Program Funding</b>  |                    |   |   |   |  |
| 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, Park Improvements, Administration |                    |   | Description of Areas Affected by CDBG Project(s)<br>City of Visalia |   |  |
| \$CDBG Grant Amount estimated   |                    | \$Additional HUD Grant(s) Leveraged       |   | Describe                                  |  |
| 1,010,727   |                    |   |   |   |  |
| \$Additional Federal Funds Leveraged  |                    |   | \$Additional State Funds Leveraged                                  |   |  |
| \$Locally Leveraged Funds   |                    |   | \$Grantees Funds Leveraged  |   |  |
| \$Anticipated Program Income \$100,000  |                    |   | 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, Rental Housing Projects  |                    |   | Description of Areas Affected by HOME Project(s)                    |   |  |
| \$HOME Grant Amount estimated between: \$347,992  |                    | \$Additional HUD Grant(s) Leveraged       |   | Describe                                  |  |
|   |                    |   |   |   |  |

|   |  |  |  |
|---|--|--|--|
| \$Additional Federal Funds Leveraged  |  | \$Additional State Funds Leveraged                                       |  |
| \$Locally Leveraged Funds   |  | \$Grantee Funds Leveraged  |  |
| \$Anticipated Program Income \$100,000  |  | Other (Describe)   |  |
| Total Funds Leveraged for HOME-based Project(s)   |  |  |  |
| Housing Opportunities for People with AIDS N/A  |  | 14.241 HOPWA   |  |
| HOPWA Project Titles Not Applicable   |  | Description of Areas Affected by HOPWA Project(s)                        |  |
| \$HOPWA Grant Amount  | \$Additional HUD Grant(s) Leveraged    | Describe   |  |
| \$Additional Federal Funds Leveraged  |  | \$Additional State Funds Leveraged                                       |  |
| \$Locally Leveraged Funds   |  | \$Grantee Funds Leveraged  |  |
| \$Anticipated Program Income  |  | Other (Describe)   |  |
| Total Funds Leveraged for HOPWA-based Project(s)  |  |  |  |
| Emergency Shelter Grants Program N/A  |  | 14.231 ESG   |  |
| ESG Project Titles Not Applicable   |  | Description of Areas Affected by ESG Project(s)                          |  |
| \$ESG Grant Amount  | \$Additional HUD Grant(s) Leveraged    | Describe   |  |
| \$Additional Federal Funds Leveraged  |  | \$Additional State Funds Leveraged                                       |  |
| \$Locally Leveraged Funds   |  | \$Grantee Funds Leveraged  |  |
| \$Anticipated Program Income  |  | Other (Describe)   |  |
| Total Funds Leveraged for ESG-based Project(s)  |  |  |  |
| Congressional Districts of  |  | Is application subject to review by state Executive Order 12372 Process? |  |
| Applicant Districts   | Project Districts                      | <input type="checkbox"/> Yes   | This application was made available to the state EO 12372 process for review on DATE |
| Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation. |  | <input checked="" type="checkbox"/> No                                   | Program is not covered by EO 12372   |
| <input type="checkbox"/> Yes  | <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> N/A                                  | Program has not been selected by the state for review                                |

Person to be contacted regarding this application

|   |                                       |  |
|---|---------------------------------------|--|
| First Name: 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; 315 E Acequia, Visalia, CA 93291 |
| Signature of Authorized Representative<br> |                                       | Date Signed<br>4-17-12   |



**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.

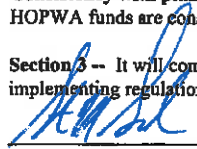
**Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:**

- 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

4-17-12  
Date

City Manager  
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) ~~2011, 2012, 2013~~ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

