

CITY OF VISALIA

ANNUAL ACTION PLAN PROGRAM YEAR 4 2013-2014

Prepared by the Community Development Department
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CITY OF VISALIA











2013-14 ANNUAL ACTION PLAN

Annual Action Plan (2013-2014 Program Year)

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CITY OF VISALIA 2013-14 ACTION PLAN

Executive Summary

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

1. Introduction

The administration of the U. S. Department of Housing and Urban Development (HUD) funded programs have been overseen by the Community Development Department (CDD) in cooperation with other city departments since July 2012. The CDD staff shall continue with the established goals under the 5-year ConPlan and comply with the HUD requirements.

In addition to the loss of RDA, the City's CDBG and HOME funding was reduced last two years. Last year, the allocation was reduced by 9% for CDBG & 30% for HOME funding. Estimates submitted to HUD was based upon a 8.5% reduction in funding. Although funding continues to decline, the City limited staff works efficiently in addressing the highest priorities, stretching each dollar invested.

HOME Proposed 2013-14 Projects: Final allocation is \$338,665 & an estimated \$300,000 anticipated program income will continue to be focused on providing affordable housing with proposed programs below.

- First Time Home Buyer(FTHB) Program & PI \$196,965 (6)
- CHDO & HOME CSET- Foreclosure Acquisition \$207,834 (2)
- Foreclosure Acquisition Program II (Est PI) \$200,000 (2)
- HOME Administration \$ 33,867

Carryover HOME funds: HOME and HOME CHDO funding, as of April 30, 2013, with a total of \$1,736,339 is carried over from previous years and minor or substantial amendments follow:

- Established-CHDO & HOME Self Help 48-unit Rental Dev \$1,200,000 (1.1)
- Proposed Renewal of Loan Recapture Program \$127,349
- Established Foreclosure Acquisition Program II \$353,306
- Established CSET Housing Counseling \$13,500

CDBG Proposed 2013-14 Projects: Final CDBG grant is \$1,071,981 & an estimated \$100,000 anticipated program income will continue to be focused on improving neighborhoods, public & park facilities and improvements, special needs facilities and services with the following proposed programs.

- Code Enforcement \$95,000 (200)
- Homeownership Repair & Basic Needs Rehabilitation \$80,000 (4)
- Continuum of Care \$5,000 (1)
- Voucher Program \$15,000 (5)
- West Acequia Parking Structure Section 108 loan \$507,819 (1)
- Oval Park & Oval Transportation Improvements \$154,766 (1)
- ADA compliance projects (est. PI) \$100,000
- CDBG Administration \$214,396

Carryover CDBG funds: CDBG funding with a total, as of April 30, 2013, of \$1,299,358 is carried over from previous years. These projects are in various stages with most projects anticipated to be completed by the beginning of the 2013-14 program year. The West Acequia Parking Structure payment is broken into two payments per year and the Recreation Park Splash pad is at the beginning stages. The following proposed and established programs are as follows:

- Established Code Enforcement \$172,212
- Established Contract Voucher Program \$8,000
- Established Contract ADA Compliance \$151,177
- Established West Acequia Parking Structure \$435,392
- Established Oval Park and Oval Transportation Improvements \$54,547
- Remainder Recreation Park Shade Covers, and Splashpad \$150,000
- Established CDBG Administration \$241,617

A CDBG amendment is recommended from Rec Park projects & ADA fountain would be directed to Recreation Park to continue the efforts with the youth tennis, ada walkway, fencing & irrigation construction project may begin. Additionally, directing a portion of the remaining funds (\$30,000) toward ADA public improvements toward the Ice House.

A minor amendment is included to reflect the estimated allocation and actual final allocation toward projects and programs.

Minor Amend Memo

City of Visalia- Memo

To: Steven M. Salomon, City Manager
From: Rhonda Haynes, Housing Specialist *PH*
CC: Michael Olmos, Assistant City Manager
Chris Young, Community Development Director
Christopher Tavaraz, Management Analyst ~~_____~~



Date: June 20, 2013

Re: Minor amendment to 2013-2014 Final HUD Allocation (Action Plan)

This memo serves as reflecting the actual HUD CDBG and HOME Allocations for the approved Action Plan 2013-14.

On April 15, 2013, City Council approved the 2013-2014 Annual Action Plan. At that time, the Community Development Block Grant (CDBG) and HOME Investment Partnership Funds (HOME) were estimates due to the notification that the funding would be reduced. Staff took a proactive approach and provided City Council with three scenarios, which included reduction of both CDBG and HOME allocations between 8.5%, 10% and 15% (Attachment "A"). The Council Transmittal and the IDIS Action Plan submitted to HUD reflected only the estimated 8.5% reduction. Recently HUD provided guidance on making the appropriate changes in IDIS to reflect the actual allocation and funding for each project and program.

On May 30, 2013, our Mayor, Amy Shuklan, received notification from the Office of Community Planning and Development (CPD, of the City's final FY2013 allocation, as shown in Attachment "D". The actual allocation reflected only a 5% reduction, where our estimate submitted reflected an 8.5% reduction, therefore, the allocations will reflect an increase over the submitted budget and is referenced below. The difference between the estimated allocations submitted and actual, were less than a substantial amendment, as per the City's Citizens Participation Plan, as shown in Attachment "B". Substantial Amendments are required for a change in 75 % of the funding. Therefore, a minor amendment is sufficient. To acknowledge this minor amendment, this memo shall serve as the authorization and confirmation of Final 2013-14 allocations, as shown in Attachment "C", toward projects and programs identified in the Action Plan.

Overview of Minor Amendment:

- CDBG Annual Grant increased by \$147,166 (16% increase)
 - CDBG Administration increased by \$29,433 (16% increase)
 - CDBG Code Enforcement increased by \$35,000 (58% increase)
 - CDBG Owner Occupied Rehabilitation increased by \$20,000 (33% increase)
 - CDBG Oval Park Transportation increased by \$62,733 (68% increase)
- HOME Annual Grant increased by \$20,252 (6% increase)
 - HOME Administration increased by \$2,025 (6% increase)
 - HOME CHDO Foreclosure Acquisition increased by \$15,189 (11% increase)
 - HOME CHDO Foreclosure Acquisition (Required 15% set aside) increased by \$3,038 (6% increase)

Authorized: Steven M. Salomon, City Manager

Attachments:

Attachment "A", Estimated 2013-14 Action Plan Allocations (approved by City Council & submitted to HUD)
Attachment "B", Final 2013-2014 Action Plan (8.5% allocation, Hud Actual, Increases & Percentage of change)
Attachment "C", Final 2013-2014 Action Plan Allocations (To submit to HUD upon City Manager approval)
Attachment "D", U. S. Department of Housing and Urban Development Letter

• Page 1

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

A summary of the objectives and outcomes which will be focused upon this year are reflected further in this report. However, briefly noted herein, are the following core projects and programs goals. To provide decent affordable housing the programs and projects are the Neighborhood Stabilization Program, Foreclosure Acquisition Program II, Down Payment Assistance, CHDO acquisition, development of affordable rental housing and owner occupied housing rehabilitation as well as utilize the Revolving Loan Fund by resuming the Loan Recapture Program. To provide a suitable living environment, the core projects and programs are Code Enforcement, affordable rental housing, fair housing, Continuum of Care, and Voucher Program. Additionally, to improve the quality and a suitable living environment, public and park improvements which include Recreation Park Youth Tennis Court/pickleball, ADA accessible walkway, the installation of the irrigation system, ADA public improvements to the Ice House, and Oval Park and Oval Transportation improvements. Demonstration of our long term economic growth commitment is through the repayment of a Section 108 loan payment, as part of the West Acequia Parking Structure. Jobs have been created and continue to be monitored.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

it is the intent to maximize every dollar received and recycled, working with the limited staff and non-profit agencies to improve neighborhoods, homeownership, public & park improvements and services for the homeless as referenced in the ConPlan.

Affordable Housing goals were achieved primarily with Neighborhood Stabilization Program (NSP) funding. Thirty-five foreclosed single-family homes were acquired of which 9 were acquired recently. The HOME funded Foreclosure Acquisition Program (FAPII) resulted in acquisition of 3 homes to date. The goal continues to be acquiring foreclosures, rehabilitating and preserving existing homes, improving neighborhoods, creating jobs and providing affordable housing to new homeowners. Staff met with Community Services Employment Training, Inc. (CSET) one of the City's 501c non-profit Community Housing Development Organizations (CHDO). CSET utilized CHDO funds in previous years, to acquire, rehabilitate and resell 2 foreclosed homes. The City proposes to utilize the 2013 HOME-CHDO set aside funds, and HOME regular funds to continue those efforts with CSET. This year, the City also proposes allocating HOME funds to the Down Payment Assistance Program, working with CSET as a sub recipient, as well as resuming the Loan Recapture Program with the HOME Revolving Loan Fund. Housing Counseling by HUD Certified Housing Counseling agencies, CSET and SHE will continue.

Affordable rental housing continues to be a high priority, as identified in the Strategic Plan. Late December 2011, Paradise and Court 20-unit (HOME & RDA) was developed by Kaweah Management Company and Visalians Interested In Affordable Housing, CHDO. Our goal is to work with SHE Inc., CHDO certified with Visalia in 2008, to develop a 48-unit affordable multi-family rental development.

Neighborhood Preservation shall continue with Code Enforcement. Staff proposes to utilize CDBG funds, working with a non-profit agency to administer an owner-occupied housing rehabilitation program. The non-profit, staff and Code Enforcement would work together to address homes needing repair.

Public improvements include installation of solar lighting in the eastern side of the Oval Park neighborhood. The Oval Park Transportation project progresses with plan approval and construction beginning Spring 2013.

Other high priority needs includes installation of 11 ADA water fountains in neighborhood parks, security gates at the community Manual Hernandez youth center and 44 ADA accessible curb ramps throughout the downtown area which are near completion. Efforts continue with engineering design of sidewalks, a crosswalk striping plan, curb ramps, driveway approaches and other accessibility improvements. Specifically Akers North, along the frontage of the Army National Guard Base; Akers South extending along the west side of Akers Street from Tulare Avenue to north of Judy Lane, which provides connectivity and accessibility to the senior mobile home park residents and neighborhood pedestrians to community shopping centers.

Recent park improvements near completion, include the installation of playground shade structures in 6 neighborhood parks. This allows the community to utilize the park playground during hot Central Valley summers. Improvements continue at Recreation Park, such as installation of the basketball court and irrigation pump. Forthcoming is the park irrigation design and construction of the Splash pad water feature. This year, proposed improvements include a new Pickle ball/Youth Tennis Court, accessible sidewalks, security fence and installation of the new irrigation system.

A special needs project, near completion includes a security fence at the community Senior Center.

Final efforts include a Section 108 loan payment, addressing homeless needs, the voucher program matching funds and the Continuum of Care data analysis.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

City staff developed a detailed participation plan in 2010 as 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 (CPP). 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 (AP) 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. Attached herein is the public notice, the community meeting agendas and minutes as follows:

Public Notice- Attachment "A"

Citizens Advisory Committee Agenda & minutes- Attachments" D1 through D3"

Disability Advocacy Committee Agenda and minutes- Attachments "E1 through E3" and

North Visalia Advisory Committee Agenda - Attachment "F"

Substantial amendments to the ConPlan or the Annual Action which require public noticing 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.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A table will added with meetings, comments, responses. The City Council Worksession and Public Hearing Agenda's will be attached, along with the Citizens Advisory Committee, Disability Advocacy Committee and North Visalia Neighborhood Advisory Committee agendas. Minutes and Council Transmittals will be included as attachments.

Community Input Table

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

All comments, views 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.

7. Summary

Public Notices, Agendas, Reports:

The public noticing pertaining to the community meetings, council work session and public hearing. Both English and Spanish noticing are published. The public notice certification from the local newspaper is attached.

The City Council Work Session Agenda and the City Council Work Session Transmittal report are attached. The community meeting agenda and minutes for the Citizens Advisory Committee, Disability Advocacy Committee is attached.

The community meeting agenda and minutes for the Disability Advocacy Committee is attached.

The community meeting agenda for the North Visalia Neighborhood Advisory Committee is attached.

The City Council Public Hearing Agenda and the City Council Public Hearing Transmittal report are attached.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	VISALIA	
CDBG Administrator		
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

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 Community Development Department.

The department coordinates with other 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.

Consolidated Plan Public Contact Information

Residents may file comments in writing at City Hall North, Attn: City Manager (425 E. Oak Ave, Visalia, CA 93291.) Copies shall be provided to City Hall East, Attn: Chris Young, Community Development Department, (315 East Acequia, Visalia, CA 93291) Rhonda Haynes, Housing Specialist; and Christopher Tavarez, Management Analyst is responsible for the administration of both CDBG and HOME programs.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

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 three 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, which is why it is so important to work with our local non-profit agencies, so that program funding, loans and services are maximized.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

This year, 2013-14, the City will continue its efforts in working on the highest priority needs of the community and partnering with agencies, maximizing the limited 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 continue to provide 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 also began working with Habitat for Humanity of Tulare County in a new capacity last year with the use of Neighborhood Stabilization Program (NSP) funding to acquire foreclosed homes, rehabilitate and resell to households at or below 50% of the area median income. This year, those efforts will continue, however, another new capacity for Habitat will be implemented. Habitat shall work with staff, community and code enforcement to identify neighborhoods and homeowners in need of repairs. CDBG funding will be utilized and provided to homeowners as a low interest rate loan.

The City also works with both of its Community Housing Development Organizations (CHDOs) which is Community Services Employment Training, Inc. (CSET) and Self Help Enterprise, Inc. (SHE) for the use of HOME CHDO set aside funding. Additionally, both non-profit agencies provide HUD Certified Housing Counseling to Visalia's NSP and FAPII homebuyer participants.

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

Although the City of Visalia is not an ESG recipient, we partner with the Kings/Tulare Continuum of Care on Homelessness (Continuum) with regards to determining ESG Non-entitlement funding priorities, performance standards, and program monitoring/evaluation of ESG funded projects.

The Continuum also operates the region's HMIS, which includes all aspects of administration such as the development and implementation of the Policies and Procedures, Data Quality Plan, and ongoing compliance monitoring and training.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City is not an ESG recipient or an Entitlement area.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

1	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>COMMUNITY SERVICES EMPLOYMENT TRAINING</p> <p>Housing Services-Children Services-homeless Services-Education Services-Employment</p> <p>Homeless Needs - Chronically homeless Homeless Needs - Families with children</p> <p>The Continuum facilitates an annual stakeholder meeting to determine the subsequent years ESG funding priorities. Notification for the stakeholder meetings are sent out via email to all contacts on the Continuums email distribution list as well as posted on their website at www.kingstularecoc.org. The stakeholder meeting is facilitated in a roundtable setting to encourage feedback from all persons in attendance.</p>
2	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>PORTERVILLE</p> <p>Other government - Local Local Government</p> <p>Housing Need Assessment Homelessness Strategy</p> <p>The Continuum facilitates an annual stakeholder meeting to determine the subsequent years ESG funding priorities. Notification for the stakeholder meetings are sent out via email to all contacts on the Continuums email distribution list as well as posted on their website at www.kingstularecoc.org. The stakeholder meeting is facilitated in a roundtable setting to encourage feedback from all persons in attendance.</p>
3	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Central Ca Family Crises Center</p> <p>Housing Services-Victims of Domestic Violence Services-homeless</p>

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Continuum facilitates an annual stakeholder meeting to determine the subsequent years ESG funding priorities. Notification for the stakeholder meetings are sent out via email to all contacts on the Continuum's email distribution list as well as posted on their website at www.kingstularecoc.org . The stakeholder meeting is facilitated in a roundtable setting to encourage feedback from all persons in attendance.
4	Agency/Group/Organization	Turning Point
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Continuum facilitates an annual stakeholder meeting to determine the subsequent years ESG funding priorities. Notification for the stakeholder meetings are sent out via email to all contacts on the Continuum's email distribution list as well as posted on their website at www.kingstularecoc.org . The stakeholder meeting is facilitated in a roundtable setting to encourage feedback from all persons in attendance.
5	Agency/Group/Organization	KINGS COMMUNITY ACTION ORGANIZATION
	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services-homeless Homeless Needs - Chronically homeless Homeless Needs - Families with children
	What section of the Plan was addressed by Consultation?	

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Continuum facilitates an annual stakeholder meeting to determine the subsequent years ESG funding priorities. Notification for the stakeholder meetings are sent out via email to all contacts on the Continuums email distribution list as well as posted on their website at www.kingstularecoc.org. The stakeholder meeting is facilitated in a roundtable setting to encourage feedback from all persons in attendance.</p>
6	<p>Agency/Group/Organization</p>	<p>TULARE</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - Local Local Government</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homelessness Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Continuum facilitates an annual stakeholder meeting to determine the subsequent years ESG funding priorities. Notification for the stakeholder meetings are sent out via email to all contacts on the Continuums email distribution list as well as posted on their website at www.kingstularecoc.org. The stakeholder meeting is facilitated in a roundtable setting to encourage feedback from all persons in attendance.</p>
7	<p>Agency/Group/Organization</p>	<p>Kings United Way</p>
	<p>Agency/Group/Organization Type</p>	<p>Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homelessness Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Continuum facilitates an annual stakeholder meeting to determine the subsequent years ESG funding priorities. Notification for the stakeholder meetings are sent out via email to all contacts on the Continuums email distribution list as well as posted on their website at www.kingstularecoc.org. The stakeholder meeting is facilitated in a roundtable setting to encourage feedback from all persons in attendance.</p>

8	<p>Agency/Group/Organization Agency/Group/Organization Type</p>	<p>CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS, INC.</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Services-homeless</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Notification for the stakeholder meetings are sent out via email to all contacts on the Continuums email distribution list as well as posted on their website at www.kingstularecoc.org. The stakeholder meeting is facilitated in a roundtable setting to encourage feedback from all persons in attendance.</p>
9	<p>Agency/Group/Organization Agency/Group/Organization Type</p>	<p>Family Service</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Services-Victims of Domestic Violence Services-homeless</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children The City if Visalia is not an ESG recipient or an Entitlement Area. However, the City works with the Continuum to conduct outreach and engagement to stakeholders interested in ESG funding opportunities, program outcomes and compliance. Additionally, the City works closely with Family Services and provides matching funds for the Voucher Program. The Continuum facilitates an annual stakeholder meeting to determine the subsequent years ESG funding priorities. Notification for the stakeholder meetings are sent out via email to all contacts on the Continuums email distribution list as well as posted on their website at www.kingstularecoc.org. The stakeholder meeting is facilitated in a roundtable setting to encourage feedback from all persons in attendance. The City also consults with the Citizens Advisory Committee, Northern Visalians Neighborhood Committee, Disability Advocacy Committee and other departments, such as Parks, Engineering and Community Development.</p>

10	Agency/Group/Organization	Citizens Advisory Committee
	Agency/Group/Organization Type	Liaison between general public & city council community issues
	What section of the Plan was addressed by Consultation?	overall needs of visalia
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Citizens Advisory Committee is educated on the use of CDBG and HOME funding. The CAC participated in the survey for the 5 year ConPlan. The CAC reviews projects and programs, as well as proposes additional projects or programs in relation to the needs of the community.
11	Agency/Group/Organization	Disability Advocacy Committee
	Agency/Group/Organization Type	members of the community Neighborhood Organization
	What section of the Plan was addressed by Consultation?	needs of the disabled community
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Disability Advocacy Committee is consulted in relation to accessibility throughout the City of Visalia. Outcome is to improve accessibility throughout the City.

Table 2 – Agencies, groups, organizations who participated

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

The Continuum makes every effort to create a diverse group of participants in every stakeholder meeting, especially those that determine funding priorities. To that end, the Continuum sends out email invitations and posts announcements for such meetings on its website. Agency types that did not participate in the annual stakeholder meeting for ESG funding priorities are as follows:

- PHA
- Services – Elderly Persons
- Services – Persons with Disabilities
- Services – Persons with HIV/AIDS

- Services – Health
- Services – Fair Housing
- Health Agency
- Child Welfare Agency

All agency types listed above were invited to participate in the process through the methods described above, but did not attend. The City has limited staff and is not always able to attend these events. The city will make every effort to participate.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Tulare	The City works with the Continuum of Care. When non-profit agencies apply for funding, they request a Certificate of Consistency. The City reviews their request to see if it is consistent with the 5-year goal to reduce homelessness. The Point in Time Survey provides Visalia with an overview of the needs of the community.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Visalia is not an ESG recipient or an Entitlement Area. However, the City works with the Continuum to conduct outreach and engagement to stakeholders interested in ESG funding opportunities, program outcomes and compliance. The list of agencies herein are those who participated in the 2012/2013 ESG Funding Priorities Stakeholder Meeting.

AP-12 Participation – 91.105, 91.200(c)

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

The public notice is posted for interested parties to attend the community meetings, as well as City Council Work Session and Public Hearing Meetings to review the Draft Action Plan. The notice includes the date, time and locations of each meeting. Citizens also have the opportunity to review and comment on substantial amendments to the plan as outlined within the Citizen Participation Plan. Additional efforts will be made by providing notices to our local non-profit partners to share and publish for public viewing, publishing on the City website, along with each community committee has a webpage on the City website which includes the Agenda and meeting minutes.

Visalia has been holding evening hour, community meetings as referenced in its ConPlan and annually, within its Action Plan. 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 presents the Draft Action Plan to the City Council during their Work Session at 4:00 PM, as a preliminary review. The final Draft Action Plan is presented to the City Council for public comment, at the public hearing, following two weeks after the Work Session. The public hearing is held later in the evening at 7:00 PM. Staff attempts to accommodate for working families.

In an effort to reach the disabled population. The DAC meetings are held at City Hall East, in the downtown area, after 5:00 P.M., to encourage participation, and provide easy access with public transportation.

In past years, the City had published in the El Sol, a local paper provided to our Hispanic population, written in Spanish. However, last year, El Sol publications were discontinued. The City will continue to 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, Inc., as well as Tulare County Hispanic Chamber (all of the organizations work closely with the Hispanic community). The notices submitted to the Tulare Kings Hispanic Chamber will be included in their monthly newsletter which is included in the Visalia Times Delta. Additionally, the notice will be disbursed to Chamber members, increasing awareness about community participation opportunities. Notices will be published at City Hall East, West and North as well as the public library.

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. Visalia's public notices will include information related to accessibility to persons with disabilities and will display its TDD/TTY number.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Community is encouraged to attend Council meetings.	None	All comments are accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Community is encouraged to attend Council meetings</p>	<p>April 01, 2013, Council worksession comments noted; councilmembers comments included measuring improvements in the community, identifying advocates for the southern portion of Visalia, and continuing efforts in Recreation and Oval Parks. Council would also like to revisit progress made at the Oval Park in six months.</p>	<p>All comments are accepted</p>	<p>http://www.ci.visalia.ca.us/government/sire_iframe/default.asp</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	Persons with disabilities Non-targeted/broad community	Citizens Advisory Committee meeting held on April 03, 2013. Noted comments	Committee made a motion to accept the Draft Action Plan. Committee requested allocating a minimum of \$15,000 toward a senior assisted small repair program with the need for accessibility and minor repairs. Staff is recommending a rehabilitation loan program and will continue to seek out other opportunities for funding specific to the CAC's request. Other efforts toward assisting seniors in the community include improvements at the community senior center. Council previously authorized allocating \$7,000 for the installation of a ramp to provide enjoyment of the outdoor area for those who participate	Not Applicable. All comments accepted	http://www.ci.visalia.ca.us/government/committees/citizens_advisory_committee/default.asp

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Meeting	Persons with disabilities Non-targeted/broad community	Disability Committee members attended the meeting on April 08, 2013	DAC members noted that it is good to see the city working with non-profit agencies and getting project done.	Not Applicable. All comments accepted.	http://www.ci.visalia.ca.us/government/committees/disability_advocacy_committee/agendas.asp

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>City Council Public Hearing, reviewed, opened up to the public for opportunity for public comment, approved recommendations.</p>	<p>Council requested information regarding the interest rate of the Section 108 loan and requested staff review payoff terms.</p>	<p>all comments are accepted</p>	<p>http://www.ci.visalia.ca.us/government/sire_iframe/default.asp</p>

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

This year, the estimated reduction for both CDBG and HOME was between 8.5%, 10% and 15%. Estimates originally submitted were based upon a 8.5% reduction in funding. Notice of final allocation was received and referenced below. Although funding continues to decline, the City limited staff works efficiently in addressing the highest priorities, stretching each dollar invested. Included with expected resources are the carryover of both CDBG and HOME funding. The carryover is for projects that are in various stages. The Carryover referenced is based upon April 30, 2013, and will continue to be reduced so that payments are made to and for those existing contracts, construction and services.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Narrative Description		
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,071,981	100,000	1,299,358	2,471,339	0	An estimated \$100k PI is anticipated from loan repayments. Final allocations are referenced, remaining carryover referenced with April balanced left as submitted. Draws have occurred since then and are reflected in established activities in IDIS

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	338,665	300,000	1,736,338	2,375,003	0	An estimated \$300k in PI is anticipated from the resell of FAPII homes and loan repayments. Final allocations are referenced, remaining carryover referenced with April balanced left as submitted. Draws and new activities from minor & substantial amendments have occurred since then and are reflected in established activities in IDIS.

Table 5 - Expected Resources - Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Resources over the past several years, has continued to decline. The 2013-14 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. These funds will help 5 homeless families.

Below is a list of potential financial resources considered a part of the City's overall financial plan to address priority needs and specific

objectives identified in the five-year plan. The number and availability of these programs to assist cities is limited, and funding for new projects is unpredictable. The following programs are local, state and federal programs. None of these is managed locally by the City through funds accessed directly from HUD.

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

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

With the elimination of Redevelopment Agency, the City is awaiting the Department of Finance on the due diligence report to determine the next steps with previously owned RDA land.

