

CITY OF VISALIA



ANNUAL ACTION PLAN PROGRAM YEAR 5 2014-2015

Prepared by
The Community Development Department
Chris Young, Community Development Director
Rhonda Haynes, Housing Specialist
Christopher Tavarez, Administrative Services Manager

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

City Manager
Michael Olmos



Table of Contents

Executive Summary	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	3
PR-05 Lead & Responsible Agencies – 91.200(b)	53
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	55
AP-12 Participation – 91.105, 91.200(c).....	63
Expected Resources.....	69
AP-15 Expected Resources – 91.220(c) (1, 2).....	69
Annual Goals and Objectives.....	73
AP-35 Projects – 91.220(d).....	79
Projects.....	83
AP-38 Projects Summary	83
AP-50 Geographic Distribution – 91.220(f)	92
Affordable Housing.....	94
AP-55 Affordable Housing – 91.220(g).....	94
AP-60 Public Housing – 91.220(h)	95
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	97
AP-75 Barriers to affordable housing – 91.220(j).....	101
AP-85 Other Actions – 91.220(k).....	105
Program Specific Requirements	109



Executive Summary

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

1. Introduction

Administration of the U. S. Department of Housing and Urban Development (HUD) programs are 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.

The 2014-15 Draft Action Plan program is based upon HUD's letter dated March 18, 2014, informing the City of its 2014 FY allocations for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership funding (HOME).

Visalia's Citizens Participation Plan allows up to a 75% change before an amendment is considered substantial. Substantial amendments require City Council approval. Proposed activity budgets are reflected below.

HOME Proposed 2014-15 Projects: HOME allocation of \$352,003 with an estimated \$200k to \$400k Program Income will continue to focus on providing affordable housing as listed below.

- Community Housing Development Organization (CHDO) & HOME Self Help 36-unit Rental Dev \$251,611.49 plus 15% CHDO (approx \$52,800.45) allocation (total project shall be \$1.8M, see amendment for additional funding)
- FAPII (Est PI) \$200k to \$400k
- HOME Administration est \$35,200.30. Amount shall be no more than 10% of the allocation.

HOME Amendments: HOME and HOME CHDO funding carried from previous years will be a substantial amendment. With limited funding, (15% set aside from such funding to assist certified CHDO's), it is difficult to provide sufficient funding for a project, therefore Staff is recommending that all \$1.8m be deemed as CHDO funding.

Staff also recommends that of the \$1.8m, 10% (\$180k) be provided to Self Help Enterprise, a Certified CHDO, as a predevelopment loan. These funds may be used upon execution of an agreement for costs associated with the project.

In order to complete the amendment, a portion of funding will be redirected toward Visalia Village.



- Unprogrammed-CHDO Funds (remainder of 2009, 2010, 2011, 2012, 2013) - \$317,958.40 (plus 2014-15 CHDO as referenced above)
- Redirect from CSET Foreclosure Program, CSET-FTHB, & Unprogrammed entitlement and PI funds- apprx \$1,177,629.66 (plus 2014-15 HOME funds \$251,611.49 plus \$52,800.45 as referenced above)

Another amendment includes the option to acquire foreclosed multi-family dwellings, rehabilitate and work with a non-profit agency under the HOME FAPII Program.

CDBG Proposed 2014-15 Projects: CDBG allocation is \$1,072,837, with estimated \$95,000 PI. The focus continues with improving neighborhoods, public & park facilities and improvements, homeless support and special needs housing programs with the following proposed programs.

- Code Enforcement \$110,000 (200)
- Continuum of Care \$10,000 (1)
- Voucher Program \$15,000 (5)
- West Acequia Parking Structure Section 108 loan \$530,575 (1)
- Oval Transportation Improvements \$192,694.60 (1)
- Estimated PI \$95,000 to be directed 1)-Oval park; 2) then any remainder to existing ADA Compliance; 3) then any remainder to 3 housing programs. Further clarifications will be reflected in the Council report.

CDBG Administration \$214,567.20. This amount shall be no more than 20% of allocation.