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

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its


jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

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

  
\_\_\_\_\_  
Signature/Authorized Official

4-17-12  
\_\_\_\_\_  
Date

City Manager  
\_\_\_\_\_  
Title

**OPTIONAL CERTIFICATION  
CDBG**

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

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

  
\_\_\_\_\_  
Signature/Authorized Official

4/7/12  
\_\_\_\_\_  
Date

City Manager  
\_\_\_\_\_  
Title



**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

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

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

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

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

  
\_\_\_\_\_  
Signature/Authorized Official

4-17-12  
\_\_\_\_\_  
Date

City Manager  
\_\_\_\_\_  
Title

### ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature/Authorized Official

4-17-12  
\_\_\_\_\_  
Date

City Manager  
\_\_\_\_\_  
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)

315 East Arroyo, Visalia, Ca. 93291

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

This information with regard to the drug-free workplace is required by 24 CFR part 21.

- 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).



Exhibit "J"  
Point In Time Survey

PIT Survey  
2012 Tulare County

| Visalia             |            |  |
|---------------------|------------|--|
| Adults              | 253        |  |
| Children            | 69         |  |
| Unaccompanied Youth | 0          |  |
| Unknown             | 13         |  |
| <b>Total</b>        | <b>340</b> |  |

| Place Slept Last Night               | #          | %           |
|--------------------------------------|------------|-------------|
| Place not meant for human habitation | 117        | 34%         |
| Emergency Shelters                   | 69         | 20%         |
| Transitional Housing                 | 154        | 45%         |
| <b>Total</b>                         | <b>340</b> | <b>100%</b> |

| Household Composition | #          | %           |
|-----------------------|------------|-------------|
| With Children         | 28         | 8%          |
| Without Children      | 312        | 92%         |
| Only Children         | 0          | 0%          |
| Unknown               | 0          | 0%          |
| <b>Total</b>          | <b>340</b> | <b>100%</b> |

| Continuously Homeless for a year or more | #          | %           |
|--|------------|-------------|
| Yes                                      | 152        | 45%         |
| No                                       | 76         | 22%         |
| Unknown                                  | 112        | 33%         |
| <b>Total</b>                             | <b>340</b> | <b>100%</b> |

| # Times Homeless Past 3 Years | #          | %           |
|-------------------------------|------------|-------------|
| Less Than 4                   | 145        | 43%         |
| At Least 4                    | 67         | 20%         |
| Unknown                       | 128        | 37%         |
| <b>Total</b>                  | <b>340</b> | <b>100%</b> |

| Chronically Homeless | #          | %          |
|----------------------|------------|------------|
| Individual           | 34         | 10%        |
| Family               | 5          | 1%         |
| NO                   | 159        | 47%        |
| Unknown              | 36         | 11%        |
| <b>Total</b>         | <b>234</b> | <b>69%</b> |

| DUI/Victim   | #          | %          |
|--------------|------------|------------|
| Yes          | 24         | 7%         |
| No           | 175        | 51%        |
| Unknown      | 141        | 42%        |
| <b>Total</b> | <b>270</b> | <b>79%</b> |

| Age Group    | #          | %           |
|--------------|------------|-------------|
| 0-17         | 69         | 20%         |
| 18-24        | 46         | 14%         |
| 25-34        | 51         | 15%         |
| 35-44        | 60         | 18%         |
| 45-54        | 67         | 20%         |
| 55-64        | 28         | 8%          |
| 65+          | 0          | 0%          |
| Unknown      | 22         | 6%          |
| <b>Total</b> | <b>340</b> | <b>100%</b> |

| Gender        | #          | %          |
|---------------|------------|------------|
| Female        | 10         | 3%         |
| Male          | 120        | 35%        |
| Transgendered | 0          | 0%         |
| Other         | 0          | 0%         |
| Unknown       | 23         | 7%         |
| <b>Total</b>  | <b>153</b> | <b>45%</b> |

| Ethnicity           | #          | %           |
|---------------------|------------|-------------|
| Hispanic/Latino     | 158        | 46%         |
| Non-Hispanic/Latino | 153        | 45%         |
| Unknown             | 24         | 7%          |
| <b>Total</b>        | <b>340</b> | <b>100%</b> |