Discussion

The estimates from prior year resources are included for reference, based upon balances as of April 30, 2013. Projects and Programs are underway, for both CDBG and HOME rollover funding. Since April, Activities have been entered into IDIS, therefore, upon approval of the Action Plan, there may be a duplicate activity/project and one will be closed to reflect the actual, accurate activities and projects. Staff will work with HUD to make the appropriate minor corrections with this new system and process.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Table 6 – Goals Summary<TYPE={text} REPORT_GUID={9B4786E64DDAC839A8E119813CB7DB46}>

AP-23 Annual Goals Summary

Goal	Category	Geographic Area	Needs Addressed	Funding
Neighborhood Preservation	Affordable Housing	2008 CDBG Areas 2013 CDBG LowModAreas	Affordable Housing	CDBG : \$267,212
	Start Year: 2010	End Year: 2015	Outcome: Sustainability	Objective: Create suitable living environments
<p>Narrative:</p> <p>Funding includes \$95,000 of NEW CDBG funding and Carryover as of April 30, 2013, of \$172,212. 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. This program years goal is to address 200 code cases. CDBG funds have been set aside for staffing. Carryover: Existing IDIS 756 and 772</p>				

been held at Oval Park, obtaining community input, coordinating with local nonprofit agencies to utilize the existing building and creating a more family-friendly park. The City contributed funds toward the Oval Park Traffic Improvement project since 2007 with efforts to improve public parks. Last September \$300,000 in CDBG was redirected toward other improvements, however, this year's final notice of allocation (\$154,766) CDBG Grant, will accompany an HSIP Grant in the amount of \$500,000, along with CalTrans contribution of \$200,000. CalTrans approved the plans in January 2013. The project is anticipated to begin in the Summer of 2013. Carryover as of April 30, 2013, funding IDIS # 755 - \$54,546.93

Goal Outcome Indicator
 Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
 Quantity 1
 UoM Persons Assisted

Affordable Housing	Foreclosure Acquisition Program II	Affordable Housing	HOME : \$553,306
Start Year: 2011	End Year: 2015	Outcome: Affordability	Objective: Provide decent affordable housing

Narrative:
 Estimated Program Income and Carryover 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. The goal for 2013-14 is to acquire, rehabilitate and resell two (2) properties. The \$200,000 estimated shall be derived from estimated program income. Carryover: Efforts will also continue with the carryover of HOME funds, with the current remaining carryover as of April 30, 2013, of \$353,306

Goal Outcome Indicator
 Homeowner Housing Rehabilitated
 Quantity 2
 UoM Household Housing Unit

Foreclosure Acq/Rehab/Resell opportunities

Affordable Housing	Foreclosure Acquisition Program II Visalia	Affordable Housing	HOME : \$207,834
Start Year: 2010	End Year: 2015	Outcome: Sustainability	Objective: Provide decent affordable housing
<p>Narrative:</p> <p>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 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. Upon confirming that CSET has met HUD new 2012 HOME Rules, the City will provide approximately \$207,834 to CSET to continue their efforts as a new CHDO, with a goal to acquire two foreclosed homes, rehabilitate and resell to income qualifying households. CSET, as the Developer will receive a Developer fee of 15% which will assist with operating expenses and is included in the allocation. The \$207,834 is based upon the actual CHDO set aside (15% of \$50,800) and regular HOME funds in the amount of \$157,034.</p>			
CHDO Foreclosure Acquis/Rehab/Resell		Goal Outcome Indicator Homeowner Housing Rehabilitated	Quantity 2 UoM Household Housing Unit
CHDO Affordable Rental Development	2008 CDBG Areas Foreclosure Acquisition Program II	Affordable Rental Housing	HOME : \$1,200,000

	2013 CDBG LowModAreas		
Start Year: 2011	End Year: 2015	Outcome: Availability/accessibility	Objective: Provide decent affordable housing
<p>Narrative:</p> <p>HOME HOME CHDO Carryover A total of \$1,200,000 in HOME funds shall be directed toward the 48-unit multi-family development currently known as Visalia Village. The City is partnering with Self Help Enterprise to develop a 48-unit rental development located at Highland Street between Riggins Avenue and Ferguson Street. Self Help Enterprise has been one of the City certified CHDO since 2008. SHE has been recertified under the new 2012 HOME Rules. The CHDO funds are derived from an accumulation of CHDO and Regular HOME funding resources. The CHDO funds are derived from the remainder of 2009, all 2010, 2011 and 2012 CHDO set aside, totaling (est) \$267,523.70. The remainder is HOME Regular funds, from amendments and program income funds. Eleven of the 48-units are HOME funded. The project also includes Tax Credit funding. This activity has been set up as IDIS #788.</p>			
Goal Outcome Indicator Rental units constructed	Quantity 11	UoM Household Housing Unit	
Affordable Housing	Visalia	Affordable Housing	HOME : \$196,965
Down Payment Assistance homeownership	End Year: 2015	Outcome: Availability/accessibility	Objective: Provide decent affordable housing
<p>Narrative:</p> <p>First Time Homebuyer Program is a City Program was previously administered through CSET (Community Services and Employment Training, Inc.). During the last few years, funds were</p>			

redirected to address the foreclosure crises. This year, the City is allocated \$96,965 in HOME funds for down payment assistance. An estimated \$100,000 in program income as anticipated, which would be directed toward this program. Additionally, if the program is successful with a minimum of 6 loans, council approved on April 15, 2013, allowing up to an additional \$147k, if additional program income is available beyond the anticipated amount for the overall HOME program. The program provides a loan to qualified borrowers. The funds are provided as a second mortgage, at a low interest rate, making it possible for low-to-moderate income families to own a home within the City limits. City Staff continues to review the local housing market and interest rates so that the programs allocation continues to assist families at the very-low income levels (30%, 50% and 60%) up to the families at the 80% median income level. It is anticipated that approximately 5 to 6 families will be assisted. Program Income in the amount of \$196,965 was made available during the month of June which allowed funds to be directed toward the project in advance of the 13-14 funding. See Activity #789

Goal Outcome Indicator		Quantity	UoM
Direct Financial Assistance to Homebuyers		6	Households Assisted
Affordable Housing	2008 CDBG Areas 2013 CDBG LowModAreas Visalia	Affordable Housing	CDBG : \$80,000
Start Year: 2013	End Year: 2015	Outcome: Sustainability	Objective: Create suitable living environments
<p>Rehabilitation of existing owner-occupied units</p> <p>Narrative: Maintain and preserve quality housing through rehabilitation of owner-occupied substandard housing. The City proposes to work with one of its' non-profit agency's-Habitat for Humanity or other non-profit agency, to administer a homeownership Repair and Basic Needs Program (HRBN). Community Development Block Grant (CDBG) Funds. The funds are provided as a second mortgage, making it possible for extremely low-to-low income homeowners to address</p>			

specifically health and safety issues. Examples of assistance are: replacement of roofs, flooring, electrical, plumbing and sewer, which pose immediate threat to the family's health and well-being.

Goal Outcome Indicator	Quantity	UoM
Homeowner Housing Rehabilitated	4	Household Housing Unit
Non-Housing Community Development	Public Improvements Park Improvements Non-housing Community Development	CDBG : \$251,177
Non-Homeless Special Needs	2008 CDBG Areas 2013 CDBG LowModAreas Visalia	
Start Year: 2010	End Year: 2015	

Increase Accessibility

Narrative:

Estimated PI: Up to \$100,000 in estimated PI will be directed toward ADA projects.

Carryover funds: 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. carryover as of April 30, 2013 is \$151,177.

City Staff continues to work with the Disability Advocacy Committee to identify areas that need improvement in the CDBG Targeted area and other areas within city limits which the public and DAC members have identified. Citizens from the Disability Advocacy Committee, Northern Visalians Neighborhood Advisory Committee and community members identify areas in need of

accessibility and areas with the lack of a safe walking path, curb cuts and truncated domes. A list of locations is then evaluated for use of CDBG funding. The existing IDIS #'s are: 764,777 and 779

Goal Outcome Indicator		Quantity	UoM
Other		1	Other
Homeless	Visalia	Homeless/HIV/AIDS	CDBG : \$23,000
Start Year: 2010	End Year: 2015	Outcome: Availability/accessibility	Objective: Create suitable living environments
<p>Homeless Support Facilities</p> <p>Voucher Program: Consists of new and carryover funding. 2013 funding is \$15,000. Carryover IDIS #783 as of April 30, 2013, is \$8,000</p> <p>This is the third year, in allocating 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 continue to support a Case Manager to oversee the program, which includes mental, and health counseling, job search, and life skills training. Specific data will continue to be collected to reflect the outcome.</p>			
Goal Outcome Indicator		Quantity	UoM
Housing for Homeless added		5	Household Housing Unit
Other		1	Other
Non-Housing Community Development	2008 CDBG Areas 2013 CDBG LowModAreas Visalia	Public Improvements Public Facilities Park Improvements	CDBG : \$50,000

Start Year: 2010	End Year: 2015	Outcome: Sustainability	Objective: Create suitable living environments																
<p style="text-align: center;">Narrative:</p> <p>Improve the quality and increase the quantity of public park improvements that benefit low- and moderate-income residents.</p> <p>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.</p> <p>Existing Projects with Carryover -Park projects underway and near completion are included in this goal. Shade Covers in Fairview, Summers Jefferson, Ruiz, Riverbend and Constitution Parks (IDIS #773)as of April 30, 2013 carryover funding of \$50,000. Remaining funds from this project will be redirected, as per Council approval on April 15, 2013, to Recreation Park project to complete the pickleball/youth tennis court and other projects listed below.</p> <p>New Project with Carryover. Park improvements this year shall include a pickleball/youth tennis court, installation of ADA accessible walkways and a new irrigation system. The design and new pump were part of last year and a recent amendment.</p>																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th data-bbox="1169 210 1347 546">Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit</th> <th data-bbox="1169 546 1347 945">Goal Outcome Indicator</th> <th data-bbox="1169 945 1347 1207">Quantity</th> <th data-bbox="1169 1207 1347 1480">UoM</th> </tr> </thead> <tbody> <tr> <td data-bbox="1169 210 1347 546">Non-Housing Community Development</td> <td data-bbox="1169 546 1347 945">2008 CDBG Areas 2013 CDBG LowModAreas</td> <td data-bbox="1169 945 1347 1207">1</td> <td data-bbox="1169 1207 1347 1480">Persons Assisted</td> </tr> <tr> <td data-bbox="1347 210 1404 546">Public Improvements to Recreation Park</td> <td data-bbox="1347 546 1404 945">Park Improvements Public Improvements</td> <td data-bbox="1347 945 1404 1207">CDBG :</td> <td data-bbox="1347 1207 1404 1480">\$156,414</td> </tr> <tr> <td data-bbox="1347 210 1404 546">Start Year: 2010</td> <td data-bbox="1347 546 1404 945">End Year: 2015</td> <td data-bbox="1347 945 1404 1207">Outcome:</td> <td data-bbox="1347 1207 1404 1480">Objective:</td> </tr> </tbody> </table>				Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Goal Outcome Indicator	Quantity	UoM	Non-Housing Community Development	2008 CDBG Areas 2013 CDBG LowModAreas	1	Persons Assisted	Public Improvements to Recreation Park	Park Improvements Public Improvements	CDBG :	\$156,414	Start Year: 2010	End Year: 2015	Outcome:	Objective:
Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Goal Outcome Indicator	Quantity	UoM																
Non-Housing Community Development	2008 CDBG Areas 2013 CDBG LowModAreas	1	Persons Assisted																
Public Improvements to Recreation Park	Park Improvements Public Improvements	CDBG :	\$156,414																
Start Year: 2010	End Year: 2015	Outcome:	Objective:																

	Sustainability	Create suitable living environments						
<p>Narrative:</p>								
<p><u>Carryover of existing projects</u></p>								
<p>Recreation Park is a heavily used neighborhood park. The location houses a public park with Visalias only fully ADA accessible playground, a community center that houses the Citys Parks and Recreation business office, a gymnasium, a skate park and a Minor League Baseball stadium. 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.</p>								
<p>Carryover CDBG funds, in the amount of \$100,000 has been approved previously by Council toward the construction of the Splashpad at Recreation Park. (IDIS#786). Current carryover, transferred from Recreation Park Irrigation Design (IDIS#776) and Recreation Park Irrigation Pump and Basketball Court (IDIS#760) was transferred as part of the Council Meeting amendment approval on April 15, 2013, to the Rec Park ADA, youth tennis and construction of the irrigation, as of April 30, 2013, is \$56,414. Additional funds remain from the Shade Cover, Rec Park Irrigation design and pump installation and construction of the basketball court, up to the \$108,000 will be directed toward Rec Park for the youth tennis courts/ada walkway, fencing, and installation of the irrigation system.</p>								
<table border="1"> <thead> <tr> <th>Goal Outcome Indicator</th> <th>Quantity</th> <th>UoM</th> </tr> </thead> <tbody> <tr> <td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit</td> <td>1</td> <td>Persons Assisted</td> </tr> </tbody> </table>			Goal Outcome Indicator	Quantity	UoM	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	1	Persons Assisted
Goal Outcome Indicator	Quantity	UoM						
Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	1	Persons Assisted						
Overall Program Administration	Planning/Administration	<table border="1"> <tr> <td>CDBG :</td> <td>\$456,013</td> </tr> <tr> <td>HOME :</td> <td>\$76,050</td> </tr> <tr> <td>Objective:</td> <td></td> </tr> </table>	CDBG :	\$456,013	HOME :	\$76,050	Objective:	
CDBG :	\$456,013							
HOME :	\$76,050							
Objective:								
Other	Visalia	<table border="1"> <tr> <td>Start Year: 2010</td> <td>End Year: 2015</td> <td>Outcome:</td> </tr> </table>	Start Year: 2010	End Year: 2015	Outcome:			
Start Year: 2010	End Year: 2015	Outcome:						

		Sustainability	Provide decent affordable housing
<p>Narrative:</p> <p>Administration of both CDBG and HOME projects and programs. 2013-14 Annual Administration is based on the actual allocation received by notice in June 2013. \$214,396.20 (CDBG) \$33,866.50 (HOME) Carryover as of April 30, 2013, of CDBG Administration including fair housing(IDIS#762,781) apprx \$241,617 and HOME carryover is \$42,183</p>			
Goal Outcome Indicator		Quantity	UoM
Other		1	Other
Housing Counseling	Affordable Housing Other	Foreclosure Acquisition Program II Neighborhood Stabilization Program Visalia	HOME : \$13,500
	Start Year: 2010	End Year: 2015	Objective: Provide decent affordable housing
	Outcome: Availability/accessibility		Objective: Provide decent affordable housing
<p>Narrative:</p> <p>Carryover Funds (contract). CSET shall provide housing counseling and administration for HOME funded down payment assistance and Foreclosure Acquisition Program II participants. Additionally, with the use of Neighborhood Stabilization Program funds, Self Help Enterprise, Inc. (SHE) shall continue providing recipients /new homebuyers of NSP homes, HUD Certified Counseling. Both CSET and SHE are contracted with the City to provide these important services to the community participants.</p>			

Goal Outcome Indicator Other		Quantity 3	UoM Other
Affordable Housing	Visalia	Revolving Loan Activities	HOME : \$127,349
Start Year: 2013	End Year: 2015	Outcome: Sustainability	Objective: Provide decent affordable housing
<p>Narrative:</p> <p>Carryover of Revolving Loan Fund. In previous years funding was recycled through the Loan Recapture Program. A total of \$127,349 is available in the Revolving Loan Fund, to utilize toward foreclosure, due to non-payment by a City loan participant, where all efforts have been made to receive payments. The property and existing loans would be analyzed, brought to the Citizens Advisory Loan Committee for review and recommendation, along with final review by the City Manager to acquire the home, rehabilitate and resell. This will assist with recapturing the original loan investment, as well as sustain the neighborhood, sustain the home through rehabilitation and allow another family to own a home. Staff proposes working with its non-profit partners to administer this program.</p>			
Goal Outcome Indicator Other		Quantity 1	UoM Other
Non-Housing Community Development	Visalia	Public Facilities	CDBG : \$30,000
Start Year: 2012	End Year: 2015	Outcome: Availability/accessibility	Objective: Create suitable living environments

Loan Recapture Program

Public Improvements (Ice House)

Narrative:

To make improvements to the historical ice house which is used by the community. ADA accessibility public improvements

Goal Outcome Indicator	Quantity	UoM
Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	1	Persons Assisted

Goal Descriptions

1	Goal Name	Neighborhood Preservation
	Goal Description	Funding includes \$95,000 of NEW CDBG funding and Carryover as of April 30, 2013, of \$172,212 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. This program years goal is to address 200 code cases. CDBG funds have been set aside for staffing. Carryover: Existing IDIS 756 and 772
2	Goal Name	Support homeless service providers (CoC)
	Goal Description	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.

3	Goal Name	Commitment to long-term economic growth
	Goal Description	CDBG Funds include New and Carryover. Since the construction of the parking structure, job surveys have been completed and collected through November 2012. There have been 934 full time, 560 part time (20 hours plus) and 198 part time (less than 20 hours) positions filled. This totals 1,412 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. 332 Full time equates to 36% of the full time positions filled by persons with a maximum household income of 80% AMI.328 part time (20 hours plus) and 73 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. The Carryover funding as of April 30, 2013, (DIS #771) consists of \$435,391.55 for the next payment due September 2013. The 2013-14 CDBG funds set aside for Section 108 Loan Payment is: \$507,819.
4	Goal Name	Public Improvements to Oval Park
	Goal Description	Funding consists of New and Carryover funding. In 2008, the City Council directed staff to work with residents and businesses from the Washington School and Oval Park neighborhoods to foster revitalization efforts. The Housing and Economic Development, Building, Police, Engineering, Public Works, Fire and Community Development departments actively participate in these efforts. The City Council also provided staff with the direction to identify the needs of the Oval Park Area. In addition to leveraging CDBG funds in 2008, the City received a Caltrans grant to analyze the area as it relates to traffic, safety and lighting. Community meetings have been held at Oval Park, obtaining community input, coordinating with local nonprofit agencies to utilize the existing building and creating a more family-friendly park. The City contributed funds toward the Oval Park Traffic Improvement project since 2007 with efforts to improve public parks. Last September \$300,000 in CDBG was redirected toward other improvements, however, this years final notice of allocation (\$154,766) CDBG Grant, will accompany an HSIP Grant in the amount of \$500,000, along with CalTrans contribution of \$200,000. CalTrans approved the plans in January 2013. The project is anticipated to begin in the Summer of 2013. Carryover as of April 30, 2013, funding DIS # 755 - \$54,546.93

5	<p>Goal Name</p> <p>Goal Description</p>	<p>Foreclosure Acq/Rehab/Resell opportunities</p> <p>Estimated Program Income and Carryover 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. The goal for 2013-14 is to acquire, rehabilitate and resell two (2) properties. The \$200,000 estimated shall be derived from estimated program income. Carryover: Efforts will also continue with the carryover of HOME funds, with the current remaining carryover as of April 30, 2013, of \$353,306</p>
6	<p>Goal Name</p> <p>Goal Description</p>	<p>CHDO Foreclosure Acquis/Rehab/Resell</p> <p>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 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. Upon confirming that CSET has met HUD new 2012 HOME Rules, the City will provide approximately \$207,834 to CSET to continue their efforts as a new CHDO, with a goal to acquire two foreclosed homes, rehabilitate and resell to income qualifying households. CSET, as the Developer will receive a Developer fee of 15% which will assist with operating expenses and is included in the allocation. The \$207,834 is based upon the actual CHDO set aside (15% of \$50,800) and regular HOME funds in the amount of \$157,034.</p>
7	<p>Goal Name</p> <p>Goal Description</p>	<p>CHDO Affordable Rental Development</p> <p>HOME HOME CHDO Carryover A total of \$1,200,000 in HOME funds shall be directed toward the 48-unit multi-family development currently known as Visalia Village. The City is partnering with Self Help Enterprise to develop a 48-unit rental development located at Highland Street between Riggan Avenue and Ferguson Street. Self Help Enterprise has been one of the City certified CHDO since 2008. SHE has been recertified under the new 2012 HOME Rules. The funds are derived from an accumulation of CHDO and Regular HOME funding resources. The CHDO funds are derived from the remainder of 2009, all 2010, 2011 and 2012 CHDO set aside, totaling (est) \$267,523.70. The remainder is HOME Regular funds, from amendments and program income funds. Eleven of the 48-units are HOME funded. The project also includes Tax Credit funding. This activity has been set up as IDIS #788.</p>

8	<p>Goal Name Down Payment Assistance homeownership</p> <p>Goal Description First Time Homebuyer Program is a City Program was previously administered through CSET (Community Services and Employment Training, Inc.). During the last few years, funds were redirected to address the foreclosure crises. This year, the City is allocated \$96,965 in HOME funds for down payment assistance. An estimated \$100,000 in program income as anticipated, which would be directed toward this program. Additionally, if the program is successful with a minimum of 6 loans, council approved on April 15, 2013, allowing up to an additional \$147k, if additional program income is available beyond the anticipated amount for the overall HOME program. The program provides a loan to qualified borrowers. The funds are provided as a second mortgage, at a low interest rate, making it possible for low-to-moderate income families to own a home within the City limits. City Staff continues to review the local housing market and interest rates so that the programs allocation continues to assist families at the very-low income levels (30%, 50% and 60%) up to the families at the 80% median income level. It is anticipated that approximately 5 to 6 families will be assisted. Program income in the amount of \$196,965 was made available during the month of June which allowed funds to be directed toward the project in advance of the 13-14 funding. See Activity #789</p>
9	<p>Goal Name Rehabilitation of existing owner-occupied units</p> <p>Goal Description Maintain and preserve quality housing through rehabilitation of owner-occupied substandard housing. The City proposes to work with one of its' non-profit agency's-Habitat for Humanity or other non-profit agency, to administer a homeownership Repair and Basic Needs Program (HRBN). Community Development Block Grant (CDBG) Funds. The funds are provided as a second mortgage, making it possible for extremely low-to-low income homeowners to address specifically health and safety issues. Examples of assistance are: replacement of roofs, flooring, electrical, plumbing and sewer, which pose immediate threat to the family's health and well-being.</p>

10	Goal Name	Increase Accessibility
	Goal Description	<p>Estimated PI: Up to \$100,000 in estimated PI will be directed toward ADA projects.</p> <p>Carryover funds: 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. carryover as of April 30, 2013 is \$151,177.</p> <p>City Staff continues to work with the Disability Advocacy Committee to identify areas that need improvement in the CDBG Targeted area and other areas within city limits which the public and DAC members have identified. Citizens from the Disability Advocacy Committee, Northern Visalians Neighborhood Advisory Committee and community members identify areas in need of accessibility and areas with the lack of a safe walking path, curb cuts and truncated domes. A list of locations is then evaluated for use of CDBG funding. The existing IDIS #'s are: 764,777 and 779</p>
11	Goal Name	Homeless Support Facilities
	Goal Description	<p>Voucher Program: Consists of new and carryover funding. 2013 funding is \$15,000. Carryover IDIS #783 as of April 30, 2013, is \$8,000</p> <p>This is the third year, in allocating 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 continue to support a Case Manager to oversee the program, which includes mental, and health counseling, job search, and life skills training. Specific data will continue to be collected to reflect the outcome.</p>

12	Public Improvements within Neighborhood Parks	<p>Improve the quality and increase the quantity of public park improvements that benefit low- and moderate-income residents.</p> <p>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.</p> <p>Existing Projects with Carryover -Park projects underway and near completion are included in this goal. Shade Covers in Fairview, Summers Jefferson, Ruiz, Riverbend and Constitution Parks (IDIS #773)as of April 30, 2013 carryover funding of \$50,000. Remaining funds from this project will be redirected, as per Council approval on April 15, 2013, to Recreation Park project to complete the pickleball/youth tennis court and other projects listed below.</p> <p>New Project with Carryover. Park improvements this year shall include a pickleball/youth tennis court, installation of ADA accessible walkways and a new irrigation system. The design and new pump were part of last year and a recent amendment.</p>
13	Public Improvements to Recreation Park	<p><u>Carryover of existing projects</u></p> <p>Recreation Park is a heavily used neighborhood park. The location houses a public park with Visalia only fully ADA accessible playground, a community center that houses the Citys Parks and Recreation business office, a gymnasium, a skate park and a Minor League Baseball stadium. 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.</p> <p>Carryover CDBG funds, in the amount of \$100,000 has been approved previously by Council toward the construction of the Splashpad at Recreation Park. (IDIS#786).Current carryover, transferred from Recreation Park Irrigation Design (IDIS#776) and Recreation Park Irrigation Pump and Basketball Court (IDIS#760) was transferred as part of the Council Meeting amendment approval on April 15, 2013, to the Rec Park ADA, youth tennis and construction of the irrigation, as of April 30, 2013, is \$56,414. Additional funds remain from the Shade Cover, Rec Park Irrigation design and pump installation and construction of the basketball court, up to the \$108,000 will be directed toward Rec Park for the youth tennis courts/ada walkway, fencing, and installation of the irrigation system.</p>

14	Goal Name	Overall Program Administration
	Goal Description	Administration of both CDBG and HOME projects and programs. 2013-14 Annual Administration is based on the actual allocation received by notice in June 2013. \$214,396.20 (CDBG) \$33,866.50 (HOME) Carryover as of April 30, 2013, of CDBG Administration including fair housing (IDIS#762,781) approx \$241,617 and HOME carryover is \$42,183
15	Goal Name	Housing Counseling
	Goal Description	Carryover Funds (contract). CSET shall provide housing counseling and administration for HOME funded down payment assistance and Foreclosure Acquisition Program II participants. Additionally, with the use of Neighborhood Stabilization Program funds, Self Help Enterprise, Inc. (SHE) shall continue providing recipients /new homebuyers of NSP homes, HUD Certified Counseling. Both CSET and SHE are contracted with the City to provide these important services to the community participants.
16	Goal Name	Loan Recapture Program
	Goal Description	Carryover of Revolving Loan Fund. In previous years funding was recycled through the Loan Recapture Program. A total of \$127,349 is available in the Revolving Loan Fund, to utilize toward foreclosure, due to non-payment by a City loan participant, where all efforts have been made to receive payments. The property and existing loans would be analyzed, brought to the Citizens Advisory Loan Committee for review and recommendation, along with final review by the City Manager to acquire the home, rehabilitate and resell. This will assist with recapturing the original loan investment, as well as sustain the neighborhood, sustain the home through rehabilitation and allow another family to own a home. Staff proposes working with its non-profit partners to administer this program.
17	Goal Name	Public Improvements (Ice House)
	Goal Description	To make improvements to the historical ice house which is used by the community. ADA accessibility public improvements

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Moderate: 51%-80%-19

Low: 31%-50%-2

Extremely Low: 0-30%-0

Although the information above relates to HOME funding, CDBG funding will assist both low and extremely low households through the rehabilitation program, voucher program and the continuum of care point in time services and survey. This program year, the City will continue to acquire, rehabilitated and resell foreclosed homes with the remaining NSP funding to households up to 50% of the area median income.

The City continues to work with Habitat for Humanity who is utilizing remaining NSP funding in order to provide affordable housing to households at or below 50% of the area median income. The HOME FAPII program also provides affordable housing to households at or below 80% of the area median income. The City will be working with its non-profit agencies to provide down payment assistance and owner occupied rehabilitation loan assistance. The programs will provide assistance to households below 80% of the ami and 50% ami. A Tax Credit project will be providing affordable rental assistance for households below 65% of the ami.

AP-35 Projects – 91.220(d)

Introduction

The 2013-14 Draft Action Plan program allocations and unit goal is based upon estimates. The Community Development Block Grant (CDBG) and HOME Investment Partnership funding (HOME) estimated allocation reflects a 8.5% reduction respectively from the prior year. The Final allocation was received in June 2013 and now reflected within the projects and programs. Duplications may exist due to this being the first year of the EconPlan- Action Plan and staff will work with HUD to make the appropriate changes. Upon notification from U. S. Department of Housing and Urban Development, the estimate compared to the actual were adjusted through a minor amendment. Staff has also proposed alternate projects in order to be proactive in keeping funds moving and addressing the needs of the community.

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).

The estimated program income for HOME 2013-14, is \$300,000, which is reflected in the estimated budget. Approximately \$100,000 from loan payments and approximately \$200,000 from the resell of homes through the Foreclosure Acquisition Program II (FAPII). The HOME PI is proposed for additional FAPII purchases and CSET FTHB.

The estimated program income for CDBG 2013-14 is \$100,000 which is proposed for public and park improvements. If additional PI is received, it will directed toward Oval Park and Recreation Park. Projects listed include existing projects and programs which have been identified in the IDIS system.

Alternate Amendments were also approved by City Council on April 15, 2013.

Carryover HOME funds and HOME CHDO funding as of April 30, 2013, with a total of \$1,736,339 is carried over from previous years. The following proposed and established programs which includes carryover funding are as follows:

Proposed-CHDO & HOME Self Help 48-unit Rental Dev \$1,200,000 (11)

Proposed - carryover funds-Loan Recapture Program \$127,349

Established Foreclosure Acquisition Program II \$353,306

Established CSET Housing Counseling \$13,500

Carryover CDBG funds: CDBG funding with a total, as of April 30, 2013, of \$1,299,357 is carried over from previous years. These projects are in various stages with most projects anticipated to be completed by the beginning of the 2013-14 program year. The West Acequia Parking Structure payment is broken into two payments per year and the Recreation Park Splash pad is at the beginning stages.

The following proposed and established programs are as follows:

Established Code Enforcement \$172,212

Established Contract Voucher Program \$8,000

Established Contract ADA Compliance \$151,177

Established West Acequia Parking Structure \$435,392

Established Oval Park Transportation Improvements \$54,547

Remainder Recreation Park- Shade Covers, and Splashpad \$150,000

Established CDBG Administration \$241,617

#	Project Name
1	Code Enforcement
2	Homeowner Repair and Basic Needs Program
3	Continuum of Care
4	Voucher Program
5	West Acequia Parking Structure- Section 108 Loan Payment
6	Oval Park and Oval Transportation Improvements
7	Public & Park Improvement Recreation Park Projects- & Amendments
8	Public Improvement- Accessibility & Est PI
9	First Time Homebuyer Program
10	Foreclosure Acquisition Program II- Home funded-recycled Home funds
11	CSET-CHDO Foreclosure Acq/Rehab/Resale
12	CHDO- Self Help Rental Development
13	Loan Recapture Program
14	Housing Counseling
15	CDBG Administration
16	HOME Administration
17	Ice House ADA Project

Table 7 – Project Information

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

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

The City continues to acquire foreclosed homes within the CDBG-NSP targeted neighborhoods as well as Citywide through the HOME funded foreclosure acquisition programs. Habitat for Humanity will continue to acquire foreclosed homes within targeted neighborhoods, rehabilitating and reselling to households at or below 50% of the area median income. Additionally, a non-profit agency, such as Habitat for Humanity will implement a housing rehabilitation program with the use of CDBG funding, working with city staff, community and code enforcement to identify owners within neighborhoods in need of repair.

The Analysis of Impediments (AI) to Fair Housing Choice was adopted by the City Council on April 19, 2010. The AI was reviewed by HUD for final approval and was incorporated into the Consolidated Plan as of February 2011. The AI provides an overview of laws, regulations, conditions and other possible obstacles that could affect an individual's or household's access to housing in Visalia. The AI includes a comprehensive review of Visalia's laws, regulations and administrative policies, procedures and practices, as well as an assessment of how they affect the location, availability and accessibility of housing, including an assessment of conditions, both public and private, affecting fair housing choice. A complete copy of the report can be viewed on the City of Visalia website at www.ci.visalia.ca.us.

The City continues to work with Caltrans as we have during the past few years in addressing the obstacles related to improving vehicular traffic flow and improving pedestrian and bicyclist safety. This project is known as the Oval Area Traffic Improvement Project. CDBG funds have been expended in relation to a contract with engineering consultant, Omni Means, to complete the design and prepare the project for bid. Other grant opportunities have been sought after for this project, with a recent award of \$574,000 from the Federal Highway Administration's Highway Safety Improvement Program and a \$200,000 contribution from Caltrans. Final completion of the design phase is expected by fall 2013, with construction scheduled to begin in 2014.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	Code Enforcement
	Target Area	2008 CDBG Areas 2013 CDBG LowModAreas
	Goals Supported	Neighborhood Preservation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$267,212
	Description	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.
	Planned Activities	This program year's goal is to address 200 code cases. CDBG funds have been set aside for staffing. Funding includes \$95,000 of NEW CDBG funding and Carryover as of April 30, 2013, is \$172,212.17.
2	Project Name	Homeowner Repair and Basic Needs Program
	Target Area	2008 CDBG Areas Visalia 2013 CDBG LowModAreas
	Goals Supported	Neighborhood Preservation Rehabilitation of existing owner-occupied units

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$80,000
	Description	Maintain and preserve quality housing through rehabilitation of owner-occupied substandard housing. The City proposes working with Habitat for Humanity or non profit agency to administer a owner-occupied, homeownership Repair and Basic Needs Program (HRBN) with the use of Community Development Block Grant (CDBG) Funds. The funds are provided as a second mortgage, making it possible for extremely low-to-low income homeowners to address specifically health and safety issues. Examples of assistance are: replacement of roofs, flooring, electrical, plumbing and sewer, which pose immediate threat to the familys health and well-being.
	Planned Activities	This Program year's goal is to assist 4 homeowners with the use of \$80,000 in CDBG Funding.
3	Project Name	Continuum of Care
	Target Area	Visalia
	Goals Supported	Support homeless service providers (CoC)
	Needs Addressed	Homeless/HIV/AIDS
	Funding	CDBG: \$5,000
	Description	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.
	Planned Activities	The City provides annual funding for the Continuum in the amount of \$5,000 for the annual Point in Time (PIT) and Project Homeless Connect (PHC) events, as well as for technical assistance to assist agencies in creating and operating housing facilities for the homeless.
4	Project Name	Voucher Program
	Target Area	Visalia

	Homeless Support Facilities
Goals Supported	Homeless Support Facilities
Needs Addressed	Affordable Housing Homeless/HIV/AIDS
Funding	CDBG: \$23,000
Description	This is the third year, in allocating 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 continue to support a Case Manager to oversee the program, which includes mental, and health counseling, job search, and life skills training. Specific data will continue to be collected to reflect the outcome.
Planned Activities	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. These funds will help 5 homeless families New (\$15,000) and Carryover IDIS #783 \$8,000 reflected as of April 30, 2013
Project Name	West Acequia Parking Structure- Section 108 Loan Payment
Target Area	2008 CDBG Areas Neighborhood Stabilization Program 2013 CDBG LowModAreas
Goals Supported	Commitment to long-term economic growth
Needs Addressed	Economic Development Public Facilities
Funding	CDBG: \$943,211
5	

<p>Description</p> <p>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 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. Since the construction of the parking structure, job surveys have been completed and collected through November 2012. There have been 934 full time, 560 part time (20 hours plus) and 198 part time (less than 20 hours) positions filled. This totals 1,412 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: 332 Full time equates to 36% of the full time positions filled by persons with a maximum household income of 80% AMI. 328 part time (20 hours plus) and 73 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.</p>	<p>Planned Activities</p> <p>This year, the City will make another Section 108 payment of \$507,819.</p> <p>The Carryover funding (IDIS #774) consists of \$435,391.55, carryover as of April 15, 2013, for the next payment due September 2013.</p> <p>The 2013-14 CDBG funds set aside for Section 108 Loan Payment is: \$507,819 as referenced above</p>
<p>6</p>	<p>Project Name</p> <p>Oval Park and Oval Transportation Improvements</p>
<p>Target Area</p>	<p>2008 CDBG Areas 2013 CDBG LowModAreas</p>
<p>Goals Supported</p>	<p>Public Improvements to Oval Park Public Improvements within Neighborhood Parks</p>
<p>Needs Addressed</p>	<p>Park Improvements Non-housing Community Development</p>
<p>Funding</p>	<p>CDBG: \$209,312</p>

<p>Description</p>	<p>In 2008, the City Council directed staff to work with residents and businesses from the Washington School and Oval Park neighborhoods to foster revitalization efforts. The Housing and Economic Development, Building, Police, Engineering, Public Works, Fire and Community Development departments actively participate in these efforts. The City Council also provided staff with the direction to identify the needs of the Oval Park Area. In addition to leveraging CDBG funds in 2008, the City received a Caltrans grant to analyze the area as it relates to traffic, safety and lighting. Community meetings have been held at Oval Park, obtaining community input, coordinating with local nonprofit agencies to utilize the existing building and creating a more family-friendly park.</p>
<p>Planned Activities</p>	<p>In 2008, the City Council directed staff to work with residents and businesses from the Washington School and Oval Park neighborhoods to foster revitalization efforts. The Housing and Economic Development, Building, Police, Engineering, Public Works, Fire and Community Development departments actively participate in these efforts.</p> <p>The City Council also provided staff with the direction to identify the needs of the Oval Park Area. In addition to leveraging CDBG funds in 2008, the City received a Caltrans grant to analyze the area as it relates to traffic, safety and lighting. Community meetings have been held at Oval Park, obtaining community input, coordinating with local nonprofit agencies to utilize the existing building and creating a more family-friendly park.</p> <p>The City contributed funds toward the Oval Park Traffic Improvement project since 2007 with efforts to improve public parks. Last September \$300,000 in CDBG was redirected toward other improvements, however, with <u>this year's final notice of allocations</u>, the amount of CDBG funds directed toward this project is <u>\$154,766.00</u> and will accompany an HSIP Grant in the amount of \$500,000, along with CalTrans contribution of \$200,000. CalTrans approved the plans in January 2013. The project is anticipated to begin in the Summer of 2013. Improvements also include Oval Park improvements, such as preparing the design of the park. Other improvements may include playground, sidewalks, fencing and other improvements that will improve the community oval park.</p> <p>Current Carryover as of April 30, 2013, funding (IDIS # 755) - <u>\$54,546.93</u></p>
<p>7</p>	<p>Public & Park Improvement Recreation Park Projects- & Amendments</p>
<p>Project Name</p>	<p>2008 CDBG Areas</p>
<p>Target Area</p>	<p>2013 CDBG LowModAreas</p>
<p>Goals Supported</p>	<p>Increase Accessibility Public Improvements to Recreation Park Public Improvements within Neighborhood Parks</p>

Needs Addressed	Public Improvements Public Facilities Park Improvements
Funding	CDBG: \$206,414
Description	<p>Park Infrastructure and improvement Projects (Estimated PI): Staff recommends that the estimated Program Income be directed, as discretionary programs in order to address blighted neighborhood parks, public infrastructure improvements and ADA accessibility. 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. This year, with the use of CDBG funding rolled over from previous years, amendment and/or program income, would be directed toward a Pickleball Court/Youth Tennis Court, installation of the irrigation system and accessibility walkways located at Recreation Park. Thorough City Council on April 15, 2013, amendments included redirecting remaining funds from various park and public improvement projects to this project. As of April 30,2013, \$56,414, has been added through the amendment. Carryover also includes \$100,000 for the Splashpad project and the Shade Cover project with \$50,000 as of April 30, 2013. Other proposed alternate projects would include ADA Accessibility sidewalks, curb ramps and other safety devices, which is also referenced in Project #16</p>

<p>Planned Activities</p>	<p>Staff recommends that the estimated Program Income be directed, as discretionary programs in order to address blighted neighborhood parks, public infrastructure improvements and ADA accessibility.</p> <p>This year, with the use of CDBG funding rolled over from previous years, and/or program income, would be directed toward a Pickleball Court/Youth Tennis Court, installation of the irrigation system and accessibility walkways located at Recreation Park. Note: \$56,414 was transferred through Council on April 15, 2013 to this Rec Park project from the various projects that were near completion.</p> <p>Other proposed alternate projects would include ADA Accessibility sidewalks, curb ramps and other safety devices in areas of need.</p> <p><u>Carryover Project Information from Goal 12: Existing Projects with Carryover:</u> Park projects underway and near completion funding are included in this goal. Specifically, Shade Covers in Fairview, Summers Jefferson, Ruiz, Riverbend and Constitution Parks (IDIS #773). <u>This totals approx \$50,000, in carryover,</u> which will continue to be expended until projects are completed. Remaining funds are recommended to continue park improvements to complete the pickleball/youth tennis court and other projects listed for Rec Park.</p> <p><u>Other Carryover from Goal 13:</u> CDBG funds, in the amount of \$100,000 has been approved previously by Council toward the construction of the Splashpad at Recreation Park. (IDIS#786)</p>
<p>8</p>	<p>Public Improvement- Accessibility & Est PJ</p>
<p>Project Name</p>	<p>2008 CDBG Areas</p>
<p>Target Area</p>	<p>Visalia</p>
<p>Goals Supported</p>	<p>2013 CDBG LowModAreas</p>
<p>Needs Addressed</p>	<p>Increase Accessibility</p>
<p>Funding</p>	<p>Public Improvements</p>
<p></p>	<p>Public Facilities</p>
<p></p>	<p>Non-housing Community Development</p>
<p></p>	<p>CDBG: \$251,177</p>

	<p>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 and other areas within city limits which the public and DAC members have identified. Citizens from the Disability Advocacy Committee, Northern Visalians Neighborhood Advisory Committee and community members identify areas in need of accessibility and areas with the lack of a safe walking path, curb cuts and truncated domes. A list of locations is then evaluated for use of CDBG funding. Estimated Program Income of \$100,000 will be directed toward ADA projects. Carryover, as of April 30, 2013 was \$151,177</p>
<p>Planned Activities</p>	<p><u>Carryover funds from Goal #10:</u> 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. <u>The existing IDIS #'s are: 764,777 & 779 as of April 30, 2013 carryover was \$151,176.52</u> <u>\$100,000 estimated PI for 2013-14 AP</u></p>
<p>9</p>	<p>First Time Homebuyer Program</p>
<p>Project Name</p>	<p>Visalia</p>
<p>Target Area</p>	<p>Down Payment Assistance homeownership</p>
<p>Goals Supported</p>	<p>Affordable Housing</p>
<p>Needs Addressed</p>	<p>HOME: \$196,965</p>
<p>Funding</p>	

	<p>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. Providing down payment assistance as a second mortgage loan at a below interest rate. First Time Homebuyer Program is a City Program was previously administered through CSET (Community Services and Employment Training, Inc.). During the last few years, funds were redirected to address the foreclosure crises. This year, the City is allocated \$96,965 in HOME funds for down payment assistance. An estimated \$100,000 of program income is also anticipated. The program provides a loan to qualified borrowers up to a maximum of \$10,000. The funds are provided as a second mortgage, at a low interest rate, making it possible for low-to-moderate income families to own a home within the City limits. City Staff continues to review the local housing market and interest rates so that the program's allocation continues to assist families at the very-low income levels (30%, 50% and 60%) up to the families at the 80% median income level. It is anticipated that approximately 6 families will be assisted. If the project is successful with a minimum of 6 loans, up to an additional \$147k was authorized by Council on April 15, 2013. Note: However, the \$147k is based upon PI over the initial \$300k which is directed toward 2 programs. \$100k to the FTHB and \$200k to the City's FAPII.</p>
<p>Planned Activities</p>	<p>This year, the City is allocated \$96,965 in HOME funds for down payment assistance. The goal is to assist at least six (6) new homebuyers. The homebuyer will also be required to attend 8 hours of housing counseling prior to finalizing the purchase. Additional funds may be directed toward this program from estimated Program Income, up to an additional \$100,000. Council authorized additional PI with criteria as listed above. Activity No. 789 opened with \$196,965 in June 2013</p>
<p>10 Project Name</p>	<p>Foreclosure Acquisition Program II- Home funded-recycled Home funds</p>
<p>Target Area</p>	<p>Foreclosure Acquisition Program II</p>
<p>Goals Supported</p>	<p>Foreclosure Acq/Rehab/Resell opportunities</p>
<p>Needs Addressed</p>	<p>Affordable Housing</p>
<p>Funding</p>	<p>HOME: \$553,306</p>
<p>Description</p>	<p>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.</p>

	<p>The goal for 2013-14 is to acquire, rehabilitate and resell two (2) properties. with recycled HOME funds. Estimated PI \$200,000 and Carryover: Efforts will also continue with the carryover of HOME funds, with the current remaining carryover of \$353,305.92 as of April 30, 2013</p>	<p>Planned Activities</p>
11	<p>CSET-CHDO Foreclosure Acq/Rehab/Resale</p>	<p>Project Name</p>
	<p>Foreclosure Acquisition Program II</p>	<p>Target Area</p>
	<p>Visalia</p>	<p>Goals Supported</p>
	<p>CHDO Foreclosure Acquis/Rehab/Resell</p>	<p>Needs Addressed</p>
	<p>Affordable Housing</p>	<p>Funding</p>
	<p>HOME: \$207,834</p>	<p>Description</p>
	<p>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 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. Upon confirming that CSET has met HUDs new 2012 HOME Rules, the City will provide approximately \$189,607 to CSET to continue their efforts as a new CHDO, with a goal to acquire two foreclosed homes, rehabilitate and resell to income qualifying households. CSET, as the Developer will receive a Developer fee of 15% which will assist with operating expenses and is included in the allocation.</p>	<p>Planned Activities</p>
	<p>CSET is a new CHDO with the City. Upon confirming that CSET has met HUD's new 2012 HOME Rules, the City will provide approximately \$207,834 to CSET to continue their efforts as a new CHDO, with a goal to acquire two foreclosed homes, rehabilitate and resell to income qualifying households. CSET, as the Developer will receive a Developer fee of 15% which will assist with operating expenses and is included in the allocation. The \$207,834 is based upon final allocation. <u>\$50,800 of the \$207,834 is the annual HOME CHDO Set Aside</u>, with the remainder in regular HOME funds. The CHDO amount may change dependent upon the final HOME award.</p>	<p>Project Name</p>
12	<p>CHDO- Self Help Rental Development</p>	

Target Area	2008 CDBG Areas Neighborhood Stabilization Program 2013 CDBG LowModAreas CHDO Affordable Rental Development
Goals Supported	Affordable Rental Housing
Needs Addressed	HOME: \$1,200,000
Funding	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. Self Help is another of the City's CHDO's, which will be recertified through the public hearing process, with the specific project.
Description	A total of \$1,200,000 in HOME funds shall be directed toward the 48-unit multi-family development currently known as Visalia Village. The City is partnering with Self Help Enterprise to develop a 48-unit rental development located at Highland Street between Riggin Avenue and Ferguson Street. Self Help Enterprise has been one of the City's certified CHDO's since 2008. SHE is being recertified under the new 2012 HOME Rules. The funds are derived from an accumulation of CHDO and Regular HOME funding resources. The CHDO funds are derived from the remainder of 2009, all 2010, 2011 and 2012 CHDO set aside, totaling approximately \$267,523.70. The remainder is HOME Regular funds, from amendments and program income funds. Eleven (11) of the 48-units are HOME funded. The project also includes Tax Credit funding. Funds were committed in IDIS in June. Activity No. 788. this may be a duplicate. City Staff will work with HUD to make the appropriate changes to reflect only one activity, if necessary
Planned Activities	Loan Recapture Program
13 Project Name	2008 CDBG Areas Neighborhood Stabilization Program Foreclosure Acquisition Program II Visalia 2013 CDBG LowModAreas

Goals Supported	Loan Recapture Program
Needs Addressed	Revolving Loan Activities
Funding	HOME: \$127,349
Description	Past years, funds were recycled through the Loan Recapture Program. A total of \$127,349 is available in the Revolving Loan Fund, to utilize toward foreclosure, due to non-payment by a City loan participant, where all efforts have been made to receive payments. The property and existing loans would be analyzed, brought to the Citizens Advisory Loan Committee for review and recommendation, along with final review by the City Manager to acquire the home, rehabilitate and resell. This will assist with recapturing the original loan investment, as well as sustain the neighborhood, sustain the home through rehabilitation and allow another family to own a home. Staff proposes working with its non-profit partners to administer this program. These are funds that are carried over.
Planned Activities	The Revolving Loan Fund, is to be utilized toward proceeding with foreclosure, due to non-payment by a City loan participant, where all efforts have been made to receive payments. The property and existing loans would be analyzed, brought to the Citizens Advisory Loan Committee for review and recommendation, along with final review by the City Manager to acquire the home, rehabilitate and resell. This will assist with recapturing the original loan investment, as well as sustain the neighborhood, sustain the home through rehabilitation and allow another family to own a home. Staff proposes working with its non-profit partners to administer this program. <u>Carryover of Revolving Loan Fund: \$127,349</u>
14 Project Name	Housing Counseling
Target Area	Foreclosure Acquisition Program II Visalia
Goals Supported	Housing Counseling
Needs Addressed	HUD Certified Housing Counseling
Funding	HOME: \$13,500

Description	A contract with CSET was established to continue efforts in providing HUD certified counseling to participants of city housing programs.
Planned Activities	<p>HUD Certified Counseling will be conducted by CSET.</p> <p>Carryover Funds (contract): CSET shall provide housing counseling and administration for HOME funded down payment assistance and Foreclosure Acquisition Program II participants. Additionally, with the use of Neighborhood Stabilization Program funds, Self Help Enterprise, Inc. (SHE) shall continue providing recipients /new homebuyers of NSP homes, HUD Certified Cousing. Both CSET and SHE are contracted with the City to provide these important services to the community participants. \$13,500 carryover as of April 30, 2013.</p>
15 Project Name	CDBG Administration
Target Area	Visalia
Goals Supported	Overall Program Administration
Needs Addressed	Planning/Administration
Funding	CDBG: \$456,013
Description	<p>CDBG Administration is based on 20% of the Entitlement. This years the Entitlement (allocation) is based upon a 8.5% reduction over last years allocation, therefore the estimated administration for loan serving, and operations is \$184,963. This will be adjusted upon notice by HUD of the actual allocation for 2013-14 program year. Carryover as of April 30, 2013 is \$241,617</p>
Planned Activities	<p>CDBG Administration is based on 20% of the Entitlement. This years' Entitlement (allocation) is for administration, loan serving, and operations is \$214,396.20.</p> <p><u>Carryover of CDBG Administration including fair housing (IDIS#762,781) apprx \$241,617.02 as of April 30, 2013</u></p>
16 Project Name	HOME Administration
Target Area	Visalia
Goals Supported	Overall Program Administration

Needs Addressed	Planning/Administration
Funding	HOME: \$76,049
Description	HOME Administration is based on 10% of the Entitlement as a Participating Jurisdiction. This year's Entitlement (allocation) is based upon a 8.5% reduction over last year's allocation, therefore the estimated administration for loan serving, and operations is \$31,841. This will be adjusted upon notice by HUD of the actual allocation for 2013-14 program year. Carryover as of April 30, 2013 is \$42,183
Planned Activities	HOME Administration is based on 10% of the Entitlement as a Participating Jurisdiction. This year's Entitlement (allocation) administration including loan serving, and operations is \$33,867. Carryover, as of April 30, 2013 is \$42,183.48.
17 Project Name	Ice House ADA Project
Target Area	2008 CDBG Areas Visalia 2013 CDBG LowModAreas
Goals Supported	Increase Accessibility Public Improvements (Ice House)
Needs Addressed	Public Improvements
Funding	CDBG: \$30,000
Description	Public Improvement to community used building for ADA accessibility.
Planned Activities	Plan to improve accessibility for public use of the ice house

Table 8 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

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

The 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. Other areas include the NSP Targeted area, CDBG Target area and citywide for affordable housing programs. This information is shared in Section Specific Plan 10 information.

Geographic Distribution:

The City of Visalia is the county seat of Tulare County, consisting of approximately a 26-mile radius, with a population of 124,442 people. 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. As per the American Fact Finder, 2011 American Community Survey 1 year estimates, the estimated housing units increased to 44,513, with vacant owner properties declining to 0.8%, rental vacancy rate 6.1%.

December 2012 Employment Development Department Labor Market Information Division Report, dated January 18, 2013, reflected an unemployment rate of 9.8% for Visalia, compared to Tulare County at 15.7%. (<http://www.labormarketinfo.edd.ca.gov>)

Geographic Distribution

Target Area	Percentage of Funds
2008 CDBG Areas	24
Neighborhood Stabilization Program	0
Foreclosure Acquisition Program II	11
Visalia	22
2013 CDBG LowModAreas	43

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City shall continue to its efforts of addressing the needs identified in the 5-Year ConPlan. Staff is working with the community's committees so that other areas of needs are evaluated for future funding opportunities.