| Race                                   | #          | %          |
|--|------------|------------|
| American Indian/Alaskan Native         | 17         | 5%         |
| Asian                                  | 4          | 1%         |
| Black/African American                 | 23         | 7%         |
| Native Hawaiian/Other Pacific Islander | 1          | 0%         |
| White                                  | 246        | 72%        |
| Unknown                                | 11         | 3%         |
| <b>Total</b>                           | <b>300</b> | <b>88%</b> |

| Disabilities*     | #          | %          |
|-------------------|------------|------------|
| HIV/AIDS*         | 1          | 0%         |
| Physical          | 66         | 19%        |
| Developmental     | 37         | 11%        |
| Substance Abuse   | 122        | 36%        |
| Mental/Behavioral | 33         | 10%        |
| <b>Total</b>      | <b>200</b> | <b>59%</b> |

| Primary Language | #          | %          |
|------------------|------------|------------|
| English          | 317        | 93%        |
| Spanish          | 17         | 5%         |
| Other            | 0          | 0%         |
| Unknown          | 4          | 1%         |
| <b>Total</b>     | <b>271</b> | <b>79%</b> |

| Veteran      | #          | %           |
|--------------|------------|-------------|
| Yes          | 29         | 8%          |
| No           | 228        | 84%         |
| Unknown      | 24         | 9%          |
| <b>Total</b> | <b>271</b> | <b>100%</b> |

| Jail/Prison  | #          | %           |
|--------------|------------|-------------|
| Yes          | 146        | 54%         |
| No           | 76         | 28%         |
| Unknown      | 49         | 18%         |
| <b>Total</b> | <b>271</b> | <b>100%</b> |

| Highest level of Education | #          | %           |
|----------------------------|------------|-------------|
| Grade School               | 45         | 17%         |
| High School/GED            | 140        | 52%         |
| Some College               | 34         | 13%         |
| College Degree             | 5          | 2%          |
| Never Attended School      | 1          | 0%          |
| Unknown                    | 26         | 10%         |
| <b>Total</b>               | <b>271</b> | <b>100%</b> |

| Employed     | #          | %           |
|--------------|------------|-------------|
| Yes          | 29         | 9%          |
| No           | 228        | 84%         |
| Unknown      | 23         | 8%          |
| <b>Total</b> | <b>271</b> | <b>100%</b> |

| Last Permanent Residence | #          | %           |
|--------------------------|------------|-------------|
| Within County            | 194        | 72%         |
| Out of County            | 48         | 17%         |
| Unknown                  | 31         | 11%         |
| <b>Total</b>             | <b>271</b> | <b>100%</b> |

| Reason for Homelessness*   | #   | %   |
|----------------------------|-----|-----|
| Eviction/Dispute           | 112 | 42% |
| Medical Condition          | 21  | 8%  |
| Mental Health Condition    | 16  | 6%  |
| Physical Disability        | 19  | 7%  |
| Argument w/ family/friends | 34  | 13% |
| Domestic Violence          | 25  | 10% |
| Hospital Discharge         | 6   | 2%  |
| Jail/Prison Discharge      | 52  | 20% |
| Eviction/Dispute           | 20  | 8%  |
| Family Violence            | 9   | 3%  |
| Eviction                   | 23  | 9%  |
| Foreclosure                | 4   | 2%  |
| No affordable housing      | 39  | 15% |
| Substandard housing        | 2   | 1%  |
| Aged out of foster care    | 10  | 4%  |
| Lost benefits              | 3   | 1%  |
| Lost public assistance     | 13  | 5%  |
| Homelessness               | 17  | 6%  |
| Partner Abused             | 3   | 1%  |
| Other                      | 16  | 6%  |
| Unknown                    | 25  | 10% |