Staff will also utilize HUD's new mapping tool to identify areas of need, in addition to Census

information and annual community survey information.

The 2013 CDBG Target Area Map reflects a slight change from the 2008 CDBG Target Area map, in that it does not allow collection of the Census block information, only Census Tract. The five specific Census Tracts reflecting low mod income neighborhoods are Tract 10.04, 11, 12, 17.01 and 20.08. The minor change in the targeted area includes the removal of a portion of the western boundary, specifically Census Tract 10.03, and the eastern boundary, specifically all of 13.02 and 17.03 Census Tracts. However, a new area includes expansion on the southern boundary, where all of 17.01, which increased the southern boundary from Tulare Avenue down to Walnut Avenue, between Watson and the western edge of the San Joaquin Valley Railroad rail line, which is west of Ben Maddox Way.

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. Additionally, accessibility is a presumed benefit and Staff, along with Engineering has worked with the community committee's (DAC, NVAC) to identify areas of need as it relates to accessibility.

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 expanded in 2011 and reflected in the NSP Map.

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.

Discussion

The percentage of geographic distribution is not included for the Neighborhood Stabilization Program. Distribution includes all projects, programs, CDBG, HOME, carryover and Administration funds.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Goals listed pertain to the Continuum of Care- Point in Time Survey (300), Code Enforcement (200), Voucher Program (5), Production of New units (11 of the 48 units), FAPII and CHDO Foreclosure (4).

One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	200
Special-Needs	5
Total	505

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	11
Rehab of Existing Units	4
Acquisition of Existing Units	6
Total	21

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

One year goal for the number of Households to be supported is based upon the outcome of the Continuum of Care -Point In Time survey, Code Enforcement cases and Voucher. This does not include the census data related to improvements in neighborhood parks and accessibility improvements.

The one year goal for the number of households supported through the production of new units is based upon the proposed rental development project, and does not include the remaining 37 unit tenants benefiting who will also be at 65%, 50% and below income levels. The goal for existing rehab units is based upon the Foreclosure Acquisition Program and CSET CHDO foreclosure acquisitions, along with the acquisition of existing units through the First Time Homebuyer Program.

AP-60 Public Housing – 91.220(h)

Introduction

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. Corresponding with TCHA, recent information, as of March 2013, indicates that all Public Housing Units are occupied.

With limited Census information available, the American Fact Finder (AFF), Selected Housing Characteristics,(DP04) 2011, 1-Year Estimate indicates that of the 42,048 occupied housing units, 50 lack complete plumbing facilities, and 471 lack complete kitchen facilities. This represents less than one percent of the housing units within city limits.

Reflected in the Housing Market Analysis conducted in 2010 for the 5-Year ConPlan, the number of vacant units for rent represented an 8% vacancy rate, and vacant units for sale represented 4% vacancy rate, whereas most recent AFF information (DP01) 2011 estimates reflect 2.6% and 1.5% respectively. The total vacant units however, represent 6.5%, which includes units rented and sold –not occupied and other vacancies.

Additionally, through the City's Code Enforcement Department the number of substandard cases, between January 01, 2012, and December 31, 2012, were 374 cases. Of those cases, 29 were Vacant/foreclosed units and a total of 289 were closed, which indicates that the cases pertaining to substandard issues were addressed.

Code Enforcement works closely with TCHA and their Section 8 housing placement when code enforcement issues arise requiring tenants to relocate.

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

The City of Visalia does not own public housing. However, the City does routinely consult with the TCHA. The Tulare County Housing Authority's Capital Fund includes approximately \$250,000 in planned expenditures to maintain or improve their public housing stock in the City of Visalia. This includes roofing, new dual pane windows, landscaping, appliances, painting, etc.

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.

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

Tulare County Housing Authority (TCHA) has two (2) tenant commissioners on their Housing Authority Board and a Resident Counsel to encourage tenant participation in planning decisions as well as a Public

Hearing at least annually. TCHA's Moving To Work Demonstration Program has worked to encourage their tenants to get up and out of Public Housing including, in many instances, purchasing homes. The City of Visalia shares with TCHA, homes which have been acquired through the NSP program, rehabilitated and available to purchase.

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

Tulare County Housing Authority is a High Performer and in no way troubled.

Discussion

The City will continue to work closely with the Tulare County Housing Authority.

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

Introduction

The City of Visalia partners with the Kings/Tulare Continuum of Care to facilitate and implement several key initiatives throughout the community as an ongoing effort to reduce and prevent homelessness. The City provides annual funding for the Continuum in the amount of \$5,000 for the annual Point in Time (PIT) and Project Homeless Connect (PHC) events, as well as for technical assistance to assist agencies in creating and operating housing facilities for the homeless. In addition, the City is a partner in the countywide Tulare Housing First shelter plus care program, and provides \$15,000 annually for a Case Manager.

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

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

There are several ongoing outreach efforts led by churches and non-profit organizations within the City of Visalia. These outreach efforts are conducted in various venues, such as the Visalia Rescue Mission's (VRM) newly opened community center. The VRM community center is located in the heart of the homeless community and offers a day center, meals, overnight shelter, warming center, transitional housing, and case management. Representatives from several agencies visit the community center on a recurring basis to conduct outreach and referrals to clients.

The Kings/Tulare Continuum of Care conduct an annual Point in Time (PIT) census and Project Homeless Connect event. The one-day PIT survey provides a snapshot of the adults, children in households and unaccompanied youth living in the City of Visalia who meet HUD's definition of homelessness. Information gathered through the PIT is used to understand the causes and trends over time of homelessness, as well as to determine the unmet shelter and service needs of the homeless.

PHC is a national best practice that is a one-stop-shop of comprehensive support services for people experiencing homelessness. Guests attending the event are partnered with volunteers who assist in identifying and accessing necessary resources. Information shared with the City, indicated that last year, 30% (112) of the attendees at the Visalia PHC event, held on November 1, 2012, were unsheltered. In 2014, the annual Project Homeless Connect event (PHC) will be combined with PIT, and is scheduled for January 2014. Information will then be shared through the annual CAPER report in September.

Addressing the emergency shelter and transitional housing needs of homeless persons

While the main priority of the region is creation of new Permanent Housing beds, the Continuum also works to address the emergency shelter and transitional housing needs of homeless persons. This year,

two new transitional housing programs were started within the City of Visalia. Visalia DV Transitional Housing, a 14 bed program operated by Family Services of Tulare County, serves women with children who are victims of domestic violence. Court Street Transitional Housing, a 4 bed program operated by Turning Point of Central California, serves single males.

In addition to the two new housing programs noted above, the Continuum has recently implemented Every Door Open, a Coordinated Entry & Assessment System Serving Kings/Tulare Counties. As shared with us, Every Door Open will assist individuals and families who are at-risk of or who are experiencing homelessness within the region. Over the next 12 months, Every Door Open will be implemented as a pilot with agencies who currently participate in the local Homeless Management Information System (HMIS). Participating housing providers will use the same assessment tool, policies on eligibility verification, and data collection forms. Clients with a housing crisis anywhere in the bi-county region can enter the system either through a Provider or through 2-1-1. By following a unified entry protocol, the process of obtaining housing, including emergency and/or transitional housing, becomes more efficient for the client, housing provider, and agency assisting the client with placement.

The Continuum of Care also ranks annual Emergency Solutions Grant (ESG) applications (competitive State funds through the Housing Community Development (HCD)) to ensure the applicants are meeting the needs identified through local strategic planning efforts. In January 2013, there were two applications in Tulare County, including funding for transitional housing operated by Turning Point.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

One of the primary goals for the Continuum of Care is increasing access to housing for chronically homeless individuals and families, veterans, persons with disabilities and youth. Obtaining permanent housing for these individuals and families will shorten the length of time spent in emergency shelters and/or transitional housing. One of the primary goals for the Continuum and community is to create 70 new permanent housing beds over the next 12 months:

- Turning Point of Central California: 6 beds transitioning age youth, ages 18-25
- United Way of Tulare County: 14 beds Single males and females, households with children
- CSET: 50 beds chronically homeless individuals and families

In addition, the City of Visalia will partner with the Continuum to provide leadership and technical assistance to agencies interested in the development of homeless housing units. This will be accomplished by partnering with existing, under-utilized programs as well as new programs to promote

set-aside units for these target populations.

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

According to the National Alliance to End Homelessness, many people seeking homeless assistance still have an opportunity to remain in their current housing situation, whether it's their own housing or the housing of a friend, relative or co-worker. In light of this, prevention and shelter diversion are key interventions in the fight to end homelessness. Immediate screening for these possibilities at entry is an important tactic and can preserve emergency beds for households that truly have nowhere else to go. Access to rental subsidies and case management at entry is often enough to ensure the household successfully remains housed.

Every Door Open, the bi-county region's coordinated entry and assessment system, will be the primary tool used to assess and divert eligible households from entering the homeless system. Once households enter the system, they will be assessed to determine what housing needs they have. The Kings/Tulare Housing Assistance Application is designed to assist Providers and/or 2-1-1 Operators in conducting these assessments. To determine which households are appropriate for prevention/diversion, Providers and/or 2-1-1 Operators will ask applicants a few additional questions during the assessment.

Another important component of prevention/diversion is assisting households with income supports and connections to mainstream benefits. In 2012, the Continuum implemented the SSI/SSDI Outreach, Access and Recovery (SOAR) model. SOAR is designed to increase access to SSI/SSDI for eligible adults who are and have a mental illness and/or a co-occurring substance use disorder. Staff from Kaweah Delta Hospital and Tulare County Health and Human Services Agency has been trained on the SOAR model. Participation by these agencies provides an efficacious method of assisting households who may otherwise pursue homelessness assistance.

Discussion

The learn more about the surveys, services and providers, the Kings and Tulare County Continuum of Care website is: <http://kingstularecoc.org/>

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

In review of the actions identified within the Analysis of Impediments and based upon City limited funding, as well as 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. To view the full list of Actions, please refer to the ConPlan Analysis of Impediments (AI). Staff will focus upon the following actions this year:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Actions to remove barriers:

Expanding Affordable Housing Opportunities:

- Housing Partnerships
- **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 is in 2009 the City worked with CSET, a certified CHDO to acquire foreclosed homes, rehabilitate and resell to income qualifying households. Funds used to meet this goal were both Regular HOME funds and HOME CHDO funds. CSET acquired two homes. This year, Staff proposed to work with two of its CHDO's. CSET will continue their efforts in acquiring up to two homes with CHDO funding. CSET, another of the City's CHDO's, is being recertified for the use of HOME and HOME CHDO funding for the development of 48- units at Highland Street, between Riggini and Ferguson, west of Dinuba Boulevard.
- Affordable Housing Resources
- **Action 2.1 Response:** Affordable Housing Resources. The City has included links to Habitat for Humanity, Tulare County Housing Authority, Christian Church Homes for services related to affordable housing resources.
- Housing Choice for Special Populations
- **Action 4.1 Response:** Housing Choices. The City has continued to work with its local non-profit agencies, partners and CHDO's as well as providing housing purchase and rental housing opportunities throughout the City. Programs such as Foreclosure Acquisition Program II and the First Time Homebuyer Program provide homeownership opportunities for households at or below 80% of the area median income. Additional housing opportunities for households at or below 50% of the area median income, include the City's Neighborhood Stabilization Program and working with its non-profit agency Habitat for Humanity.

- **Action 4.2 Response (Low Income Seniors)** The City recently completed the development of 42 senior rental units, partnering with Visalia Senior Housing (VSH) and Christian Church Homes of Northern California (CCH), located at 1120 West Tulare Avenue. The City has also engaged with CCH regarding addition and rehabilitation of one of their senior developments’.
- **Action 4.3 Response (Low Income Large Families)** The City is working with Self Help Enterprise on the development of a 48 unit multifamily development, which will provide housing for large families.

Access to Financing

- Outreach to Lenders
- **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.
- **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.
- Education and Resources
- **Action 6.3 Response.** The City has partnered with both Community Services and Employment Training, Inc. (CSET) and Self Help Enterprise (SHE) to provide credit and financial counseling services, including assisting potential homebuyers build up credit and equity and clear bad credit, and providing education on affordability and financial responsibility of homeownership. Participants of the Neighborhood Stabilization Program, HOME funded Foreclosure Acquisition program and First Time Homebuyer Program are required to attend housing counseling with these HUD Certified agencies.

Fair Housing Services

- Apartment Owners/Managers
- **Action 8.1 Response.** December 5, 2012, Code Enforcement staff participated with CSET, in a fair housing workshop for Landlords.

Discussion

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.

AP-85 Other Actions – 91.220(k)

Introduction

Other actions planned related to addressing obstacles, to fostering relationships with our local non-profit agencies, and continued efforts in addressing lead based paint in homes built prior to 1978 is reflected below.

Actions planned to address obstacles to meeting underserved needs

The City has proposed to work with one of its 501 c 3 non-profit Community Housing Development Organizations (CHDO). Self Help Enterprise, Inc. (SHE), as a certified CHDO, has proposed to develop a 48- unit multi-family rental development. The income levels which will benefit from this development range between 30%, 50% and 65% of the area median income.

Actions planned to foster and maintain affordable housing

The City proposes to work again, with its non-profit partners to revitalize a housing rehabilitation program. Working with the non-profit, will provide households at 50% up to 80% of the area median income, with needed repairs to their owner occupied homes. This assists in preserving and improving Visalia's neighborhoods.

The City also proposes to work with one of its non-profit agencies to provide down payment assistance to new homeowners.

Actions planned to reduce lead-based paint hazards

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

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

The City also conducts lead testing on pre-1978 homes and multi-family units it purchases through its Neighborhood Stabilization Program and Foreclosure Acquisition Program. The City also requires the

rehabilitation contractor to utilize safe practices and obtain certification through a HUD certified lead testing agency.

Actions planned to reduce the number of poverty-level families

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

Last year the City directed a portion 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 has acquired six (6) properties to date and will continue to evaluate properties to purchase, rehabilitate and resell to households at and below 50% of the area median income. This supports our efforts in reducing the number of poverty level families/households in Visalia.

The City will continue its efforts by acquiring foreclosed homes, rehabilitating and reselling to income qualifying households at and below 50% of the area median income, as well as up to 80% of the area median income. The City will also work with CSET, to provide funds toward the acquisition of foreclosed homes, in order to rehabilitate and resell to households at or below 80% of the area median income.

The City will also continue partnering with organizations to provide 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 continue to work with its partners in identifying and working toward meeting those needs over the duration of its ConPlan through strategically focusing its resources and efforts.

Actions planned to develop institutional structure

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 Community Development Department Director also oversees the administrators of the day-to-day activities of the CDBG, CalHome, NSP1 and HOME programs. Staff works 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, park and infrastructure improvements, and economic development activities.

The strengths in the delivery system are interdepartmental communication and collaboration. City staff

from various departments works with local organizations and agencies that assist low-income households and individuals in Visalia and residents. During the ConPlan public review, those priorities were established. As a result, the Annual Action Plan is prepared based on the needs as well as the funding anticipated by HUD. Unfortunately, the need exceeds the resources available. Therefore, Staff will continue to direct the limited funding towards the highest need. As such, the highest priorities for the 2013-14 program year continue to be affordable housing, improving neighborhoods, job creation or retention and addressing homelessness by supporting our local non-profit agencies who work directly with Visalia's homeless, providing funds to the Continuum for administration of the HMIS system, and providing CDBG funds to Family Services as matching funds for the Voucher program. As referenced in previous years Action Plan, "even projects with a high priority may have to wait years to be funded".

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.

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

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

Discussion

Other actions include posting the Draft and Final Plan on the City Website. Additionally, for reference, the City Council Worksession (April 1, 2013) and Public Hearing (April 15, 2013) transmittals will be available on the City's website which will reflect the Draft proposal and Final Action Plan, Amendments and commitment of funding.

Program Specific Requirements

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

Introduction

Staff provided narrative within specific projects where anticipated program income (both CDBG and HOME) would be directed. In working with both funding sources, the community and council, staff strives to be proactive in identifying projects so that as the funding (PI) comes available, those projects and/or programs may continue. Alternate projects and substantial amendments are presented during the AP and CAPER public hearings.

As this being the first year to complete the stand alone Action Plan through IDIS, the amount of PI anticipated over the next few months would be an estimate only. As program income is received, it is incorporated into the IDIS system to utilize.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City often looks for opportunities to maximize its federal dollars in order to address the needs of the community.

The City also has a Revolving Loan Fund, which was used previously for the Loan Recapture Program. The purpose of the City of Visalia Housing Recapture Program is to work with local non-profit Community Housing Development Organizations (CHDOs) or City staff to purchase housing in the City of Visalia that is being foreclosed on, and which the City has assisted the residence with mortgage financing. All houses will be rehabilitated and resold to lower income families. It is the intent of this program to recapture all or a portion of the funding that the City invested in these properties.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

As it relates to the HOME funded Down Payment Assistance, funds shall be provided as gap finance, as a second mortgage to households at or below 80% of the area median income. The property will maintain an affordability covenant shall be for no less than 5 years, but no more than 15 years, depending based upon the funds invested in the property. The provision that shall be followed is the "Recapture Provision" due to funds being carried as gap financing.

For example, the Deed of Trust references:

NON-CONFORMING COVENANTS. Borrower and Lender further covenant and agree as follows:

1. Owner-Occupancy. Borrower agrees to use the Property as his/her/their principal place of residence throughout Borrower's ownership of the Property, and not to lease the Property for any reason. This promise of owner-occupancy shall remain for fifteen (15) years from the date this Deed of Trust is recorded. 24 CFR (92.254 (a) (4))
15. Affordability Covenant. Borrower agrees to sell the Property only to a qualified household of Low-Income, as that term is defined by the Department of Housing and Urban Development ("HUD"). This covenant of affordability shall remain for fifteen (15) years from the date this Deed of Trust is recorded or until paid in full. The City of Visalia utilizes the "Recapture" provisions identified within the 24 CFR 92.254 (a) (4) (ii) A (1).

Note: Staff works with the City Attorney in updating legal documents to comply with the funding source and type of program administered. The FTHB Program loan documents will be reviewed prior to implementing the program.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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.

Discussion

to be included

Public Notice Attachment "A"

NOTICE OF PUBLIC HEARINGS TO ADOPT THE 2013/2014 ANNUAL ACTION PLAN, CDBG & HOME AMENDMENTS And COMMITMENT OF HOME FUNDS

The City of Visalia receives no federal 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 direct affordable housing, a public living environment as well as expand economic opportunities, primarily for persons of low and moderate incomes. In accordance with the City's General Participation Plan, the public and interested groups are invited to comment and/or provide feedback at the following locations before the proposed Draft 2013-14 Action Plan, CDBG & HOME Amendments, Commitment of \$1.2 million HOME dollars toward a 40-unit affordable multi-family rental development, located at Highland Avenue, West of Highway 99, between Pippin and Ferguson streets. The City Council meetings are scheduled as follows:

**CITY OF VISALIA
CITY COUNCIL WORK SESSION**
City Hall West Council Chambers
707 West Avenue, Visalia, CA
Monday, April 01, 2013, @ 6:00 PM

**CITY OF VISALIA
CITY COUNCIL PUBLIC HEARING**
City Hall West Council Chambers
707 West Avenue, Visalia, CA
Monday, April 01, 2013, @ 7:00 PM

The City has also scheduled Item C) quarterly public meetings. The public is encouraged to attend:

CITIZEN'S ADVISORY COMMITTEE
City Hall West Council Chambers
707 West Avenue, Visalia, CA
Wednesday, April 03, 2013, @ 7:30 PM

DISABILITY ADVOCACY COMMITTEE
City Hall West, Conference Room 1
716 West Avenue, Visalia, CA
Monday, April 01, 2013, @ 6:00 PM

NORTH VISALIA MEMBER-SERVICES ADVISORY COMMITTEE
Civil Service Center
808 North Court Street, Visalia, CA
Tuesday, April 02, 2013, @ 6:30 PM

The Public statement posted on the proposed Draft 2013/2014 Action Plan, CDBG & HOME Amendments and Commitment of \$1.2 million HOME dollars toward a 40-unit affordable multi-family rental development, located through 36, 2013, and public hearing, 2013. During this time the Draft 2013/2014 Action Plan and Amendments may be viewed and obtained at the City of Visalia, Community Development Department, located at 216 E. Avenue, or by calling (559) 713-4420. The Draft Action Plan is available for review on the City's website at www.ci.visalia.ca.us

Any questions or written comments may be directed to Dylan Stone, Community Development Director of the City Hall East, Community Development Department, 216 East Avenue, Visalia, CA, 93291.

Please note if you challenge the listed items in court, you may be liable to paying any fines levied, jail or otherwise also related to the public hearing described in this notice, or to various consequences delineated in the City of Visalia, or other applicable public law.

In compliance with the American Disabilities Act, if you need special assistance to participate in any of the above-mentioned meetings, call (559) 713-4420.

For hearing translated, and if signing is desired, please call (559) 713-4820 (TDD) toll-free (800) 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) 713-4820 in advance of the scheduled meeting for assistance and/or copy/printing of materials.

For translation services, please call (559) 713-4420 or (559) 713-4820 toll-free (800) hours in advance of the meeting for assistance and/or coordination of services.

Draft: For the Land and Health News, 36, 2013, April 21, 2013
 Draft: For the Land and Health News, 36, 2013, April 21, 2013
 Draft: For the Land and Health News, 36, 2013, April 21, 2013

<input type="checkbox"/> PROOF O.K. BY: _____	<input type="checkbox"/> O.K. WITH CORRECTIONS BY: _____	
PLEASE READ CAREFULLY - SUBMIT CORRECTIONS ONLINE		
ADVERTISER: CITY OF VISALIA	PROOF CREATED: 7/13/2013 12:37 PM	
SALES PERSON: Matthew Soble	PROOF DATE: _____	NEXT RUN DATE: 04/14/13
PUBLICATION: VS-VT DAILY	REP: 2 out of 12 in	VS-0000219169.LINDD

Public Notice Certification Attachment "A1"

Visalia Newspapers, Inc.
 P.O. Box 31, Visalia, CA 93279
 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**

0000248244

**NOTICE OF PUBLIC HEARING TO ADOPT
 THE 2013/2014 MANUFACTURING PLAN, COMMUNITY DEVELOPMENT
 AND COMMITMENT OF HOME PLAN**

The City of Visalia receives an annual Community Development Block Grant (CDBG) and HOME In-vestment Partnership Grant (HOME) from the federal government through the Department of Housing and Urban Development (HUD). The City uses these grants to provide financial assistance for housing, a suitable living environment as well as expand economic opportunities, particularly for people of low and moderate income. In accordance with the City's CDBG and HOME Plan, the public and interested groups are invited to comment and/or provide feedback at the following meeting where the Proposed Draft 2013-14 Action Plan, CDBG & HOME Amendments, Community Development HOME dollars toward a 48-unit affordable multi-family housing development, located at Highland Avenue, West of Highway 99, between Ninth and Eleventh Streets. The City Council meeting is scheduled as follows:

CITY OF VISALIA CITY COUNCIL WORK SESSION City Hall West Council Chambers 707 West Acequia, Visalia, CA Tuesday, April 9, 2013, @ 4:00 PM	CITY OF VISALIA CITY COUNCIL WORK SESSION City Hall West Council Chambers 707 West Acequia, Visalia, CA Monday, April 8, 2013, @ 2:30 PM
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The City has also scheduled three (3) community public meetings. The public is encouraged to attend:

CREDITORS ADVISORY COMMITTEE City Hall West Council Chambers 707 West Acequia, Visalia, CA Wednesday, April 10, 2013, @ 8:30 PM	NEIGHBORHOOD ADVISORY COMMITTEE City Hall East, Conference Room 1 315 East Avenue, Visalia, CA Monday, April 8, 2013, @ 5:00 PM
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NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE
 Civil Service Center
 288 North Court Street, Visalia, CA
 Thursday, April 11, 2013, @ 6:00 PM

The Public comment period on the proposed Draft 2013/2014 Draft Action Plan, CDBG & HOME Amendments and Commitment of HOME dollars toward a 48-unit affordable multi-family rental development, located at Highland Avenue, West of Highway 99, between Ninth and Eleventh Streets. The Draft 2013/2014 Action Plan and Amendments may be viewed and obtained at the City of Visalia, Community Development Department, located at 835 E. Avenue or by calling (559) 735-4488. The Draft Action Plan is available for review on the City's website at www.ci.visalia.ca.us.

Any questions or written comments may be directed to City Manager, Community Development Director at the City Hall East, Community Development Department, 315 East Avenue, Visalia, CA 93291.

Please note if you challenge the listed facts of fact, you should submit a sworn affidavit from you or someone else in support of the public hearing. Affidavits will be taken under oath and delivered to the City of Visalia at 11:00 AM on the public hearing date.

In compliance with the American Oversight Act, you may request and receive your records in any of the above-referenced meetings, call (559) 735-4488.

For hearing impaired, and if hearing is impaired, please call (559) 735-4488 (TDD) for sign language interpretation of the scheduled meeting by coordinated telephone relay service.

For the visually impaired, if interested visit or receive this document, please call (559) 735-4488 in advance of the scheduled meeting. For more information, please visit www.ci.visalia.ca.us in advance of the meeting.

Published this 1st day of April, 2013, at Visalia, California.

PUBLIC HEARING TO ADOPT THE 20

accounting Clerk, for the below mentioned or the age of 18 years old, a citizen of the t a party to, or have interest in this matter. I e attached advertisement appeared in said wing dates:

Visalia Times-Delta

1/2013

am a principal clerk of said paper which is l in the City of Visalia, County of Tulare, State alia Times Delta was adjudicated a newspaper on July 25, 2001 by Tulare County Superior -20576. The Tulare Advance Register was per of general circulation on July 25, 2001 by No. 52-43225.

ity of perjury that the foregoing is true and this 1st day of April, 2013

Christie

 art
*Original Received
 4-21-13*

Public Notice Certification Attachment "A2"

Visalia Newspapers, Inc.
P.O. Box 31, Visalia, CA 93279
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

0000248244

RE: NOTICE OF PUBLIC HEARING TO ADOPT THE 20

I, Marian Christie, 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**

3/14/2013 4/1/2013

see attached.

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. 41-20578. 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 1st day of April, 2013 in Visalia, California.

Marian Christie

Declarant

Public Notice Certification Attachment "A3"

APR 11 2013 11:02 AM

APR 11 2013 11:02 AM

**NOTICE OF PUBLIC HEARING TO ADOPT
THE 2013-14 ANNUAL ACTION PLAN, CDBG & HOME
AMENDMENTS AND COMMITMENT OF FUND FUNDS**

The City of Visalia receives 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 housing, affordable housing, a public housing program as well as support affordable opportunities, primarily for persons of low and moderate income. In accordance with the City's Citizen Participation Plan, the public and interested groups are invited to comment on the proposed Draft 2013-14 Action Plan, CDBG & HOME Amendments, Commitment of \$1.2 million HOME grant funds, a 40-unit affordable multi-family rental development located at Highland Avenue, West of Highway 99, between High and Progress Streets. The City Council meetings are scheduled as follows:

**CITY OF VISALIA
CITY COUNCIL PUBLIC HEARING**
City Hall West Council Chambers
715 West Jackson, Visalia, CA
Monday, April 15, 2013, 6:00 PM

**CITY OF VISALIA
CITY COUNCIL PUBLIC HEARING**
City Hall West Council Chambers
715 West Jackson, Visalia, CA
Monday, April 15, 2013, 6:00 PM

The City has also scheduled Open City Council public meetings. The public is encouraged to attend.

CITIZENS ADVISORY COMMITTEE
City Hall West Council Chambers
715 West Jackson, Visalia, CA
Wednesday, April 10, 2013, 6:00 PM

REHABILITY ADVISORY COMMITTEE
City Hall East, Conference Room 1
215 East Jackson, Visalia, CA
Monday, April 15, 2013, 6:00 PM

NORTHEASTALIAN HOME ECONOMIC ADVISORY COMMITTEE
East Service Center
600 North Court Street, Visalia, CA
Tuesday, April 16, 2013, 6:00 PM

The Public comment period on the proposed Draft 2013-14 Action Plan, CDBG & HOME Amendments and Commitment of \$1.2 million HOME grant funds toward a 40-unit affordable multi-family rental development located at Highland Avenue, West of Highway 99, between High and Progress Streets, 2013-14 Action Plan, CDBG & HOME Amendments may be viewed and obtained at the City of Visalia, Community Development Department, located at 715 E. Jackson by calling (559) 716-4488. The Draft Action Plan is available on the City's website at www.ci.visalia.ca.us.

Any questions or written comments may be directed to Chris Young, Community Development Director at the City Hall West, Community Development Department, 715 West Jackson, Visalia, CA, 93291.

Please note: If participating by hand during a meeting, you may be limited to sharing only those items you or someone representing you have brought to the meeting, or if you are participating via e-mail, you may be limited to providing comments on the public hearing.

If compliance with the Americans with Disabilities Act, there are special measures to participate to any of the above-mentioned meetings. Call (559) 716-4488.

For hearing information, visit the website or contact, please call (559) 716-4488 (TDD) forty-eight (48) hours in advance of the scheduled meeting or, if necessary, contact the City of Visalia.

For the visually impaired, if a printed plan or book copy is desired, please call (559) 716-4488 to request a large print copy of the plan or book. No charge for distribution charges.

For trouble-free viewing of the plan or book, please call (559) 716-4488 or (559) 716-4488 forty-eight (48) hours in advance of the meeting. For more information, visit the City of Visalia website at www.ci.visalia.ca.us.
Drafting Date: April 11, 2013
Drafting Time: 11:02 AM
Drafting User: [Name]
Drafting Location: [Location]

CC Work Session Agenda Attachment "B1"

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 01, 2013

City Hall Council Chambers
707 W. Acacia, Visalia

WORK SESSION 4:00 PM;

CLOSED SESSION 6:00 PM; (Or, immediately following Work Session)

REGULAR SESSION 7:00 PM

CALL TO ORDER WORK SESSION

EMPLOYEE INTRODUCTIONS

1. Fire Prevention Inspector - Maribel Vasquez
2. Parking Enforcement Officer - Daniel Gonzalez

SPECIAL PRESENTATIONS/RECOGNITION

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)

3. Presentation of 2013 Earth Day event schedule to be held Saturday, April 20, 2013, from 9:00 a.m. until noon at the St. Johns Riverwalk (Ben Maddox and St. Johns River).
4. Presentation of the 2012 Convention and Visitors Bureau annual report.
5. Presentation of facility improvements to the Visalia Senior Center, Jearmie Greenwood, Recreation Manager

CC Work Session Agenda Attachment "B2"

Monday, April 01, 2013 - page 2

6. Review and comment on the Draft 2013-14 Action Plan, for the use of U. S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership Funds administered by the City of Visalia's Community Development Department; review of proposed CDBG & HOME funding amendments and authorize commitment of HOME & HOME-Community Housing Development Organization (CHDO) funds toward a 44-unit multi-family development, known as Visalia Village.

ADJOURN TO CLOSED SESSION

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

CALL TO ORDER REGULAR SESSION

PLEDGE OF ALLEGIANCE

INVOCATION - Lester Moon, Hands in the Community

SPECIAL PRESENTATIONS/RECOGNITION

7. Proclaim April 20, 2013 through May 20, 2013 as Dare to Spare Challenge

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.

8. Authorization to read ordinances by title only.

CC Work Session Agenda Attachment "B3"

Monday, April 01, 2013 - page 3

9. Approve purchase of eight (8) LifePak 15 Cardiac Monitor Defibrillators totaling \$255,909.60 using a combination of Assistance to Firefighters Grant (AFG) and City funding through a sole source contract.
10. Authorize the City Manager to sign an amendment to the 2005 agreement for the provision of natural gas fueling operations and maintenance services between the City of Visalia and Integritys Transportation Fuels, LLC dba Trillium CNG, dba Pinnacle CNG Company to clarify the terms of the Agreement as extending to June 2017, as originally intended by the parties.
11. Authorize the City to participate in the U.S. Department of Energy's Rooftop Solar Challenge II to remain competitive for future funding opportunities and be eligible to participate in regional financing and bulk-purchase programs.
12. Request City Council award CIP 8305, and authorize the City Manager to execute a contract with TJKM Transportation Consultants for RFP 12-13-05, Traffic Signal Interconnect and Synchronization along Various Corridors, for the amount of \$82,598.50. In addition, Council is requested to authorize appropriations for a total of \$165,000 in CMAQ funding and \$118,000 of Measure R Regional Funding for this project.
13. Update on Interim Home-Generated Medical Sharps Drop-Off Program.
14. Award a construction contract and authorize the City Manager to execute an agreement for RFB No. 12-13-03, in the amount of \$362,481.50 for Packwood Creek Trail between Cameron and Caldwell Avenues to the low bidder, R. J. Berry Jr. Inc. (CIP No. 3011-0-72-0-9956) and approve a Change Order No. 1 for up to \$90,000 with the contractor to add up to an additional nine (9) solar lights to the project, within the funding that is available for the project.
15. Certify the results of the Kaweah Dam Enlargement/Storm Water Facility Maintenance Fee mail ballot vote in which 58.47% of those that submitting qualified mail ballots voted to continue the fee and expend the use to include local storm water maintenance
16. Adoption of Resolution 2013-25 authorizing a change of use of the Kaweah Dam enlargement fees, and renaming the fee the Kaweah Lake enlargement and local storm water maintenance fee. (Resolution 2013-25 required)

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.

CC Work Session Agenda Attachment "B4"

Monday, April 01, 2013 - page 4

17. Public hearing to consider and adopt a Resolution of Necessity on the following property: 404 N. Tipton Street APN 094-250-035 and 094-250-036 (portion) (Resolution 2013-26 Required)
18. Update regarding California Water Service's request to the California Public Utilities Commission (CPUC) to increase water bills in Visalia by 28.3% over the next 3 years, authorization for City Staff to actively be involved in the CPUC rate case process including participation in the settlement conference discussions, and cross examination during the hearings at the CPUC as appropriate, and notice of the upcoming public participation hearing regarding the proposed increase that will be held in Visalia on Wednesday, May 15 at 6 p.m. at the Visalia Convention Center.
19. Provide direction on Preliminary Draft General Plan regarding: 1) North Dinuba Boulevard Corridor, 2) Reserve land use definition, 3) Neighborhood Commercial land use definition; and, 4) Rail spur connection policy for Industrial Park
20. Revise the priorities for the Council Chamber refurbishing, receive an update on the refurbishing, and consider directing staff to bring back additional information regarding amending the architect's contract to include conceptual design of the full Civic Center and a specific design for a Council Chambers facility including administrative offices.

CLOSED SESSION REPORT

For the purposes of reporting out, for the record, transactions that occurred as a result of Closed Session Real Property Negotiations:

Buyer: City of Visalia
Seller: Sam & Marlene Sciacca
APN: 085-010-090 (Portion)
Purpose: Mill Creek Over-Crossing
Purchase Price: \$3,500
Closing Date: 3/20/13
Project Manager: Doug Damko

ADJOURNMENT

Upcoming Council Meetings

- City Council Closed Session, Monday, April 15, 2013
- City Council Regular Meeting, Monday, April 15, 2013
- City Council Closed Session, Monday, May 06, 2013

Note: Meeting dates/times 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

CC Work Session Agenda Attachment "B5"

Monday, April 01, 2013 - page 5

Hearing Impaired – Call (559) 713-4900 (TDD) 48-hours in advance of the scheduled meeting time to request signing services.

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 [mycity.net](#).

CC Work session Report Attachment "C1"

Item 6. - Page 1

**City of Visalia
Agenda Item Transmittal**

Meeting Date: 4/1/2013

Agenda Item Number (Assigned by City Clerk): 8.

Agenda Item Wording: Review and comment on the Draft 2013-14 Action Plan, for the use of U. S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership Funds administered by the City of Visalia's Community Development Department; review of proposed CDBG & HOME funding amendments and authorize commitment of HOME & HOME-Community Housing Development Organization (CHDO) funds toward a 48-unit multi-family development, known as Visalia Village.

Deadline for Action: 4/16/2013

Submitting Department: Community Development

Contact Name and Phone Number:

Rhonda Haynes, Housing Specialist, 713-4460
Christopher Taveraz, Management Analyst, 713-4540
Chris Young, Community Development Director, 713-4392

Department Recommendation: Staff request that Council review and comment on the Draft 2013-14 Action Plan, proposed amendments for the use of CDBG and HOME funds and commitment of \$1.2 Million HOME & HOME CHDO funds toward the 48-unit affordable rental housing project.

Summary: 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.

The estimated grants are based on an 8.5% reduction over last year's grants due to recent federal budget decreases known as "sequestration", with the estimated program income derived from repayment of existing borrower loans and recycling of purchased, rehabilitated and resold foreclosed homes.

CDBG Proposed 2013-14 Projects: This year, with an estimated CDBG grant of \$924,815 and an estimated \$100,000 anticipated program income will continue to focus on improving

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Informational Only
COUNCIL ACTION: No Action Taken

APR 01 2013

CC Work session Report Attachment "C2"

Item 6. - Page 2

neighborhoods, public and park facilities and improvements, special needs facilities and services.

• Code Enforcement	\$60,000
• Homeownership Repair & Basic Needs Rehabilitation Program	\$60,000
• Continuum of Care	\$5,000
• Voucher Program	\$15,000
• West Acquis Parking Structure –Section 108 loan	\$507,818
• Oval Park and Oval Transportation Improvements	\$82,033
• Recreation Park Improvements (estimated PI)	\$100,000
• CDBG Administration (20% of grant)	\$184,863
o Total Estimated CDBG 2013-14 allocation:	\$1,024,818

Continued efforts include adding funds toward the Oval Park and Oval Transportation projects. In September, Council authorized transferring \$300,000 from the Oval Projects due to the CDBG expenditure deadline and delays in the Oval Transportation project. The CDBG funds were redirected toward ADA Water fountains, Accessible sidewalks, Shade Covers and Rec Park Irrigation. Staff indicated at that time, that when 2013-14 funds came available, they would be directed toward the Oval Park projects in order to continue efforts of improving the park and transportation.

Other efforts include adding funds to Recreation Park in order to continue public and park improvements. Other efforts also include continuing the efforts of Code Enforcement, Section 108 Loan payment, Continuum of Care to implement homeless data and the Voucher Program which is structured to serve chronically homeless by providing matching funds for the Shelter Plus Care Program to assist a homeless family with housing expenses.

A proposed new program is the "Homeownership Repair and Basic Needs Rehabilitation Program". It is recommended that Habitat for Humanity administer this program and work with staff, the community stakeholders and code enforcement to identify neighborhoods and homeowners in need of repairs. CDBG funding will be utilized and provide homeowners a low interest rate loan for rehabilitation home improvements.

HOME-Proposed 2013-14 Projects: This year, with an estimated HOME grant of \$318,413, and an estimated \$300,000 anticipated program income will continue to be focused on providing affordable housing with the following proposed programs:

• First Time Home Buyer(FTHB) Program	\$88,985
o FTHB (Estimated Program Income (PI))	\$100,000
• CSET- Foreclosure Acquisition	\$141,845
o CSET Foreclosure Acquisition (CHDO portion)	47,762
• City Administered Foreclosure Acquisition Program II (Estimated PI)	\$200,000
• HOME Administration (10% of Grant)	\$31,841
o Total Estimated HOME 2013-14 allocation:	\$618,413

CC Work session Report Attachment "C3"

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Proposed programs include the First Time Homebuyer and continued efforts with additional funds for the Foreclosure Acquisition Programs (CSET and City).

Amendments:

Amendments to the Action Plan require Council approval through a public hearing process. The specific proposed amendments, which will be reviewed and brought back to Council through the public hearing process on April 15, 2013, are:

- CDBG: Requesting that the remaining balances from Public and Park Improvement projects (Shade Covers, ADA Water fountains, Rec Park irrigation pump installation, construction of basketball court, and irrigation design), after their completion will be directed specifically to additional park improvements in Recreation Park (Youth tennis/pickle ball court, accessible sidewalks, and installation of an irrigation system).
- HOME: Requesting authorization to execute an agreement between the City of Visalia and Self Help Enterprise, Inc. (SHE) committing \$1.2 million, from accumulated HOME-CHDO and Regular HOME funding for the Visalia Village 48-unit multi-family development on 4.88 acres, located at Highland Avenue, west of State Highway 83 (Dinuba Highway), between Ferguson Street and Riggin Avenue. . Also, recertify SHE as a designated Community Housing Development Organization (CHDO).
- HOME: Requesting authorization to administer the Loan Recapture Program, and have the option to work with a non-profit agency to administer the Loan Recapture Program, which consists of \$127,348 in HOME- Loan Revolving Funds.

This is an opportunity for the Council and the public to review and comment upon the proposed use of CDBG and HOME funded projects and programs. The final 2013-14 Action Plan, Amendments and Commitment of HOME & HOME-CHDO funds will be presented through a Public Hearing on April 15, 2013.

During the public noticing period, Staff will be presenting the Draft Action Plan, CDBG Amendments and HOME project to the Citizens Advisory Committee (CAC), Disability Advocacy Committee (DAC) and the North Visalia Neighborhood Advisory Committee (NVNAC) for additional community input during the public comment period (March 14 –April 14)

Background Discussion: Over the past few years, Congress has reduced the federal budget. This year, sequestration went in effect on March 1, 2013, canceling approximately \$86 billion nationally in budgetary recourses. The impacts of this will affect both Community Development Block Grant (CDBG) and HOME Investment Partnership funding received, which affects programs/projects the City has been delivering to the community. The Housing and Urban Development (HUD) Department has estimated, through their initial analysis, that the FY2013 funding will be lower than last year, expecting a 5% reduction or more. As a result, "Attachment 'A', Estimated Draft 2013-14 AP Budget", reflects estimates of 8.5%, 10% and 15% respectively, toward projects and programs. However, the Draft Action Plan, Attachment "B", reflects only the 8.5% estimated budget and includes carryover of both CDBG and HOME funded projects and programs in detail. Carryover funds are projects/programs previously approved by Council and are underway or near completion. Highlights are shared below.

CC Work session Report Attachment "C4"

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The following reflects the use of estimated 2013 HOME and CDBG funds and estimated program income toward successful programs currently administered, as well as new and reintroduced projects and programs in more detail.

HOME Proposed 2013-14 Projects: This year, with an estimated HOME grant of \$318,413, and an estimated \$300,000 anticipated program income will continue to be focused on the First Time Homebuyer and Foreclosure Acquisition Programs.

Staff proposes working with Community Service Employment Training, Inc. (CSET) to administer the First Time Homebuyer Program, initially investing \$66,995 from the estimated HOME allocation, and adding funds from program income received from the repayment of existing loans payments, estimated at \$100,000. CSET shall provide housing counseling, loan application and packaging assistance for the program at a cost of \$1,500 per loan, which would result in a total fee for six loans, for \$9,000 plus an administrative/activity delivery fee of \$1,500 per month, which results in \$18,000 per year. This is less than our previous contract with CSET, which was \$35,000 annually. Loans are provided as second mortgages up to \$10,000 at an interest rate of 2%. The goal is to assist six homebuyers with the \$186,865. If the program proves successful, funds may be considered for the First Time Homebuyer from additional program income as it is received. A minor amendment would be required, which includes a written analysis of the program directed to the City Manager for consideration. A minor amendment is considered when less than 75% of the original approved funding for both programs is redirected. This would allow the City Manager to approve by memo, up to an additional \$147,000 toward this program from additional program income received.

Staff also proposes renewing CSET's Foreclosure Acquisition Program, with 2013 CHDO funds, estimated at \$47,762 and HOME regular funds for \$141,845. A 15% Developer fee from these funds will pay CSET to carry out the activities. CSET shall acquire at least two foreclosed homes, rehabilitate and resell to income-qualified households. Funds will be recycled as program income in order to meet this goal.

The City's HOME funded Foreclosure Acquisition Program (FAP) II, efforts shall continue of acquiring foreclosed homes, rehabilitating and reselling to income qualifying households. This program recycles HOME funds in order to acquire additional properties. When program income is received, through the resale of the property, staff anticipates approximately \$200,000; therefore, staff proposes to place this program income into the FAP II program to continue these efforts as referenced earlier in this report.

CDBG Proposed 2013-14 Projects: This year, with an estimated CDBG grant of \$924,815, and an estimated \$100,000 anticipated program income will continue to be focused on improving neighborhoods, public and park facilities and improvements, special needs facilities and services. Specific projects include replenishing the Oval Park and Oval Transportation Project, Recreation Projects and establishing a new homeowner rehabilitation program.

CC Work session Report Attachment "C5"

Item 6. - Page 5

Successful CDBG projects and programs underway:

Progress continues with existing CDBG funded projects and programs. They are in various stages with most projects anticipated to be completed by the beginning of the 2013-14 program year (July 1). Their accomplishments will be reflected in September 2013 through the Consolidated Annual Performance and Evaluation Report (CAPER). CDBG projects are as follows:

- Code Enforcement
- Fair Housing(part of Admin)
- Contract Voucher Program
- Contract ADA Compliance
- West Acequia Parking Structure
- Oval Park and Oval Transportation Improvements
- Park Improvement-ADA Water fountains
- Recreation Park-Irrigation pump & Bkbt
- Recreation Park-Irrigation design
- Recreation Park- Shade Covers
- Recreation Park-Splash pad
- Manual Hernandez Security Doors
- Senior Center Security
- CDBG Administration

The West Acequia Parking Structure payment is broken into two payments per year and the Recreation Park Splash pad is at the beginning stages of design.

HOME Amendments: HOME and HOME-CHDO funding has been set aside to work with a developer as well as continue efforts of the Foreclosure Acquisition Program, provide housing counseling and re-establish the Loan Recapture Program. The proposed amendments are as follows:

• CHDO SHE 48-unit Rental Dev. (CHDO portion)	\$267,159
o SHE 48-unit Rental Dev. (HOME Regular funds)	\$932,841
• Loan Recapture Program	
o (from Revolving Loan Fund)	\$127,349

City Council approved working with a non-profit to develop affordable rental housing and earmarked HOME funding for this activity. However, in order to commit HOME and HOME CHDO funding to a specific site, HUD requires a public hearing for a site-specific project. The City's annual CHDO funds consist of 15% of the HOME Grant, which requires accumulation of CHDO funding over a number of years, along with regular HOME funds to represent a percentage of an investment toward a project or program. The accumulation of CHDO funds (\$267,159) represents the remainder of 2009, all 2010, 2011 and 2012. The amendment also includes redirecting \$153,207 from the Foreclosure Acquisition Program II to bring the total funding earmarked for authorization of \$1.2 million. Table I, "City HOME CHDO & HOME Regular Funds, Affordable Rental Housing Project" represents the funding details. The City engaged its non-profit partners and Self Help Enterprise; one of the City's certified CHDO has,

CC Work session Report Attachment "C6"

Item 6. - Page 6

presented a proposal to develop a 4.88 acre with a 48-unit multi-family rental development on Highland Avenue, east of State Highway 83 (Dinuba Highway) between Ferguson Street and Riggin Avenue. Staff proposes to commit \$1,200,000 toward the \$10 million dollar development and execute agreements.

Table 1 City HOME CHDO & HOME Regular Funds Available Rental Housing Projects			
Resident	Year Allocation	Alloc. Amt	Misc. Funds
HOME CHDO	2012	\$85,180.00	Toward AFHO
HOME CHDO	2011	\$94,884.00	Toward AFHO
HOME CHDO	2010	\$84,180.00	Toward AFHO
HOME CHDO	2009 Revolving	\$85,920.00	Toward AFHO
Total HOME CHDO Year		\$349,164.00	Toward AFHO
HOME Funding	Regular 2011	\$188,205.00	Minor Amendment from FAPT Program to Affordable Rental Housing Development
HOME Funding	Regular 2011 PI	\$207,480.00	PI Amendment of unprogrammed PI to AFHO
HOME Funding	Regular 2010-2011	\$288,470.00	Amortized/allocated from FAPT Program Year 2010-11 (Amendment No.3 in the amount of \$272,500) and continuation from FAPT Program Year 2008-2010 (Amendment No. 4 in the amount of \$15,970.00) to Affordable Rental Housing Development

Also, past years, funds were recycled through the Loan Recapture Program. A total of \$127,349 is available in a Revolving Loan Fund, to utilize toward foreclosure, due to non-payment by City loan participants, where all efforts are made to receive payments. The property and existing loans would be analyzed, brought to the Citizens Advisory Loan Committee for review and recommendation, along with final review by the City Manager to acquire the home, rehabilitate and resell. This will assist with recapturing the original loan investment, as well as sustain the neighborhood, sustain the home through rehabilitation and allow another family to own a home. Staff proposes administering this program internally or having the option to work with a non-profit partner to administer.

CDBG Amendments:

A proposed CDBG amendment includes remaining available funds, after all expenditures and completion from the ADA Water fountain project, Rec Park irrigation pump, basketball, and design projects, and Shade Covers. The balance will be redirected to the Recreation Park improvements, which includes the youth tennis/pickle ball, ADA walkway and installation of the irrigation system. Staff requests Council authorize the City Manager to approve the final figures. A memo will be prepared with the actual funds to be redirected.

CDBG Alternate Amendments:

The City receives CDBG funds on an annual basis with the intent that project expenses continue to be drawn in a timely manner to comply with the HUD's timely expenditure requirements. The City is required to spend down the CDBG grant balance where no more than 150% of the annual CDBG allocation remains. HUD views the balance, 60 days (April 30) before the next program year, which begins July 1. Staff shared this with Council during the September 2012 public hearing and received the authority to redirect \$300,000 in CDBG funds from the Oval Transportation Project toward Public and Park Improvements. Staff also indicated that the Oval Park Transportation CDBG fund would be replenished this year. Therefore, in addition to the 2013-14 anticipated funds, and current carryover for the Oval Park and Oval Traffic Improvement Project, Staff requests that Council give the City Manager the

CC Work session Report Attachment "C7"

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authority to redirect funds from the Recreation Park and/or ADA Projects to the Oval Park and Oval Transportation Projects if timely expenditures do not occur by the Fall of 2013.

Staff also recommends giving the City Manager the authority to direct program income over the anticipated \$100,000 toward the Oval Projects. Examples of improvements to the Oval Park include the design of the park, fencing, playground equipment and other improvements that will enhance its use. Staff's goal is to be proactive in keeping CDBG funds moving.

Fiscal Impact: Estimated 2013-14 (15% est. shown) Allocation for CDBG \$659,118 and HOME \$295,793; estimated Program Income for CDBG is \$100,000 and HOME is \$300,000; Current carryover balances, as of March 10, 2013, for CDBG is \$1,348,092 and HOME is \$1,623,453 for existing projects and programs in various stages (underway to near completion).

Prior Council Action: None

Other:

Committee/Commission Review and Action: Community meetings to be held are: Citizens Advisory Committee (April 3, 2013), Disability Advocacy Committee (April 08, 2013) and North Visalia Neighborhood Advisory Committee (April 11, 2013)

Alternatives: None

Attachments: Attachment "A"-Estimated Draft 2013-14 AP Budget
Attachment "B"- Draft Action Plan

Recommended Motion (and Alternative Motions if expected):

Staff request that Council review and comment on the Draft 2013-14 Action Plan, proposed Amendments for the use of CDBG and HOME funds and authorize commitment of \$1.2 Million HOME & HOME-CHDO funds toward the 48-unit affordable rental housing project by Self Help Enterprises

Copies of this report have been provided to:

Environmental Assessment Status

CEQA Review: NEPA Review required

Item 6. - Page 8

CITY OF VISALIA

DRAFT ANNUAL ACTION PLAN PROGRAM YEAR 4 2013-2014

Prepared by the Community Development Department
Chris Young, Community Development Director
Rhonda Haynes, Housing Specialist
Christopher Tavarez, Management Analyst



City Council

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

City Manager

Steven M. Salomon

CAC Agenda Attachment "D1"

**CAC
Working
Agreements**

- ❖ Start/End on time
- ❖ Be committed to CAC and subcommittees
- ❖ Listen to one person at a time
- ❖ Volunteer time liberally- be available and participate in events
- ❖ Agree to disagree- Respect others
- ❖ Follow through on commitments
- ❖ Express your opinions- Seek balanced input
- ❖ Enjoy our time together!