| Income Source*           | #   | %   |
|--------------------------|-----|-----|
| No Financial Resources   | 38  | 14% |
| Earned Income            | 37  | 14% |
| Unemployment             | 3   | 1%  |
| Government Benefits      | 0   | 0%  |
| Paternal Social Security | 0   | 0%  |
| Child Support            | 6   | 2%  |
| GA                       | 10  | 4%  |
| Food Stamps              | 111 | 42% |
| Gift                     | 24  | 9%  |
| SSI                      | 6   | 2%  |
| SSI                      | 7   | 3%  |
| Spouse                   | 1   | 0%  |
| Trial Benefits           | 1   | 0%  |
| Unknown                  | 8   | 3%  |

| Services Needed*   | #   | %   |
|--------------------|-----|-----|
| Food/Hot meal      | 177 | 65% |
| Hygiene Care       | 171 | 63% |
| Mental Health Care | 98  | 36% |
| Dental Care        | 174 | 64% |
| Vision Care        | 135 | 50% |
| Childcare          | 54  | 20% |
| Transportation     | 164 | 60% |
| Housing Assistance | 199 | 73% |
| Legal Assistance   | 22  | 8%  |
| Job Training       | 142 | 52% |
| Education          | 100 | 37% |
| Post Services      | 26  | 10% |
| None               | 21  | 8%  |

\*Subpopulations are not mutually exclusive and a given person may fall into more than one subpopulation category.  
 \*HIV/AIDS data only collected on sheltered persons.









CPMP: Version: 1.3

### Continuum of Care Homeless Population and Subpopulations Chart

| Part 1: Homeless Population                    | Sheltered |              | Un-sheltered |              | Total | Jurisdiction Data Quality (e) estimates |
|--|-----------|--------------|--------------|--------------|-------|---|
|  | Emergency | Transitional | 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           |       |   |
| <b>Total (lines 1 + 2a)</b>                    | <b>31</b> | <b>91</b>    | <b>54</b>    | <b>176</b>   |       |   |
| Part 2: Homeless Subpopulations                | Sheltered |              | Un-sheltered |              | Total | Jurisdiction Data Quality (e) estimates |
|  | Emergency | Transitional | Emergency    | Transitional |       |   |
| 1. Chronically Homeless                        |           |              | 23           | 46           |       |   |
| 2. Severely Mentally Ill                       |           |              | 48           | 48           |       |   |
| 3. Chronic Substance Abuse                     |           |              | 61           | 61           |       |   |
| 4. Veterans                                    |           |              | 17           | 17           |       |   |
| 5. Persons with HIV/AIDS                       |           |              | 3            | 3            |       |   |
| 6. Victims of Domestic Violence                |           |              | 13           | 13           |       |   |
| 7. Youth (Under 18 years of age)               |           |              | 20           | 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: CBG, HOME, HOPWA, ESG or Other |
|---|------------|---------------------|------------|-------------------|----------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|-------------------|-------------------|---|
|   |            |                     |            | Year 1            | Year 2   | Year 3   | Year 4   | Year 5   | Goal     | Actual   | % of Goal |          |          |          |                   |                   |   |
| 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                 | ###   |
| <b>Total</b>                              | <b>375</b> | <b>168</b>          | <b>207</b> | <b>0</b>          | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>  | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>          | <b>0</b>          | <b>###</b>                                  |
| Chronically Homeless                      |            |                     |            | 0                 | 0        | 0        | 0        | 0        | 0        | 0        | 0         | 0        | 0        | 0        | 0                 | 0                 | ###   |

Homeless



| Part 4: Homeless Needs<br>Table: Families | Needs<br>Currently<br>Available | Gap       | 5-Year Quantities |          |          |          |          |          |          |          |          |          | Total    |          | Plan to Fund: Y.N.<br>Priority H.M.L.<br>Fund Source:<br>CORE, HOME,<br>HOPE, ESC, or<br>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                        | 31                              | -74       | 0                 | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0  | 0         | ##%       | M        |
| Transitional Housing                      | 31                              | 15        | 0                 | 0        | 2        | 0        | 3        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0  | 0         | 0%        | M        |
| Permanent Supportive<br>Housing           | 31                              | 0         | 0                 | 0        | 2        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0  | 0         | 0%        | M        |
| <b>Total</b>                              | <b>93</b>                       | <b>90</b> | <b>0</b>          | <b>0</b> | <b>4</b> | <b>3</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>   | <b>0</b>  | <b>0%</b> | <b>M</b> |

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.