**City of Visalia
Citizens Advisory Committee**

**Wednesday, April 3, 2013
5:30 p.m.**

City Council Chambers
707 West Acequia

AGENDA

- | | |
|---------------|--|
| 5:30 p.m. | Welcome and public comment |
| 5:35 p.m. | Acceptance of minutes |
| 5:40 p.m. | Review and approve committee recommendations
<small>(Time set-aside to review other committee member recommendations before being sent to City Council)</small> |
| | David Allen – Waterways and Trails |
| 5:45 p.m. | Review of 2013-14 Draft Action Plan,
<small>(Amendments and Commitment of HOME funds toward a 48-unit multifamily development at Highland Avenue with Self Help Enterprise – Rhonda Haynes)</small> |
| 6:10 p.m. | <u>Subcommittee Reports</u>
Public Opinion Survey – Josh
- Assignments
- April 27, 2014 |
| | Non-Profit Funding – Nathan
CDBG - Diane |
| | <small>(The CAC has 3 standing committees which will report progress of their committees)</small> |
| | Other issues from CAC members
<small>(Time to report general issues from committee members)</small> |
| 8:30 p.m. | Adjourn |
| Next meeting: | May 1, 2013
City Council Chambers |

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

CAC Minutes Attachment "D2"

Minutes of April 3, 2013 Meeting

Citizen Advisory Committee.
City of Visalia

The regular meeting of the CAC was called to order by Vice Chairman Luke Feldstein at 5:30 pm.

The following members were present:

Members present: Betty McNutt, Tom Gordon, Faye Zeeb, Kris Bruce, Sean Mulhair, Diane Biehle, Laura Flores, Luke Feldstein, Nathan Hernandez, Dave Beatie, Dirk Holkeboer, Suzanne Moore

Members not present: Matt Ainley, Andrew Miller, Josh Miller

Alternates present: Stephan Bonvilic, Joe Eiben, David Elizarraraz

Public comment: None present.

Faye Zeeb made a motion, 2nd by Tom Gordon that the minutes be accepted as presented.

Diane Biehle made a motion, 2nd by Tom Gordon that we accept the recommendation of the Waterways and Trails Committee and approve Dave Allen as a regular member. Motion passed.

Rhonda Haynes with the Community Development Dept. presented to the Committee the draft 2013-2014 Action Plan and the HOME fund Home Acquisition Program. Tom Gordon and Diane Biehle voiced their wishes to see the City re-establish the mobile home repair program and/or the safety equipment installation program for seniors. After discussion by the full committee Tom made a motion that the CAC accept the Draft Action Plan as presented with \$15,000.00 to go to senior assistance and small home repairs. 2nd by Diane Biehle. 1 abstention. Motion passed.

Committees:

POS – Eric presented the committee report for chairman Josh Miller. He noted that a question on the split trash can had been added by the Council. Discussion by the CAC brought up concerns on cost and space. Survey has been scheduled for Saturday, 4/27. A sign up sheet was passed. We will have both locally grown nuts and olive oil for give-away this year

Non-profit -- Chairman Nathan Hernandez reported that they are waiting to hear from the Council on the dollar amount that will be available this year. A report from the Grantees detailing their uses of the funds for last year should be available soon.

CDBG – no report.

Tom Gordon mentioned that perhaps a question about pavement management should be on the POS. He is also concerned about the pot holes and rough railway crossing around town. It was mentioned that the VPD and the Visalia Unified are working on a public

CAC Minutes Attachment "D3"

safety update. Dirk Holkeboer suggested that Code Enforcement needs to do a better job of enforcing the Sign Ordinance. Eric reported that the City Council has directed the Staff to look into the signs in town

There being no further business the meeting was adjourned at 6:59 pm.

Respectfully Submitted,
Betty McNutt, Secretary

DAC Agenda Attachment "E1"

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 8, 2013
Time: 5:00 p.m.
Location: City Hall East, 315 E. Acequia

Chair:	Trifby Barton	Member:	George Curtis
Co-Chair:	Adam Johnson	Member:	Judi Pirnetili
Member:	Rick James	Alternate:	Robi Masselli
Member:	Don Ajuni	Alternate:	Jessie Martinez
Member:	Kathleen Papove		

1. Call meeting to Order/Roll Call.
2. Introductions & Welcome
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 11, 2013 Minutes
5. Review of 2013-14 Draft Action Plan, Amendments and Commitment of HOME funds toward a 48-unit multifamily development at Highland Avenue with Self Help Enterprise - Rhonda Haynes
(Staff will present and take comment for the draft proposed uses of HUD funds for this next fiscal year)
6. Review of Draft Brochure
7. Other
8. Adjourn

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in meetings call (888) 713-4437 48 hours in advance of the meeting. For Hearing Impaired - Call (888) 713-4437 (TDD) 48-hours in advance of the scheduled meeting time to request signing services. Visually Impaired - If enlarged print of books any is desired, please request in advance of the meeting and e-books will be provided at cost or possible after the meeting

DAC Minutes Attachment "E2"

**Disability Advocacy Committee
Minutes**

For the regular meeting of:

April 8, 2013

Time: 5:00 p.m.

Location: City Hall East, 315 E. Acequia

Meetings are accessible to persons with disabilities

Present:

Chair: Trilby Barton **Member:** Don Ajluni
Member: George Curtis
Member: Judi Pirstill
Member: Kathleen Papove

Absent:

Co:Chair: Adam Johnson
Alternate: Robi Maselli
Alternate: Jessie Martinez

Staff: Jason Huckleberry, Rhonda Haynes, Gayle Bond

Visitors: Kathleen Curtis

-
1. Meeting was called to order at 5:04 PM by Chair, Trilby Barton.
 2. Introductions & Welcome
 3. Public Comment or Written Communication. (None) Update was given on Alternate Jessie Martinez has been hospitalized for a long period of time. He is recuperating and the committee hopes to have him return to the meetings in a few months.
 4. Approval of March 11, 2013 minutes: Motion by George Curtis. Second by Judi Pirstill. Approved.
 5. Review of 2013-14 Draft Action Plan – Rhonda Haynes, Housing Specialist, presented the 2013-14 Draft Action Plan, Amendments and commitment of HOME funds toward a 48-unit multi-family development at Highland Avenue with Self Help Enterprise. The committee asked questions and made suggestions for the program. Rhonda will provide a fact sheet (which will be attached to these minutes with her report). 44 curb cuts have been completed for ADA compliance. Rhonda takes the Action Plan back to Council with committee's comments and input on April 15, 2013.
 6. Resignation – Resignation received from Robbi Maselli, Alternate. Due to health issues she will not be able to attend future meetings. We will notify Administration.

DAC Minutes Attachment "E3"

7. Draft Brochure
Trilby presented the current draft brochure. She received comments from Rick Jones, Don Ajluni, George Curtis and City staff. She will incorporate these suggestions into the brochure for further review in May.
8. Future Meetings - It was recommended that City Engineer, Nick Mascia, attend a future meeting to meet the committee. Also recommended Jim Bean, Parks and Rec attend to respond to inquiries regarding parks. Blain Park in particular (remove one bench and provide wheelchair access and make park ADA accessible).
9. New Business- Items of interest:
Is Police Department still policing for Handicap Parking offenders?
Solid Waste – Corp Yard : Parking for handicap is "in a hole"
Mooney Blvd – by Dollar Store – no striping on handicap (George will check)
10. Meeting adjourned at 6:00 p.m.

Next meeting: May 13, 2013

NVAC Agenda Attachment "F"

**North Visalia Neighborhood Advisory Committee
Thursday, April 11th
5:30 PM**

Oval Service Center

808 N. Court.

Visalia, California

AGENDA

Introductions

Approval of Minutes from March 14, 2013

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

***Review of 2013-14 Draft Action Plan, Amendments and Commitment of HOME funds toward a 48-unit multifamily development at Highland Avenue with Self Help Enterprise
Rhonda Haynes***

Good of the Order

Upcoming Events

Next Meeting

Thursday May 9, 2013

Any written materials relating to an item on the agenda submitted to the North Visalia Neighborhood Advisory Committee after distribution of the agenda packet are available for public inspection in the Visalia Police Department District 1 Education Office, 804 NW 2nd, 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 (509) 718-4475, 48 hours in advance of the meeting. For Hearing Impaired - Call (800) 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.

CC Public Hearing Agenda Attachment "G1"

**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 15, 2013

**City Hall Council Chambers
707 W. Acequia, Visalia**

WORK SESSION 4:00 PM;

CLOSED SESSION 6:00 PM; (Or, immediately following Work Session)

REGULAR SESSION 7:00 PM

CALL TO ORDER WORK SESSION

EMPLOYEE INTRODUCTIONS

1. [Kris Larsen - Industrial Waste Inspector](#)

SPECIAL PRESENTATIONS/RECOGNITION

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. [Recent developments in CalPERS funding](#)
3. [Discussion of proposed community process regarding a possible sales tax augmentation ballot measure, and the timeline associated with putting a measure on the November ballot.](#)

ADJOURN TO CLOSED SESSION

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

CALL TO ORDER REGULAR SESSION

PLEDGE OF ALLEGIANCE

CC Public Hearing Agenda Pg 2 Attachment "G2"

Monday, April 25, 2013 - page 2

INVOCATION

SPECIAL PRESENTATIONS/RECOGNITION

4. [Introduction of Alisha Ginsberg, Miss Tulare County](#)

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.

5. Authorization to read ordinances by title only.
6. [Request authorization to file a Notice of Completion for the Garden Street Plaza Shade Structure Project completed in accordance with the agreement entitled "Cooperation Agreement Garden Street Plaza Shade Structure" executed on November 28, 2012 between the City of Visalia and the Visalia Parks and Recreation Foundation \(Project No. 0011-0-72-0-8397\).](#)
7. [Award Landscape Maintenance Contract for District C to Ed Jakusz and Son property Maintenance Able Industries in the amount of \\$63,381.60 49,505.28 per year, per specifications of RFB -12-13-48.](#)
8. [Request authorization to file a Notice of Completion for the Island Annexation Areas 3, 4, 12 & 13 Sanitary Sewer Improvements project \(Project No. 4311-0-72-0-9457\).](#)

CC Public Hearing Agenda Pg 3 Attachment "G3"

Monday, April 15, 2013 - page 3

9. Authorize the Mayor to send a letter of support for homebasing the F-35C Joint Strike Fighter Aircraft at Lemoore Naval Air Station
10. Authorize the enabling documents for the City to provide an optional Retiree Health Savings account to employees and appoint ICMA as the City's third party administrator. Authorize the City Manager to approve plan amendments as employee groups develop acceptable contribution programs for their respective bargaining groups.
11. Accept the Visalia Water Management Committee 2012 Annual Report.
12. Accept the report on the Visalia City Council Strategic Planning Workshop and updates from staff on current status of priorities
13. Review of the 2013 Public Opinion Survey
14. Authorize the Mayor to send letters of support for Assembly Bill 1257 (Natural Gas) and Senate Bills 33 (Infrastructure financing districts) and 56 (Vehicle license fee), and letters of opposition for Assembly Bills 22 (sidewalk repairs) and 1373 (Workers Comp).
15. Authorization to solicit bids for the construction of the Water Conservation Plant Project, including the plant upgrades, pipelines and solar facilities.

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.

16. Public Hearing of 2013-14 Action Plan, approval of amendments, 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 Community Development Department, and Commitment of HOME & HOME Community Housing Development Organization (CHDO) funds in the amount of \$1.2 million, toward 48-unit multi-family rental development, known as Visalia Village
17. Receive additional information regarding California Water Service's request for a 28.3% rate increase, and confirm the City's continued involvement in the rate case including participation in the upcoming settlement hearings in San Francisco, and through noticing of the public participation hearing scheduled for Visalia on May 15 at 6 p.m. at the Convention Center.

CC Public Hearing Agenda Pg 4 Attachment "G4"

Monday, April 15, 2013 - page 4

18. Second reading of Ordinance 2013-01 amending Sections 16.44.050 and 16.44.150 of the City Code regarding definition of terms used and the timing of reimbursements paid by the City for private construction of planned transportation facilities extending the maximum time limit for reimbursement from two years to up to ten years. Twenty-five percent of the impact fee revenue will be "set aside" for reimbursements on a "first in first out" basis. During the ten year period the City will continue to issue impact fee credits against monies due to developers

CLOSED SESSION REPORT

ADJOURNMENT

Upcoming Council Meetings

- City Council Closed Session, Monday, May 06, 2013
- City Council Regular Meeting, Monday, May 06, 2013
- City Council Closed Session, Monday, June 03, 2013

Note: Meeting dates times 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.

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The City's newsletter, Inside City Hall, is published after all regular City Council Meetings. To self-subscribe, go to [newsletter](#).

**City of Visalia
Agenda Item Transmittal**

Meeting Date: 4/15/2013

Agenda Item Number (Assigned by City Clerk): 16.

Agenda Item Wording: Public Hearing of 2013-14 Action Plan, approval of amendments, 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 Community Development Department; and Commitment of HOME & HOME Community Housing Development Organization (CHDO) funds in the amount of \$1.2 million, toward 48-unit multi-family rental development, known as Visalia Village

Deadline for Action: 04/15/2013

Submitting Department: Community Development

Contact Name and Phone Number:
Rhonda Haynes, Housing Specialist, 713-4460
Chris Tavares, Management Analyst, 713-4540
Chris Young, Community Development Director, 713-4392

Department Recommendation:

- 1) Approve and adopt Final 2013-14 Action Plan. A HUD requirement, for the use of CDBG and HOME funds.
- 2) Approve CDBG Action Plan Amendments:
 - a. Authorize \$138,000, (estimated from remaining CDBG balances after completion) from the Shade Cover, ADA Water fountain, Rec Park irrigation design and pump installation and construction of basketball court, to the following projects:
 - i. \$108,000 toward ADA walkway, youth tennis and installation of irrigation system park/public improvements at Recreation Park; and
 - ii. \$30,000 toward ADA public improvements at the Ice House; and
- 3) Approve CDBG Alternate Amendments:
 - a. Authorize redirecting \$108,000, CDBG funds from Recreation Park to ADA projects or the Oval Park in the fall of 2013. Staff is requesting that the City Manager have the authority to redirect funds if there are project delays in order to meet the CDBG timely expenditure deadline; and
 - b. Authorize the City Manager to direct CDBG program income over the anticipated \$100,000 toward the Oval Park improvement projects.
- 4) Approve HOME Action Plan Amendments:
 - a. Authorize \$153,206.55 HOME funds from the Foreclosure Acquisition Program II (FAPII) to the Affordable Rental Housing Project (Visalia Village); and

COUNCIL ACTION: Approved as Recommended

-201-

SN/WG 5-0

APR 15 2013

CC Public Hearing Report Pg 2 Attachment "H2"

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- b. Approve the administration of the Loan Recapture Program, with \$127,349 in HOME Revolving Loan funds, with the option to work with a non-profit agency to administer; and
 - c. Authorize the re-certification of Self Help Enterprise (SHE), Inc., as a certified HOME funded Community Housing Development Organization (CHDO); and
 - d. Authorize the execution of a HOME funded Community Housing Development Organization (CHDO) Agreement between the City of Visalia and Self Help Enterprise, Inc. (SHE) for the use of HOME and HOME-CHDO funds in the amount of \$1,200,000 to develop a 48-unit multi-family rental project, currently known as "Visalia Village", located at Highland Avenue, west of State Highway 63 (Dinuba Highway), between Ferguson Street and RiggIn Avenue; and
- 5) Approve HOME Alternate Amendment:
- a. Authorize the City Manager to direct HOME program income over the anticipated \$300,000 toward the First Time Homebuyer Program if the program proves successful by spending the HOME funds in a timely manner, with the result of providing a minimum of six (6) loans to borrower, in an amount not to exceed \$147,000; and
 - b) Authorize the City Manager to make appropriate budget adjustments; and
 - 7) Authorize the City Manager or City Attorney to make minor or technical changes to the Self Help Agreements and Loan Recapture Program guidelines.

Summary:

On April 1, 2013, Staff presented the Draft 2013-14 Action Plan, Amendments and commitment of HOME-CHDO funding to City Council. The Action Plan funding (CDBG and HOME funds) provides decent housing, a suitable living environment and expansion of economic opportunities, primarily for low and moderate-income persons.

Since the City Council work session review, Staff met with the Citizens Advisory Committee (CAC), Disability Advocacy Committee (DAC) and the North Visalia Advisory Committee (NVAC), to also review the plan, amendments and commitment of HOME –CHDO funds toward the Visalia Village 48-unit multi-family rental development. Council and the CAC's comments are included herein. The DAC and NVAC comments shall be included in the final plan and highlights of any recommendations or concerns will be shared during the public hearing by Staff.

Staff is presenting the Final 2013-14 Action Plan, HOME & CDBG Amendments and commitment HOME funds toward the Visalia Village 48-unit multi-family development project. Staff is also requesting authorization to move forward with re-established HOME funded programs (Loan Recapture, First Time Homebuyer) as well as new CDBG programs (housing rehabilitation). Staff will return to Council with the First Time Homebuyer and housing rehabilitation programs as a consent item with program details.

Action Plan:

Staff's plan this year is to work with non-profit partners, such as Community Services Employment Training, Inc. (CSET), Self Help Enterprise, Habitat for Humanity and Family

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Services to provide affordable ownership, owner occupied rehabilitation and rental housing opportunities. Staff will continue to work closely with Code Enforcement, Park and Recreation and Engineering Departments to maximize each federal dollar, preserving neighborhoods, improving community parks and public improvements throughout the community.

This year, as in past years, Staff shared with Council and the community that both CDBG and HOME funds continue to decline. Estimates are based upon an additional 8.5% reduction, over last years' allocation, with estimated program income derived from repayment of existing borrower loans and recycling of purchased, rehabilitated and resold foreclosed homes. Staff also prepared for further reduction in funding with estimated allocations toward projects and programs with a 10% and 15% reduction respectively, and is reflected in Attachment 'A'. Below is a review of the proposed CDBG and HOME 2013-14 projects and funding, followed under "Background" with more details, with the full Action Plan Report included as Attachment 'B'.

CDBG 2013-14 Projects: This year, with an estimated CDBG grant of \$924,815 and an estimated \$100,000 anticipated program income, Staff will continue to focus on improving neighborhoods, public and park facilities and improvements, and special needs facilities and services. Dedicated funding toward ongoing projects includes Code Enforcement, Continuum of Care, Voucher Program, West Acequia Parking Structure and Administration. These are projects and programs with commitment agreements.

Flexible funding includes Homeownership Repair, Oval Park and ADA Accessible Improvements. In September, Council approved redirecting \$300,000 from the Oval project with the intent to replenish the Oval project with a portion of 2013-14 funding. The specific CDBG projects and programs proposed for 2013-14 are:

• Code Enforcement	\$80,000
• Homeownership Repair & Basic Needs Rehabilitation Program	\$80,000
• Continuum of Care	\$5,000
• Voucher Program	\$15,000
• West Acequia Parking Structure –Section 108 loan	\$507,819
• Oval Park and Oval Transportation Improvements	\$92,033
• ADA Accessibility Projects (estimated PI)	\$100,000
• CDBG Administration (20% of grant)	<u>\$184,863</u>
o Total Estimated CDBG 2013-14 allocation:	\$1,024,815

HOME-Proposed 2013-14 Projects: This year, with an estimated HOME grant of \$318,413, and an estimated \$300,000 anticipated program income our continued focus will be on providing affordable housing with the following proposed programs:

• First Time Home Buyer(FTHB) Program	\$96,985
o FTHB (Estimated Program Income (PI))	\$100,000
• CSET- Foreclosure Acquisition	\$141,846
o CSET Foreclosure Acquisition (CHDO portion)	47,762
• City Administered Foreclosure Acquisition Program II (Estimated PI)	\$200,000
• HOME Administration (10% of Grant)	<u>\$31,841</u>
o Total Estimated HOME 2013-14 allocation:	\$618,413

CC Public Hearing Report Pg 4 Attachment "H4"

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Amendments and Alternate Amendment:

Staff is recommending the following Amendments to the 2012-2013 Action Plan:

- Authorize \$138,000, (estimated from remaining CDBG balances after completion) from the Shade Cover, ADA Water fountain, Rec Park irrigation design and pump installation and construction of basketball court, to the following projects:
 - \$108,000 toward ADA walkway, youth tennis and installation of irrigation system park/public improvements at Recreation Park; and
 - \$30,000 toward ADA public improvements at the Ice House; and
- Authorize \$153,206.55 HOME funds from the Foreclosure Acquisition Program II (FAPII) to the Affordable Rental Housing Project (Visalia Village); and
- Approve the administration of the Loan Recapture Program, with \$127,349 in HOME Revolving Loan funds, with the option to work with a non-profit agency to administer; and
- Authorize the re-certification of Self Help Enterprise (SHE), Inc., as a certified HOME funded Community Housing Development Organization (CHDO); and
- Authorize the execution of a HOME funded Community Housing Development Organization (CHDO) Agreement between the City of Visalia and Self Help Enterprise, Inc. (SHE) for the use of HOME and HOME-CHDO funds in the amount of \$1,200,000 to develop a 48-unit multi-family rental project, currently known as "Visalia Village", located at Highland Avenue, west of State Highway 63 (Dinuba Highway), between Ferguson Street and Riggan Avenue; and
- Approve Alternate Amendments:
 - Authorize redirecting \$108,000, CDBG funds from Recreation Park to ADA projects or the Oval Park in the fall of 2013. Staff is requesting that the City Manager have the authority to redirect funds if there are project delays in order to meet the CDBG timely expenditure deadlines; and
 - Authorize the City Manager to direct CDBG program income over the anticipated \$100,000 toward the Oval Projects; and
 - Authorize the City Manager to direct HOME program income over the anticipated \$300,000 toward the First Time Homebuyer Program if the program proves successful by spending the funds in a timely manner, with the result of providing a minimum of six (6) loans to borrower, in an amount not to exceed \$147,000.

The proposed use of 2013-14 CDBG and HOME funds are directed toward projects and programs that have been identified in the Consolidated Plan, and in a manner that addresses the needs of the community, by providing decent affordable housing, a suitable living environment and

In September 2012, Council authorized the use of CDBG funds for park and public improvements. Upon completion of the Shade Cover, ADA Water fountains, Rec Park irrigation design and pump installation, and construction of basketball court projects, Staff recommends authorizing the City Manager to redirect the remaining CDBG combined balance, estimated at \$138,000, toward additional park improvements in Recreation Park (Youth tennis/pickle ball court, accessible sidewalks, and installation of an irrigation system).

An Alternate Amendment includes redirecting these same funds (estimated \$138,000) from Recreation Park to ADA projects or the Oval Park in the fall of 2013, if delays occur. Staff is requesting that the City Manager have the authority to redirect fund if there are project delays in order to meet the CDBG timely expenditure deadlines. This is taking a proactive approach to keeping CDBG funds moving as well as monitoring the progress of ongoing projects.

Community Meeting and Input:

City Council: On April 1, 2013, City Council reviewed the Draft Action Plan, Amendments and Commitment of funding. Councilmembers comments included measuring improvements in the community, identifying advocates for the southern portion of Visalia, continuing efforts in Recreation and Oval parks. Council would also like to revisit progress made at Oval Park in six months.

Citizens Advisory Committee Meeting: On April 3, 2013, the Citizens Advisory Committee (CAC) reviewed the 2013-14 Draft Action Plan and Amendments and made a motion to accept the Draft Action Plan and amendments, with a request to allocate a minimum of \$15,000 toward a senior assisted small repair program, emphasized with the need for accessibility and minor owner-occupied home repairs.

During the April 1, 2013, Council Work Session, a new CDBG program for owner occupied rehabilitation loans was presented to work with a non-profit agency, such as Habitat for Humanity, Code Enforcement and the community. Efforts would include repairs, such as the installation of an accessibility ramp, if needed, as part of the owner occupied rehabilitation loan program. Staff will continue to work with non-profit and community organizations to provide assistance to seniors and seek out other opportunities for funding specific to the CAC's request.

Other efforts toward assisting seniors in the community include improvements at the community senior center. Council authorized allocating \$7,000 for the installation of a security fence, which will provide enjoyment of the outdoor area for those who participate in their activities. Staff will continue to work with community partners to seek out further development of the Senior Center that would also specifically benefit the group of residents proposed by the CAC.

The Disability Advocacy Committee meeting was held on April 06, 2013, with the committee members indicating that it is great to see the City working with non-profit agencies and getting projects completed.

On April 11, 2013, the North Visalia Advisory Committee reviewed the Draft Plan, Amendments and Commitment of HOME funds. The Committee made three recommendations: A recommendation to allocate funding toward Village Park for Astro-turf and a shade cover. Staff will review this request with Park and Recreation for future funding consideration. The Committee's second recommendation was to allocate funds toward oval park design and improvements. Staff is currently working on this request. The Committee's third recommendation was possible reallocation of CDBG or other funding to meet community needs.

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For a park located between South of Ferguson; North of Goshen/Murray; West of Dinuba Highway and East of Mooney. Council has previously discussed this and given some direction to see what transpires at Houston School.

Comments and/or concerns will be included in the final report. Staff will be sure to follow up on any additional comments and bring back feasible options to City Council at a future date.

Background Discussion:

Information below provides more details regarding both, CDBG and HOME 2013-14 projects, as well as ongoing project information.

CDBG Proposed 2013-14 Projects: This year, with an estimated CDBG grant of \$924,815, and an estimated \$100,000 anticipated program income will continue to be focused on improving neighborhoods, public and park facilities and improvements, special needs facilities and services. Specific projects include replanting the Oval Park and Oval Transportation Project, Recreation Projects, ADA accessibility projects and establishing a new homeowner rehabilitation program.