Homeless

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.

Homeless

3

CPMP



| Household Income > 30 to <= 50% MFI | Renter | Owner | Other |
|-------------------------------------|--------|-------|-------|
| NUMBER OF HOUSEHOLDS                | 961    | 961   | 961   |
| With Any Housing Problems           | 89.7   | 772   | 71    |
| Cost Burden > 30%                   | 82.0   | 706   | 11    |
| Cost Burden > 50%                   | 27.8   | 236   | 11    |
| NUMBER OF HOUSEHOLDS                | 100%   | 51.3  | 11    |
| With Any Housing Problems           | 96.1   | 482   | 15    |
| Cost Burden > 30%                   | 58.0   | 277   | 15    |
| Cost Burden > 50%                   | 17.4   | 88    | 11    |
| NUMBER OF HOUSEHOLDS                | 100%   | 303   | 11    |
| With Any Housing Problems           | 85.8   | 260   | 11    |
| Cost Burden > 30%                   | 85.8   | 260   | 11    |
| Cost Burden > 50%                   | 53.5   | 162   | 11    |
| NUMBER OF HOUSEHOLDS                | 100%   | 62    | 11    |
| With Any Housing Problems           | 53.8   | 33    | 11    |
| Cost Burden > 30%                   | 53.2   | 33    | 11    |
| Cost Burden > 50%                   | 32.2   | 20    | 11    |
| NUMBER OF HOUSEHOLDS                | 100%   | 140   | 11    |
| With Any Housing Problems           | 82.1   | 117   | 11    |
| Cost Burden > 30%                   | 82.1   | 117   | 11    |
| Cost Burden > 50%                   | 77.9   | 117   | 11    |
| NUMBER OF HOUSEHOLDS                | 100%   | 151   | 11    |
| With Any Housing Problems           | 100.0  | 151   | 11    |
| Cost Burden > 30%                   | 99.9   | 148   | 11    |
| Cost Burden > 50%                   | 30.9   | 48    | 11    |
| NUMBER OF HOUSEHOLDS                | 100%   | 70    | 11    |
| With Any Housing Problems           | 73.7   | 51    | 11    |
| Cost Burden > 30%                   | 68.4   | 52    | 11    |
| Cost Burden > 50%                   | 68.4   | 52    | 11    |
| NUMBER OF HOUSEHOLDS                | 100%   | 271   | 11    |
| With Any Housing Problems           | 53.1   | 146   | 11    |
| Cost Burden > 30%                   | 53.1   | 146   | 11    |
| Cost Burden > 50%                   | 14.5   | 41    | 11    |
| NUMBER OF HOUSEHOLDS                | 100%   | 101   | 11    |
| With Any Housing Problems           | 54.0   | 57    | 11    |
| Cost Burden > 30%                   | 42.6   | 43    | 11    |
| Cost Burden > 50%                   | 2.2    | 3     | 11    |
| NUMBER OF HOUSEHOLDS                | 100%   | 51    | 11    |
| With Any Housing Problems           | 89.3   | 45    | 11    |
| Cost Burden > 30%                   | 15.1   | 7     | 11    |
| Cost Burden > 50%                   | 0.0    | 0     | 11    |
| NUMBER OF HOUSEHOLDS                | 100%   | 17    | 11    |
| With Any Housing Problems           | 57.6   | 27    | 11    |
| Cost Burden > 30%                   | 56.8   | 26    | 11    |

HSGNeed 2 CPMF