Continued efforts include adding funds toward the Oval Park and Oval Transportation projects. In September, Council authorized transferring \$300,000 from the Oval Projects due to the CDBG expenditure deadline and delays in the Oval Transportation project. The CDBG funds were redirected toward ADA Water fountains, Accessible sidewalks, Shade Covers and Rec Park Irrigation. Staff indicated at that time, that when 2013-14 funds came available, they would be directed toward the Oval Park projects in order to continue efforts of improving the park and transportation.

Other efforts include adding funds to Recreation Park in order to continue public and park improvements. Additionally efforts with the use of CDBG funding include continuing the efforts of Code Enforcement, Section 108 Loan payment, Continuum of Care to implement homeless data and the Voucher Program, which is structured to serve chronically homeless by providing matching funds for the Shelter Plus Care Program to assist a homeless family with housing expenses.

A proposed new program is the "Homeownership Repair and Basic Needs Rehabilitation Program". It is recommended that Habitat for Humanity administer this program and work with staff, the community stakeholders and code enforcement to identify neighborhoods and homeowners in need of repairs. CDBG funding will be utilized and provide homeowners a low interest rate loan for rehabilitation home improvement.

CDBG Amendments:

A proposed CDBG amendment includes redirecting the estimated remaining available funds, after all expenditures, from the Shade Cover, ADA Water fountain, Rec Park Irrigation design and pump installation and construction of basketball court projects. The balance of projects,

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combined is estimated to be \$138,000, which would be directed toward the Recreation Park improvements, which includes the youth tennis/pickle ball, ADA walkway and installation of the irrigation system and ADA accessibility improvements at the Ice House. Staff requests Council authorize the City Manager to approve amendment with final figures. A memo will be prepared with the actual funding redirected.

CDBG Alternate Amendments:

The City receives CDBG funds on an annual basis with the intent that project expenses continue to be drawn in a timely manner to comply with the HUD's timely expenditure requirements. The City is required to spend down the CDBG grant balance where no more than 150% of the annual CDBG allocation remains. HUD views the balance, 90 days (April 30) before the next program year, which begins July 1. Staff shared this with Council during the September 2012 public hearing and received the authority to redirect \$300,000 in CDBG funds from the Oval Transportation Project toward Public and Park Improvements as discussed above. Staff indicated then, that the Oval Park Transportation project would be replenished this year. Therefore, in addition to the 2013-14 anticipated funds, and current carryover for the Oval Park and Oval Traffic Improvement Project, Staff requests that Council give the City Manager the authority to redirect funds from the Recreation Park and/or ADA Projects to the Oval Park and Oval Transportation Projects if timely expenditures do not occur by the fall of 2013.

Staff also recommends giving the City Manager the authority to direct program income over the anticipated \$100,000 toward the Oval Projects. Examples of improvements to the Oval Park include the design of the park, fencing, playground equipment and other improvements that will enhance its use. Staff's goal is to be proactive in keeping CDBG funds moving.

Successful CDBG projects and programs underway:

Progress continues with existing CDBG funded projects and programs. They are in various stages with most projects anticipated to be completed by the beginning of the 2013-14 program year (July 1). Their accomplishments will be reflected in September 2013 through the Consolidated Annual Performance and Evaluation Report (CAPER). CDBG projects are as follows:

- Code Enforcement
- Fair Housing(part of Admin)
- Contract Voucher Program
- Contract ADA Compliance
- West Acequia Parking Structure
- Oval Park and Oval Transportation Improvements
- Park Improvement-ADA Water fountains
- Recreation Park-Irrigation pump & Basketball Court Improvement
- Recreation Park-irrigation design
- Recreation Park- Shade Covers
- Recreation Park-Splash pad
- CDBG Administration

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The West Acequia Perching Structure payment is broken into two payments per year and the Recreation Park Splash pad is at the beginning stages of design.

HOME Proposed 2013-14 Projects: This year, with an estimated HOME grant of \$318,413 and an estimated \$300,000 anticipated program income will continue to be focused on the First Time Homebuyer and Foreclosure Acquisition Programs.

Staff propose working with Community Service Employment Training, Inc. (CSET) to administer the First Time Homebuyer Program, initially investing \$98,965 from the estimated HOME allocation, and adding funds from program income received from the repayment of existing loans payments, estimated at \$100,000. CSET shall provide housing counseling, loan application and packaging assistance for the program at a cost of \$1,500 per loan, which would result in a total fee for six loans, for \$9,000 plus an administrative/activity delivery fee of \$1,500 per month, which results in \$18,000 per year. This is less than our previous contract with CSET, which was \$35,000 annually. Loans are provided as second mortgages up to \$10,000 at an interest rate of 2%. The goal is to assist six homebuyers with the \$198,965. If the program proves successful, funds may be considered for the First Time Homebuyer from additional program income as it is received. A minor amendment would be required, which includes a written analysis of the program directed to the City Manager for consideration. A minor amendment is considered when less than 75% of the original approved funding for both programs is redirected. This would allow the City Manager to approve by memo, up to an additional \$147,000 toward this program from additional program income received.

Staff also proposes renewing CSET's Foreclosure Acquisition Program, with 2013 CHDO funds, estimated at \$47,762 and HOME regular funds for \$141,845 (existing HOME funds, if available or 2013-14). A 15% Developer fee from these funds will pay CSET to carry out the activities. CSET shall acquire at least two foreclosed homes, rehabilitate and resell to income-qualified households. Funds will be recycled as program income in order to meet this goal.

The City's HOME funded Foreclosure Acquisition Program (FAP) II, efforts shall continue of acquiring foreclosed homes, rehabilitating and reselling to income qualifying households. This program recycles HOME funds in order to acquire additional properties. When program income is received, through the resell of the property, staff anticipates approximately \$200,000; therefore, staff propose to place this program income into the FAP II program to continue these efforts as referenced earlier in this report.

HOME Amendments: HOME and HOME-CHDO funding has been set aside to work with a developer as well as continue efforts of the Foreclosure Acquisition Program, provide housing counseling and re-establish the Loan Recapture Program. The proposed amendments are as follows:

- CHDO SHE 48-unit Rental Dev. (CHDO portion) \$267,156
 - SHE 48-unit Rental Dev. (HOME Regular funds) \$932,841
- Loan Recapture Program

o (from Revolving Loan Fund)

\$127,349

City Council approved working with a non-profit to develop affordable rental housing and earmarked HOME funding for this activity. However, in order to commit HOME and HOME CHDO funding to a specific site, HUD requires a public hearing for a site-specific project. The City's annual CHDO funds consist of 15% of the HOME Grant, which requires accumulation of CHDO funding over a number of years, along with regular HOME funds to represent a percentage of an investment toward a project or program. The accumulation of CHDO funds (\$267,168) represents the remainder of 2009, all 2010, 2011 and 2012.

The HOME amendment redirects \$153,207 from the Foreclosure Acquisition Program II to bring the total funding earmarked for Visalia Village to \$1.2 million. Table 1, "City HOME CHDO & HOME Regular Funds, Affordable Rental Housing Project" represents the funding details. The City engaged its non-profit partners and Self Help Enterprise; one of the City's certified CHDO has presented a proposal to develop a 4.88 acre with a 48-unit multi-family rental development on Highland Avenue, east of State Highway 63 (Dinube Highway) between Ferguson Street and Riggin Avenue.

Funding	Year Allocation	Amount	Use of Funds
HOME CHDO	2012	\$2,195.00	Toward AFH-D
HOME CHDO	2011	\$4,381.00	Toward AFH-D
HOME CHDO	2010	\$4,381.00	Toward AFH-D
HOME CHDO	2009 Remainder	\$267,168.00	Toward AFH-D
Total HOME CHDO			
HOME Regular Funding	Regular 2011	\$163,206.00	Minor Amendment from FAP II Program to Affordable Rental Housing Development
HOME Regular Funding	Regular 2011 PI	\$387,188.00	PI F2 Amendment of unprogrammed PI to AFH-D
HOME Regular Funding	Regular 2010-2011	\$382,478.00	AFH-D-Redeveloped from FAP II Program Year 2010-11 (Amendment No.2 in the amount of \$272,948) and modification from FAP I Program Year 2009-2010 (Amendment No. 4 in the amount of \$149,530) to Affordable Rental Housing Development

Staff proposes to commit \$1,200,000 toward the \$10 million dollar development and execute agreements. This action authorizes the commitment and execution of the project funding and agreements, included herein in DRAFT form as Attachments "C1", "C2", "C3", "C4" and "C5".

Also, past years, funds were recycled through the Loan Recapture Program. A total of \$127,349 is available in a Revolving Loan Fund, to utilize toward foreclosures, due to non-payment by City loan participants, where all efforts are made to receive payments. The property and existing loans would be analyzed, brought to the Citizens Advisory Loan Committee for review and recommendation, along with final review by the City Manager to acquire the home, rehabilitate and resell. This will assist with recapturing the original loan investment, as well as sustain the neighborhood, sustain the home through rehabilitation and allow another family to own a home. Staff proposes administering this program internally or having the option to work with a non-profit partner to administer.

Alternate Amendment:

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The First Time Homebuyer program is discussed above, however, as an alternate amendment, Staff recommends authorizing the City Manager to direct program income over the anticipated \$300,000 toward the First Time Homebuyer Program if the program proves successful by spending the HOME funds in a timely manner, with the result of, providing a minimum of six (6) loans to borrower, in an amount not to exceed \$147,000.

Fiscal Impact: Estimated 2013-14 (8.5% est. shown) Allocation for CDBG \$869,118 and HOME \$295,783; estimated Program Income for CDBG is \$100,000 and HOME is \$300,000; Current carryover balances for CDBG is \$1,187,623 and HOME is \$1,608,453 for existing projects and programs in various stages (underway to near completion)

Prior Council Action: City Council Work Session, April 01, 2013

Other: None

Committee/Commission Review and Action: Citizens Advisory Committee, April 03, 2013; Disability Advocacy Committee, April 06, 2013, and North Visalia Neighborhood Advisory Committee, April 11, 2013

Alternatives: None

Attachments: Attachment "A" CDBG & HOME 2013-14 Annual Action Plan estimated budgets (table)

Attachment "B" Proposed 2013-14 Action Plan

Attachments "C1, C2, C3, C4, & C5" Draft Self Help, CHDO, Loan Agreements

Recommended Motion (and Alternative Motions if expected):

- 1) Approve and adopt Final 2013-14 Action Plan. A HUD requirement, for the use of CDBG and HOME funds.
- 2) Approve CDBG Action Plan Amendments:
 - a. Authorize \$138,000, (estimated from remaining CDBG balances after completion) from the Shade Cover, ADA Water fountain, Rec Park irrigation design and pump installation and construction of basketball court, to the following projects:
 - i. \$108,000 toward ADA walkway, youth tennis and installation of irrigation system/public improvements at Recreation Park; and
 - ii. \$30,000 toward ADA public improvements at the Ice House, and
- 3) Approve CDBG Alternate Amendments:
 - a. Authorize redirecting \$108,000, CDBG funds from Recreation Park to ADA projects or the Oval Park in the fall of 2013. Staff is requesting that the City Manager have the authority to redirect funds if there are project delays in order to meet the CDBG timely expenditure deadlines; and
 - b. Authorize the City Manager to direct CDBG program income over the anticipated \$100,000 toward the Oval Park improvement projects.
- 4) Approve HOME Action Plan Amendments:
 - a. Authorize \$183,206.55 HOME funds from the Foreclosure Acquisition Program II (FAPII) to the Affordable Rental Housing Project (Visalia Village); and

Item 16. - Page 11

- b. Approve the administration of the Loan Recapture Program, with \$127,340 in HOME Revolving Loan funds, with the option to work with a non-profit agency to administer; and
 - c. Authorize the re-certification of Self Help Enterprise (SHE), Inc., as a certified HOME funded Community Housing Development Organization (CHDO); and
 - d. Authorize the execution of a HOME funded Community Housing Development Organization (CHDO) Agreement between the City of Visalia and Self Help Enterprise, Inc. (SHE) for the use of HOME and HOME-CHDO funds in the amount of \$1,200,000 to develop a 48-unit multi-family rental project, currently known as "Visalia Village", located at Highland Avenue, west of State Highway 99 (Dinuba Highway), between Ferguson Street and Riggin Avenue; and
- 5) Approve HOME Alternate Amendment:
- a. Authorize the City Manager to direct HOME program income over the anticipated \$300,000 toward the First Time Homebuyer Program if the program proves successful by spending the HOME funds in a timely manner, with the result of providing a minimum of six (6) loans to borrower, in an amount not to exceed \$147,000; and
 - b) Authorize the City Manager to make appropriate budget adjustments; and
 - 7) Authorize the City Manager or City Attorney to make minor or technical changes to the Self Help Agreements and Loan Recapture Program guidelines.

Copies of this report have been provided to:

Environmental Assessment Status

CEQA Review: NEPA Required

Attachment "I"

DRAFT Estimates submitted with AP for CC Meeting

Figures as of 4-6-13

Attachment "A" DRAFT 2013-14 Annual Action Plan (04-06-13)					
2013-14 Estimated Budget	2012-13 Allocation for Reference	2013-2014 Projected Allocations based upon % of reductions			**With Estimated PI & Carryover
		0.5% Reduction	10% Reduction	15% Reduction	
2013-14 Estimated Budget					
Annual Grant Amount (COB)†	\$ 1,010,727	\$ 924,616	\$ 909,654	\$ 859,118	\$ 924,616
Estimated Program Income	100,000	100,000	100,000	100,000	100,000
Carry over from previous years - allocated to projects					5,187,493
Less Carry over Administration - allocated					313,817
*** Admin Section (20% of allocation), Loan Servicing & Operating less Fair Hsg. (see Fair Housing for portion of Admin)	184,645	184,963	181,931	171,624	184,963
Net for Programs and Projects	816,262	839,652	827,723	787,494	9,818,359
Neighborhood Preservation/Service					
Code Enforcement- Target Areas	150,000	60,000	60,000	60,000	60,000
Code Enforcement Carry over					162,792
Housing Hotline (part of 20% Admin cap & carryover)	7,500	-	-	-	-
Owner Occupied Rehabilitation (Work with Non-Profit)	-	60,000	60,000	60,000	60,000
Special Needs Facilities					
Continuum of Care	5,000	5,000	5,000	5,000	5,000
Voucher Program	15,000	15,000	15,000	15,000	15,000
Voucher Program carryover					8,000
Public Improvements					
ADA Compliance Projects ***	40,000				388,788
ADA Compliance carryover					
Economic Development/Public Works Facilities					
West Parking Structure Loan Payments (see 100,000)	507,619	507,619	507,619	507,619	507,619
WSP- Payment Section 100- second half Projec admin carryover					496,383
Public Parks, Facilities & Improvements					
Oval Park Transportation Improvements		30,000	79,504	39,475	60,000
Oval Park Transportation Improvements carryover					64,667
Shade Covers (Jefferson, Summers & Fairview Parks)	125,763	-	-	-	-
ADA Improvement Projects (see Economic Dev)	100,000	100,000	100,000	100,000	100,000
Park Improvements ADA (Waterfours - Carryover)					51,176
Rec Park Imp- Impaction Pump & ESP (see Economic Dev)					22,631
Recreation Park Impaction Design carryover					8,720
Park Improvements- Shade Covers- carryover					40,000
Recreation Park- Splashpad- carryover					100,000
Special Needs Services					
Senior Home Minor Repairs (see 100,000)					-
Mobile Home Senior Repair & Handicapped Access (see 100,000)					-
Subtotal Programs & Projects	816,262	839,652	827,723	787,494	9,818,359
Total COB Expenditures including Admin	1,110,727	1,024,616	1,009,654	959,118	2,242,430
Remaining to Carry Forward	-	-	-	-	-
** Estimated PI is included, however it is not guaranteed					
Estimates for 2013-14					
HOME INVESTMENT PARTNERSHIP FUNDING	2012-13	0.5% Reduction	10% Reduction	15% Reduction	**With Estimated PI & Carryover/ 0.5% Reduction
Annual Grant Amount (HOME)	347,992	318,413	313,193	295,793	318,413
Estimated Program Income	100,000	100,000	100,000	100,000	100,000
Carry over from previous years - allocated to projects					1,694,463
Less Carry over Administration - allocated					-
Administration, Loan Servicing & Operating (10%)	34,799	31,641	31,319	29,579	31,641
Net for Programs and Projects	413,193	556,773	581,874	566,214	2,193,025
Homeownership					
First Time Homebuyer/ Rehabilitation Program (see 100,000)		95,955	92,962	82,000	95,955
FTMB - Home Economics PI		100,000	100,000	100,000	100,000
CHD Affordable Rental Housing Project carryover funds					805,867
CHD Affordable Rental Housing Project carryover funds					267,189
Foreclosure Acquisition Program II (see Economic Dev)	360,954	200,000	200,000	200,000	200,000
Foreclosure Acquisition Program I (carryover funds)					266,084
COET CHD Foreclosure Acquisition		141,848	141,848	141,848	141,848
COET CHD Foreclosure Acquisition (see 100,000)	52,195	47,762	46,979	44,369	47,762
COET Housing Counseling (carryover funds)					13,600
Loan Recapture Program (carryover Revolving Fund)					527,301
Subtotal Programs & Projects	413,193	556,773	581,874	566,214	2,193,025
Total HOME Expenditures including Admin	447,991	618,413	613,193	595,793	2,234,466
Remaining to Carry Forward	-	-	-	-	-

† CHD Affordable Housing Development Organization (non-profit with 501(c)(3) status)
 ** Annual 2013-14 Estimated Allocation is based on 0.5% reduction AND Projected Carryover Balances (Projects that are underway near completion) NOTE: Carryover balances have been entered and shaded for reference

Attachment "J"

Final Estimates submitted to HUD

Figures as of 4-30-13

*Note: draw down of funding has occurred, along with PI received

Attachment "A" DRAFT 2013-14 Annual Action Plan (04-30-13)					
2013-14 Estimated Budget	2012-13 Allocation for Reference	2013-2014 Proposed Allocations based upon % of reductions:			With Estimated PI & Carryover
COMMUNITY DEVELOPMENT BLOOR GRANT		0.0% Reduction	10% Reduction	16% Reduction	0.0% Reduction
Annual Grant Amount (CDBG)	\$ 1,510,127	\$ 924,815	\$ 905,654	\$ 859,118	\$ 924,815.21
Estimated Program Income	100,000	100,000	100,000	100,000	\$ 100,000.00
Carry over from previous years - allocated to projects					\$ 1,286,267.73
Less Carry over Administration - allocated					\$ 241,677.02
Less Administration (20% of allocation), Loan Servicing & Operating					
Less Fee Proj. see Fee Housing for portion of Admin	184,645	184,645	181,831	171,624	\$ 184,645.04
Net for Programs and Projects	\$ 116,382	\$ 839,625	\$ 823,723	\$ 787,494	\$ 1,197,695.67
Neighborhood Preservation Activities:					
Code Enforcement - Target Areas	120,000	60,000	60,000	60,000	\$ 60,000.00
Code Enforcement Carry over					\$ 172,242.97
Rehousing Housing (part of 20% Admin cap & carryover)	7,500				\$ -
Owner Occupied Rehabilitation (Work with Non-Profit)		60,000	60,000	60,000	\$ 60,000.00
Special Needs Facilities:					
Continuum of Care	8,000	8,000	8,000	8,000	\$ 8,000.00
Voucher Program	15,000	15,000	15,000	15,000	\$ 15,000.00
Voucher Program carryover					\$ 6,000.00
Public Improvements:					
ADA Compliance Project**	20,000				\$ -
ADA Compliance carryover					\$ 181,726.67
Economic Development Public Parking Facilities:					
West Fresno Storage Loan Payment Carryover	507,819	507,819	507,819	507,819	\$ 507,819.00
MPOL Payment Section 109 second half Princ. over carryover					\$ 436,398.66
Public Parks, Facilities & Improvements:					
Over Park Transportation Improvements		50,000	75,000	75,000	\$ 57,000.00
Over Park Transportation Improvements carryover					\$ 22,248.93
Single County Jefferson, Summers & Riverside Parks carryover	25,763				\$ 65,000.00
ADA Improvement Project	100,000	100,000	100,000	100,000	\$ 100,000.00
ADA Ice Made Improvement 4-12-13					\$ 50,000.00
Fee: Park m/c: 20th Military South Valley Judicial Center: Park Improvement 4-12-13 (4-12-13)					\$ 25,474.00
Recreation Park - Soliman - carryover					\$ 100,000.00
Special Needs Services:					
Senior Home Minor Repair (over 6517)					
Mobile Home Senior Repair & Handicapped Access (over 6517)					
Subtotal Programs & Projects	\$ 1,116,382	\$ 835,625	\$ 823,723	\$ 787,494	\$ 1,197,695.67
Total CDBG Expenditures including Admin	1,116,382	1,024,815	1,005,654	959,118	\$ 1,236,673.23
Remaining to Carry Forward		0	0	0	\$ 0.00
Estimates for 2013-14					
HOME INVESTMENT PARTNERSHIP FUNDING	2012-13	0.0% Reduction	10% Reduction	16% Reduction	With Estimated PI & Carryover @ 0.0% Reduction
Annual Grant Amount - HOME	347,850	318,413	313,193	295,793	\$ 318,413.68
Estimated Program Income	100,000	100,000	100,000	100,000	\$ 100,000.00
Carry over from previous years - allocated to projects					\$ 1,728,338.73
Less Carry over Administration - allocated					\$ 45,143.48
Administration, Loan Servicing & Operating (10%)	34,785	31,841	31,315	29,579	\$ 31,841.27
Net for Programs and Projects	413,065	386,573	381,878	366,214	\$ 413,065.63
Homeownership:					
First Time Homeowner/Rehabilitation Program (over 6517) (with 5017) (with 5017)		94,565	50,000	80,000	\$ 94,565.00
FTHE (with 5017)		100,000	100,000	100,000	\$ 100,000.00
SHE Affordable Rental Housing Project carryover funds					\$ 632,407.36
CDC SHE-Affordable Rental Housing Project carryover funds					\$ 260,189.66
Foreclosure Acquisition Program II (with 5017)	260,964	200,000	200,000	200,000	\$ 200,000.00
Foreclosure Acquisition Program II carryover funds					\$ 389,366.93
CSET CDC Foreclosure Acquisition		141,845	141,845	141,845	\$ 141,845.00
CSET CDC Foreclosure Acquisition Housing (with 5017) (with 5017)	51,198	47,760	46,578	44,343	\$ 47,760.00
CSET Housing Counseling (with 5017) (with 5017)					\$ 73,680.00
Loan Restructure Program carryover Revolving Fund					\$ 527,849.35
Subtotal Programs & Projects	413,152	386,573	381,878	366,214	\$ 413,152.34
TOTAL HOME Expenditures including Admin	413,152	386,573	381,878	366,214	\$ 413,152.34
Remaining to Carry Forward		0	0	0	\$ 0.00

Attachment "K"

Community Input

City of Visalia 2013-2014 Action Plan Community Input, Council Input & Public Testimony Notes

City Council Work Session: Presentation of Draft Action Plan 2013-2014 and Amendments, April 01, 2013	
Public Comment:	City Response
Councilman Link asked how ADA compliance projects are determined	Locations are identified by the Disability Advocacy Committee members, the North Visalia Advisory Committee members, as well as Engineering staff
Councilman Collins indicated that it is good to see Self Help Enterprise back in the community	noted
Council comments included measuring improvements in the community and identifying advocates on the southern portion of Visalia	Staff will look for opportunities to increase awareness throughout the city as well as identify tools to measure results of housing programs
Council indicated that they would need to take action and provide direction related to the Oval Park upon Visalia Rescue Mission's presence and evaluation of progress made after six months	noted
Citizens Advisory Committee Meeting: Presentation of Draft Action Plan 2013-2014 and Amendments, April 03, 2013	
Public Comment:	City Response
The CAC committee made a motion to accept the Draft Action Plan and amendments, with a request to allocate a minimum of \$15,000 toward a senior assisted small repair program, emphasized with the need for accessibility and minor owner-occupied home repairs.	Staff forwarded onto Council
How many homes have been acquired, rehabilitated and resold through the foreclosure programs	Staff indicated 39 homes acquired, however some are under rehabilitation and one on the market
Disability Advocacy Committee Meeting: Presentation of Draft Action Plan 2013-2014 and Amendments, April 08, 2013	
Public Comment:	City Response
Committee member commented that it is good to see that the city is working with non-profit agencies and getting projects completed.	Noted
Committee members keep in contact with Engineering staff as it relates to areas of accessibility needs	Staff requested additional locations with the 44 areas completed and the three additional areas under design.
North Visalia Neighborhood Advisory Committee Meeting: Presentation of Draft Action Plan 2013-2014 and Amendments, April 18, 2013	
Public Comment:	City Response
The Committee made 3 recommendations: a recommendation to allocate funding toward Village Park for Astro-turf & a shade cover. The 2nd recommendation was to allocate funds toward Oval Park design and improvements. The 3rd recommendation was possible reallocation of CDBG or other funding to meet community needs for a park located between south of Ferguson, north of Geahen/murray, west of Deuba Highway and east of Mooney. Two emails submitted: clarification of the NSP program, how it assists families; suggested fencing at Oval Park; request to add a basketball court at Fairview	Staff included comments in council report. Staff will review this request with Park & Recreation for future funding consideration; Staff is currently working on this request. Council has previously discussed this and given some direction to see what transpires at Houston School.
City Council Public Hearing: Presentation of Final Action Plan 2013-2014 and Amendments, April 16, 2013	
Public and Council Comments:	City Response:
Council requested information regarding the interest rate of the Section 108 loan and requested staff review payoff terms.	The Section 108 loan will be paid in full in 2018

Attachment "L"

SF 424 Form and Certifications -updated



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 fileable 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	<input type="checkbox"/> Application	<input type="checkbox"/> Pre-application
Date Received by HUC	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction
Applicant Information			
Jurisdiction: City of Visalia		UOG Code: CA43618 Visalia	
Street Address Line 1: 428 East Oak, Suite 301		Organizational DUNS: 030200000	
Street Address Line 2:		Organizational Unit: City of Visalia	
City: Visalia		Department: Community Development	
ZIP: 93201		Division: Community Development-Housing	
Employer Identification Number (EIN):		County: Tulare County	
04-6006449		Program Year Start Date (07/13)	
Applicant Type		Specify Other Type if necessary:	
Local Government: City (Municipal)			
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14 218 Enforcement Grant	
CDBG Project Title Code Enforcement, Fairhousing, Hotline, Continuum of Care, Voucher Program, ATM compliance projects, West Access Parking Structure, Section 108 Loan, Park Improvements, Public Improvements, Rehabilitation Program, Administration		Description of Areas Affected by CDBG Project(s) City of Visalia	
\$CDBG Grant Amount		\$Additional HUD Grant(s) Leveraged/Describe	
\$1,073,981			
\$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 CDBG-based Project(s)			
Home Investment Partnerships Program		14 239 HOME	
HOME Project Title Administration, CHDO Project Acquisition CSF, CHDO Acquisition Rehab, Reeval, First Time Homebuyer, Foreclosure Acquisition Program II, Affordable Rental Housing Projects		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount		\$Additional HUD Grant(s) Leveraged/Describe	
\$336,665			

Additional Federal Funds Leveraged		Additional State Funds Leveraged	
Locally Leveraged Funds		Grantee Funds Leveraged	
Anticipated Program Income \$300,000		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 District of Applicant Districts		Project Districts	
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		Is application subject to review by state Executive Order 12372 Process?	
<input type="checkbox"/> Yes		<input type="checkbox"/> Yes: This application was made available to the state EO 12372 process for review on DATE	
<input checked="" type="checkbox"/> No		<input checked="" type="checkbox"/> No: Program is not covered by EO 12372	
<input type="checkbox"/> Yes		<input type="checkbox"/> N/A: Program has not been selected by the state for review	
<input checked="" type="checkbox"/> No			

Person to be contacted regarding this application

First Name: Steven	Middle Initial: M	Last Name: Salomon
Title: City Manager	Phone: (559) 713-4312	Fax: (559) 713-4800
Email: ssalomon@ci.visalia.ca.us	Grantee Website: www.ci.visalia.ca.us	Other Contact: Chris Young, Community Development Director (559) 713-4392; 315 E Acquila, Visalia, CA 93281
Signature of Authorized Representative		Date Signed
		7/2/13

CERTIFICATIONS

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

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

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

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L.L., "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

4/26/13
Date

Steven M. Salomon, City of Visalia, City Manager

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. (Sec 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 (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:

- 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

4/26/13
Date

Steven M. Salomon, City of Visalia, 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(e):

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 4/26/13
Date

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

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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

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



Signature/Authorized Official

4/26/13

Date

Steven M. Salomon, City of Visalia, 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

4/26/13

Date

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

HOPWA Certifications

The HOPWA grantee certifies that:

Activities – Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building – Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

4/26/13

Date

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

Attachment "M"

Annual Action Plan
SP-28 Priority Needs Summary

Annual Action Plan
SP-28 Priority Needs Summary

Name	Population	Geographic Areas	Priority Level	Associated Goals
Affordable Housing	Extremely Low Large Families Families with Children Low	2013 CDBG LowModAreas- Local Target area 2008 CDBG Areas-Local Target area Foreclosure Acquisition Program II-Local Target area Visalia-Other Neighborhood Stabilization Program-Local Target area	High	Down Payment Assistance Homeownership Housing Counseling Foreclosure Acq/Rehab/Resell opportunities Rehabilitation of existing mobilehome units Neighborhood Preservation Rehabilitation of existing owner- occupied units CHDO Foreclosure Acquis/Rehab/Resell
Affordable Rental Housing	Families with Children Low Large Families Extremely Low Families with Children	2013 CDBG LowModAreas- Local Target area Visalia-Other Foreclosure Acquisition Program II-Local Target area 2008 CDBG Areas-Local Target area	High	CHDO Affordable Rental Development
Public Improvements	Elderly Low Extremely Low Persons with Physical Disabilities Non-housing Community Development	Visalia-Other 2013 CDBG LowModAreas- Local Target area 2008 CDBG Areas-Local Target area	High	Increase Accessibility Public Improvements (Ice House) Public Improvements to Oval Park Public Improvements within Neighborhood Parks Public Improvements to Recreation Park Oval Area Lighting Improvements

City of Visalia 2013-14 Action Plan

Annual Action Plan

SP-28 Priority Needs Summary

Extremely Low Individuals Persons with HIV/AIDS Chronic Homelessness Families with Children Large Families Veterans	Other	Visalia-Other	High	Overall Program Administration Increase Accessibility Homeless Support Facilities Rehabilitation of existing mobilehome units Rehabilitation of existing owner- occupied units Maintain quality of existing units
Elderly Non-housing Community Development Persons with Physical Disabilities Middle Extremely Low Moderate Elderly Low		Visalia-Other	High	
Non-housing Community Development	Low Extremely Low Other Non-housing Community Development	2013 CDBG Low/Mod Areas- Local Target area 2008 CDBG Areas-Local Target area Visalia-Other	High	Public Improvements (Ice House) Support homeless service providers (CoC) Public Improvements to Oval Park Public Improvements within Neighborhood Parks Increase Accessibility
HUD Certified Housing Counseling	Large Families Low Moderate	Visalia-Other	High	Housing Counseling

City of Visalia 2013-14 Action Plan

Annual Action Plan

SP-28 Priority Needs Summary

Revolving Loan Activities	Families with Children Elderly Extremely Low Moderate	Visalia-Other	Low	Maintain quality of existing units CHDO Foreclosure Acquis/Rehab/Resell Loan Recapture Program Neighborhood Preservation
	Large Families Extremely Low Elderly Families with Children Low			

City of Visalia 2013-14 Action Plan

Annual Action Plan

SP-28 Priority Needs Summary

Economic Development	Low Extremely Low Non-housing Community Development Persons with Physical Disabilities Low Non-housing Community Development Elderly Extremely Low	Visalia-Other	High	Commitment to long-term economic growth
Public Facilities	Persons with Physical Disabilities Low Non-housing Community Development Elderly Extremely Low	2008 CDBG Areas-Local Target area Visalia-Other 2013 CDBG LowModAreas-Local Target area	High	Commitment to long-term economic growth Public Improvements within Neighborhood Parks Public Improvements (Ice House) Increase Accessibility
Park Improvements	Persons with Physical Disabilities Non-housing Community Development Extremely Low Families with Children Elderly Moderate Public Housing Residents Low Large Families	2013 CDBG LowModAreas-Local Target area 2008 CDBG Areas-Local Target area Visalia-Other	High	Public Improvements to Recreation Park Public Improvements to Oval Park Public Improvements within Neighborhood Parks Increase Accessibility
Homeless/HIV/AIDS	Victims of Domestic Violence Victims of Domestic Violence Chronic Substance Abuse Other Families with Children Mentally Ill Elderly		High	Homeless Support Facilities Support homeless service providers (CoC)

City of Visalia 2013-14 Action Plan

Attachment "N"
Strategic Plan- SP-48 Goals Summary

Strategic Plan
SP-48 Goals Summary

Goal	Category	Geographic Area	Needs Addressed	Funding
Down Payment Assistance homeownership	Affordable Housing	Visalia	Affordable Housing	
	Start Year: 2010	End Year: 2015	Outcome: Availability/accessibility	Objective: Provide decent affordable housing
Description: The First Time Homebuyers Program has been administered by a non-profit agency. The HOME funded program has been successful in providing second mortgages at a below-market interest rate to new homeowners. Staff anticipated providing 10 families with down payment assistance each program year.				
Goal- To provide decent affordable housing by promoting homeownership opportunities.				
Goal Outcome Indicator				
Direct Financial Assistance to Homebuyers		Quantity	UoM	
		50	Households Assisted	
Foreclosure Acq/Rehab/Resell opportunities	Affordable Housing	Foreclosure Acquisition Program II Visalia	Affordable Housing	
	Start Year: 2011	End Year: 2015	Outcome: Affordability	Objective: Provide decent affordable housing
Description: This program enables the City to stabilize and revitalize neighborhoods through acquisition and				

City of Visalia Action Plan 2013-14

Strategic Plan

SP-48 Goals Summary

<p>CHDO Foreclosure Acquis/Rehab/Resell</p>	<p>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.</p>	<p>Goal: Provide decent affordable housing</p>	<p>Goal Outcome Indicator Homeowner Housing Rehabilitated</p>	<p>Quantity 3</p> <p>UoM Household Housing Unit</p>
<p>Affordable Housing</p>	<p>Neighborhood Stabilization Program 2008 CDBG Areas Foreclosure Acquisition Program II 2013 CDBG LowModAreas Visalia</p>	<p>End Year: 2015</p>	<p>Affordable Housing Revolving Loan Activities</p>	<p>Outcome: Sustainability</p> <p>Objective: Provide decent affordable housing</p>
<p>Description:</p>	<p>The HOME Investment Partnership Program requires that 15% of its annual allocation be set aside exclusively for housing that is owned, developed or sponsored by a 501 (c) 3 non profit community based service organization, known as a HOME -funded Community Housing</p>			

City of Visalia Action Plan 2013-14

Strategic Plan

SP-48 Goals Summary

<p>Development Organization (CHDO). To develop affordable housing within the community. The City works with three certified HOME CHDO's: Visalians Interested in Affordable Housing (VIAH), Self Help Enterprises, Inc (SHE) and Community Services and Employment Training, Inc. (CSET). Regular HOME funds are also utilized for specific projects and programs with the designated CHDO.</p>			
<p>Goal- Increase quality of owner-occupied housing through acquisition and rehabilitation of existing units</p>			
Goal Outcome Indicator	Quantity	UoM	
Homeowner Housing Rehabilitated	2	Household Housing Unit	
Affordable Housing	2008 CDBG Areas 2013 CDBG LowModAreas Visalia	Affordable Rental Housing	
Start Year: 2011	End Year: 2015	Outcome: Availability/accessibility	Objective: Provide decent affordable housing
<p>Description:</p> <p>A portion of HOME Set aside funding for CHDO's along with HOME regular funds from annual allocations and program income provide funding with one of the City's designated CHDO's to develop affordable multifamily rental units.</p>			

City of Visalia Action Plan 2013-14

Strategic Plan

SP-48 Goals Summary

Neighborhood Preservation	goal- Provide suitable and affordable housing living environment through rental projects.		
	Goal Outcome Indicator Rental units constructed	Quantity 11	UoM Household Housing Unit
	Affordable Housing	2008 CDBG Areas 2013 CDBG LowModAreas	Affordable Housing Revolving Loan Activities
	Start Year: 2010	End Year: 2015	Objective: Create suitable living environments
Description: 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 common violations include unsafe structures, abandoned properties, permits and unlicensed vendors. Anticipated code cases for 5 yr ComPlan is 200 each year.			
Support homeless service providers (CoC)	goal- Maintain and Preserve quality housing by addressing substandard housing.		
	Goal Outcome Indicator Housing Code Enforcement/Foreclosed Property Care	Quantity 1,000	UoM Household Housing Unit
	Homeless	Visalia	Homeless/HIV/AIDS Non-housing

City of Visalia Action Plan 2013-14

Strategic Plan

SP-48 Goals Summary

Start Year: 2010	End Year: 2015	Community Development	Objective: Create suitable living environments
<p>Outcome: Availability/accessibility</p>			
<p>Description:</p> <p>the City has a partnership with the Continuum of Care to address issues of homelessness. The Continuum of Care is a consortium of housing providers, service providers and local governments that work together to end homelessness in Kings and Tulare counties. To strengthen its capacity, the continuum pursued 501 c status to competitively apply for foundation and corporate funding. The Continuum is focused on systematically implementing systems and program that will help support existing homeless organizations and offer the resources that are needed locally to be successful. The City planned to allocate a total of \$30,000 in CDBG funds over three program years to assist the Continuum in achieving this goal.</p> <p>goal- Increase accessibility to support facilities to end chronic homelessness.</p>			
<p>Goal Outcome Indicator Homelessness Prevention</p>		<p>Quantity 3</p>	<p>UoM Persons Assisted</p>
<p>Increase Accessibility</p>	<p>Non-Housing Community Development Non-Homeless Special Needs</p>	<p>2008 CDBG Areas 2013 CDBG LowModAreas Visalia</p>	<p>Public Improvements Non-housing Community Development Park Improvements Non-Homeless Special Needs</p>

Strategic Plan

SP-48 Goals Summary

	Public Facilities		
Start Year: 2010	End Year: 2015	Objective: Create suitable living environments	Outcome: Availability/accessibility
Description:			
<p>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 and outside the targeted area as a presumed benefit. City Staff continues to work with the Disability Advocacy Committee to identify areas that need improvement in the CDBG Targeted area and other areas within city limits which the public and DAC members have identified. Citizens from the Disability Advocacy Committee, Northern Visalians and community members identify areas in need of accessibility and areas with the lack of a safe walking path, curb cuts and truncated domes. A list of locations is then evaluated for use of CDBG funding. Improvements may include accessibility improvements to community park and public buildings.</p>			
goal- Improve quality/increase availability of neighborhood facilities.			
Goal Outcome Indicator		Quantity	UoM
Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		50	Persons Assisted
Commitment to long-term economic growth	Non-Housing Community Development	2008 CDBG Areas Neighborhood Stabilization Program	Public Facilities Economic Development

City of Visalia Action Plan 2013-14

Strategic Plan

SP-48 Goals Summary

Start Year: 2010	Visalia	End Year: 2015	Objective: Availability/accessibility	Objective: Create economic opportunities
Description:				
<p>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 loan payment of \$507,819. The final loan payment is scheduled for 2018.</p> <p>goal- Demonstrate a commitment to long-term economic growth by promoting expansion of jobs by ensuring adequate parking.</p>				
<p>Goal Outcome Indicator Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit</p>				
			Quantity	UoM
			1	Persons Assisted
Non-Housing Community Development	2008 CDBG Areas 2013 CDBG Low/McdAreas	End Year: 2015	Public Improvements Park Improvements Non-housing Community Development	Objective: Create suitable living environments
Start Year: 2010			Outcome: Sustainability	
Public Improvements to Oval Park				

City of Visalia Action Plan 2013-14

Strategic Plan

SP-48 Goals Summary

	<p>Description:</p> <p>In 2008, the City Council directed staff to work with residents and businesses from the Washington School and Oval Park neighborhoods to foster revitalization efforts. The Housing and Economic Development, Building, Police, Engineering, Public Works, Fire and Community Development departments actively participate in these efforts.</p> <p>The City Council also provided staff with the direction to identify the needs of the Oval Park Area. In addition to leveraging CDBG funds in 2008, the City received a Caltrans grant to analyze the area as it relates to traffic, safety and lighting. Community meetings have been held at Oval Park, obtaining community input, coordinating with local nonprofit agencies to utilize the existing building and creating a more family-friendly park.</p> <p>The City contributed \$60,000 in 2007-2008 and an additional \$20,000 from an amendment completed in July 2008, for which funds were derived from the 2007-2008 program year funding. This brings the total allocated funds for the Oval Park Area improvements to \$166,000. The recommended allocation of \$29,025 per program year will assist with efforts to improve public parks.</p> <p>goal- Improve quality/increase availability of neighborhood facilities for low income persons.</p>								
	<p>Goal Outcome Indicator</p> <p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit</p>	<p>Quantity</p> <p>1</p>	<p>UoM</p> <p>Persons Assisted</p>						
<p>Oval Area Lighting Improvements</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Non-Housing Community Development</td> <td style="width: 33%;">2008 CDBG Areas</td> <td style="width: 33%;">Public Improvements</td> </tr> <tr> <td></td> <td>2013 CDBG LowModAreas</td> <td></td> </tr> </table>	Non-Housing Community Development	2008 CDBG Areas	Public Improvements		2013 CDBG LowModAreas			
Non-Housing Community Development	2008 CDBG Areas	Public Improvements							
	2013 CDBG LowModAreas								
<p>Start Year: 2010</p>	<p>End Year: 2015</p>		<p>Objective:</p>						

City of Visalia Action Plan 2013-14

Strategic Plan

SP-48 Goals Summary

	Sustainability	Create suitable living environments
<p>Description:</p> <p>This area has some of the highest levels of crime in the City and is one of the most densely populated areas. The area is home to several multi-family dwellings but lacks lighting. It is an older neighborhood lacking adequate infrastructure, and lighting is a key concern due to the criminal element in the neighborhood. The addition of nine new lights, possibly solar, will help improve safety and reduce crime in the area.</p> <p>goal- improve the quality of the neighborhood</p> <p>Goal Outcome Indicator Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit</p> <p style="text-align: right;">Quantity UoM 5 Persons Assisted</p>		
<p>Maintain quality of existing units</p>	<p>Non-Homeless Special Needs</p> <p style="text-align: center;">Visalia</p>	<p>Non-Homeless Special Needs Revolving Loan Activities</p>
	<p>Start Year: 2010</p> <p style="text-align: center;">End Year: 2012</p>	<p>Outcome: Sustainability</p>
	<p>Description:</p> <p>The City has allocated \$91,000 per program year to CSET for the administration of the Senior Home Minor Repair Program. Assistance is provided to senior citizens to assist with minor repairs in their homes. Examples of services are plumbing repairs, cooler/air-conditioning repairs, roof</p>	

Strategic Plan

SP-48 Goals Summary

<p>repairs, door and window repairs, electrical repairs, appliance repairs, flooring and carpentry repairs. It is anticipated that this program will assist at least 120 clients and provide 600 service repairs each program year. This program was frozen in 2012 due to the reduction of CDBG funding.</p> <p>goal- maintain quality of existing units</p>		<p>Quantity Households Assisted 3,100</p>
<p>Goal Outcome Indicator Public service activities for Low/Moderate Income Housing Benefit</p>		
<p>Public Improvements to Recreation Park</p>	<p>Non-Housing Community Development</p>	<p>2008 CDBG Areas 2013 CDBG LowModAreas</p>
	<p>Public Improvements Park Improvements</p>	<p>Outcome: Sustainability</p>
<p>Start Year: 2010</p>		<p>End Year: 2015</p>
<p>Description:</p> <p>Funding for this park has been set aside to address the Skate Park graffiti and fencing in addition to other necessary improvements to maintain a safe environment for the community.</p> <p>Improvements continue at Recreation Park, such as installation of the basketball court and irrigation pump. Forthcoming is the park irrigation design and construction of the Splash pad water feature. This year (2013-14), proposed improvements include a new Pickle ball/Youth Tennis Court, accessible sidewalks, security fence and installation of the new irrigation system.</p> <p>goal- Improve quality of public improvements in low income area parks.</p>		

Strategic Plan

SP-48 Goals Summary

	Goal Outcome Indicator Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Quantity 1	UoM Persons Assisted
Rehabilitation of existing mobilehome units	Non-Homeless Special Needs Visalia	Affordable Housing Non-Homeless Special Needs	
	Start Year: 2010 End Year: 2012	Outcome: Sustainability	Objective: Create suitable living environments
Description: The CDBG-funded Mobile Home Senior Handicapped Assistance Repair program is administered by Self-Help Enterprises. The program serves very low income families by addressing health and safety issues with their mobile homes in the form of a grant of \$5,000 and up to \$7,000 on a case-by-case basis. A majority of the grants are utilized toward floor and roof repairs. This program continues to be successful, with an average grant of \$5,800. Fourteen grants are projected to be completed each program year. This program was frozen in 2012 due to the reduction of CDBG funding.			
goal- improve quality of existing units.			
	Goal Outcome Indicator Homeowner Housing Rehabilitated	Quantity 70	UoM Household Housing Unit
Rehabilitation of existing owner-occupied units	2008 CDBG Areas 2013 CDBG LowModAreas	Affordable Housing Non-Homeless Special Needs	
	Affordable Housing		

Strategic Plan

SP-48 Goals Summary

	Visalia		
Start Year: 2013	End Year: 2015	Outcome: Sustainability	Objective: Create suitable living environments
<p>Description:</p> <p>Community Development Block Grant (CDBG) Funds are provided allowing a non-profit agency to administer a owner occupied housing rehabilitation program. The funds are provided as a second mortgage, making it possible for extremely low-to-low income homeowners to address specifically health and safety issues. Examples of assistance are: replacement of roofs, flooring, electrical, plumbing and sewer, which pose immediate threat to the family's health and well-being.</p> <p>goal- Maintain quality of owner-occupied housing.</p>			
Goal Outcome Indicator Homeowner Housing Rehabilitated		Quantity 4	UoM Household Housing Unit
Overall Program Administration			
Other		Visalia	Planning/Administrative
Start Year: 2010	End Year: 2015	Outcome: Sustainability	Objective: Provide decent affordable housing
<p>Description:</p> <p>Administration of both CDBG and HOME funded projects and programs. This includes the Fair Housing Hotline.</p>			
Goal Outcome Indicator		Quantity	UoM

City of Visalia Action Plan 2013-14

Strategic Plan

SP-48 Goals Summary

Other	i	Other
Public Improvements within Neighborhood Parks	<p>Non-Housing Community Development</p> <p>2008 CDBG Areas 2013 CDBG LowModAreas Visalia</p> <p>Start Year: 2010 End Year: 2015</p>	<p>Public Improvements Public Facilities Park Improvements Non-housing Community Development</p> <p>Objective: Create suitable living environments</p>
	<p>Start Year: 2010 End Year: 2015</p> <p>Description:</p> <p>Park Improvements in CDBG Areas. – The City has historically utilized CDBG funds to rehabilitate parks in underserved low-income neighborhoods. Park Improvements may also include public improvements to increase the quality and quantity to benefit the neighborhood and use of the park.</p> <p>goal- Improve quality of public improvements in low income area parks.</p> <p>Goal Outcome Indicator Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit</p> <p>Quantity UoM Households Assisted 1</p>	<p>Outcome: Sustainability</p>
Homeless Support Facilities	<p>Homeless Visalia</p> <p>Start Year: 2010 End Year: 2015</p>	<p>Homeless/HIV/AIDS Non-Homeless Special Needs</p> <p>Objective:</p>

City of Visalia Action Plan 2013-14

Strategic Plan

SP-48 Goals Summary

	Availability/accessibility	Create suitable living environments
<p>Description:</p> <p>This is the third year in allocating 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 continue to support a Case Manager to oversee the program, which includes mental, and health counseling, job search, and life skills training. Specific data will continue to be collected to reflect the outcome.</p>	y	
<p>Goal: Increase range of housing options.</p>		
<p>Goal Outcome Indicator: Homelessness Prevention</p>	Quantity	UoM Persons Assisted
<p>Housing Counseling</p>	5	
<p>Affordable Housing Other</p>	<p>2008 CDBG Areas Foreclosure Acquisition Program II Neighborhood Stabilization Program 2013 CDBG</p>	<p>Affordable Housing HUD Certified Housing Counseling</p>
<p>Start Year: 2010</p>	<p>End Year: 2015</p>	<p>Objective: Provide decent affordable housing</p>
	y	

City of Visalia Action Plan 2013-14

Strategic Plan

SP-48 Goals Summary

	<p>Description:</p> <p>CSET and Self Help provide HUD Certified Counseling to city loan participants. CSET specifically works with HOME funded borrowers. Self Help works with Neighborhood Stabilization Program borrowers.</p> <p>goal- Provide education services.</p> <p>Goal Outcome Indicator Other</p>	<p>Quantity 3</p>	<p>UoM Other</p>
<p>Loan Recapture Program</p>	<p>Affordable Housing</p> <p>2008 CDBG Areas Foreclosure Acquisition Program II Neighborhood Stabilization Program 2013 CDBG LowModAreas Visalia</p>	<p>Revolving Loan Activities</p>	<p>Objective: Provide decent affordable housing</p> <p>Outcome: Sustainability</p> <p>End Year: 2015</p> <p>Start Year: 2013</p> <p>Description:</p> <p>Also, past years, funds were recycled through the Loan Recapture Program. A total of \$127,349 is available in the Revolving Loan Fund, to utilize toward foreclosure, due to non-payment by a City loan participant, where all efforts have been made to receive payments. The property and existing</p>

Strategic Plan

SP-48 Goals Summary

	<p>Plans would be analyzed, brought to the Citizens Advisory Loan Committee for review and recommendation, along with final review by the City Manager to acquire the home, rehabilitate and resell. This will assist with recapturing the original loan investment, as well as sustain the neighborhood, sustain the home through rehabilitation and allow another family to own a home. Staff proposes working with its non-profit partners to administer this program.</p>		
	<p>goal- Provide and preserve decent affordable housing</p>	<p>Quantity 1</p>	<p>UoM Other</p>
<p>Goal Outcome Indicator Other</p>			
<p>Public Improvements (Ice House)</p>	<p>Non-Housing Community Development</p>	<p>2008 CDBG Areas 2013 CDBG LowModAreas Visalia</p>	<p>Public Facilities Public Improvements Non-housing Community Development</p>
<p>Start Year: 2012</p>	<p>End Year: 2015</p>		<p>Objective: Create suitable living environments</p>
<p>Description:</p>	<p>Public improvements, such as accessibility in public buildings, such as the historic Ice House, a community use building.</p>		
	<p>goal- Improve quality of public improvements</p>		
<p>Goal Outcome Indicator Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit</p>		<p>Quantity 1</p>	<p>UoM Persons Assisted</p>

City of Visalia Action Plan 2013-14

Monitoring

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.

Error! Reference source not found.Action Plan Monitoring response:

The City utilizes AmeriNational Community Services for loan servicing. AmeriNational monitors the City's loan portfolio on a monthly basis for conformity with loan payments, tax & insurance, and delinquencies. Additionally, on a yearly basis, AmeriNational conducts property condition inspections, and obtains an affidavit of ownership. This assists the City in maintaining participant compliance with each program. The City has also added an hourly staff person to work more closely, locally in relation to loan payment problems, working with the City's Citizens Advisory Committee (CAC- Sub Committee) to review problem loans.

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

Staff also participates in pre-bid meetings for projects utilizing CDBG funding. Specific projects include Public Improvement projects, such as Recreation Park Irrigation Pump, Recreation Park Basketball Court, and ADA accessible curb cuts.

Additionally, staff meets with each selected contractor participating in the Neighborhood Stabilization Program (NSP).

Staff is scheduling monitoring visits this year in relation to its HOME funded, existing rental development projects.

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.¹