Attachment "A" Proposed DRAFT 2014-15 Annual Action	
2014-15 Estimated Budget	CDBG Allocation
COMMUNITY DEVELOPMENT BLOCK GRANT	
Annual Grant Amount (CDBG)	\$ 1,072,837
Estimated Program Income	\$ 95,000.00
<i>Less</i> Administration (20% of allocation), Loan Servicing & Operating, Fair Hsg, ConPlan Consultant	\$ 214,567.40
Net for Programs and Projects	\$ 953,269.60
Neighborhood Preservation/Services	
Code Enforcement- Target Areas	\$ 110,000.00
Owner Occupied Rehabilitation (Work with Non-Profit)	
Homeless Support Services	
Continuum of Care	\$ 10,000.00
Voucher Program	\$ 15,000.00
Economic Development/Public Parking Facilities	
West Parking Structure Loan Payment (Section 108 Loan)	\$ 530,575.00
Public Parks, Facilities & Improvements	
<i>* Estimated CDBG PI- 2014 PY- To be directed to alternates by Council</i>	\$ 95,000.00
Oval Transportation Project	\$ 192,694.60
<i>* Alternate: Oval Park, then ADA, then 2 housing programs</i>	
Special Needs Housing Programs	
Subtotal Programs & Projects	\$ 953,269.60
Total CDBG Expenditures including Admin	\$ 1,167,837.00
	\$ -
2014-15 Estimated Budget	HOME Allocation
HOME INVESTMENT PARTNERSHIP FUNDING	
Annual Grant Amount (HOME)	\$ 352,003.00
Estimated Program Income	\$ 200,000.00
<i>Less</i> Administration, Loan Servicing & Operating (10%)	\$ 35,200.30
Net for Programs and Projects	\$ 516,802.70
Affordable Rental Housing	
<i>**</i> CHDO SHE-Affordable Rental Housing Project (15% of FY allocation CHDO)	\$ 52,800.45
<i>**</i> CHDO SHE-Affordable Rental Housing Project (remainder converted to CHDO)	\$ 251,611.49
<i>** Note: For CHDO- SHE Rental Housing Project, see HOME Amendment for remaining project balance (total \$1.8m)</i>	
Homeownership	
Foreclosure Acquisition Program II (<i>*Estimated HOME PI 2014 PY included</i>)	\$ 212,390.76
Subtotal Programs & Projects	\$ 516,802.70
Total HOME Expenditures including Admin	\$ 552,003.00
	\$ -
<small>* Estimated Program Income (PI) 2014 PY; Estimated PI is included, however, is not guaranteed ** CHDO- Community Housing Development Organization- non-profit with 501c3 status; Remaining Project balance is included in HOME Amendment</small>	

Final 2014-15 AP Budget



City of Visalia
Annual Action Plan
2014

Table 1: Discretionary 2014/15 CDBG Estimated PI				
CDBG				
Alternate Projects	PROJECT (Increase)	Project balance as of April 1, 2014	2014/15 Estimated CDBG Program Income	AMENDED PROJECT BALANCE
	<u>Public Improvement:</u>			
1	Oval Projects*	\$ 193,681.00	\$ 95,000.00	\$ 288,681.00
	<u>Public Improvement:</u>		THEN	
2	ADA Compliance -accessibility projects	\$ 155,263.00	\$ 95,000.00	\$ 250,263.00
	<u>Housing Programs</u>		THEN	
	Emergency Repair and Basic Needs Program (45% of \$95k)	\$ -	\$ 42,750.00	\$ 42,750.00
3	Senior Handicapped Assistance and Repair Program (45% of \$95k)	\$ -	\$ 42,750.00	\$ 42,750.00
	Senior Home Repair Program (10% of \$95k)	\$ -	\$ 9,500.00	\$ 9,500.00
			\$ 95,000.00	

* See Table 2 Proposed Amendment. Utilized beginning project balance for Oval as of April 1, 2014

Table 1: CDBG Est PI



Table 2 CDBG Discretionary Funding					
PROJECT (Increase)	Current Balance as of April 1, 2014 *	Proposed Amendment	Project Balance with Amendment funding only	2014 15 Action Plan (New Money)	Final Project Balance after Amendment and new 2014-15 monies
Oval Projects	\$ 193,681.00	\$ 100,000.00	\$ 293,681.00	\$ 192,694.60	\$ 486,375.60
PROJECT (Decrease)					
Splash Pad Project	\$ 100,000.00	\$ (100,000)	-	-	-
NET CHANGE HOME					

* balance calculated as of April 1, 2014

Table 2: CDBG Amendment



Table 3: Proposed Amendments HOME					
Table 3-A					
HOME Amendments					
PROJECT (Increase)	Current Balance as of April 1, 2014 *	HOME-CHDO Amendment	HOME Regular Fund Amendment- to be CHDO funding	2014 15 Action Plan (New Money) including CHDO	Final CHDO Project Balance after Amendments and new 2014-15 monies
Self Help- Rental Development Project (CHDO & Regular) to be all CHDO funding	\$ -	\$ 317,958.40	\$ 1,177,629.66	\$ 304,411.94	\$ 1,800,000.00
PROJECT (Decrease)					
Unprogrammed CHDO (2009, 2010, 2011, 2012, 2013)	\$ 317,958.40	\$ (317,958.40)	-	-	-
Unprogrammed Regular HOME funds -previous year funding	\$ 985,595.91	\$ -	\$ (985,595.91)	-	-
CSET CHDO Project	\$ 157,033.75	\$ -	\$ (157,033.75)	-	-
Unprogrammed FTHB funds	\$ 35,000.00	\$ -	\$ (35,000.00)	-	-
NET CHANGE HOME		-	(0)		

* balance calculated as of April 1, 2014

Table 3A- HOME Amendment



Attachment "A" Tables

Table 3-B			
City HOME CHDO & HOME Regular Funds designated as a CHDO Project			
Affordable Rental Housing SHE Project			
Funding:	Year Allocation from:	Amount	Use of funds
HOME CHDO	2014	\$52,800.45	Toward SHE Rental Project- Annual CHDO set aside
HOME CHDO	2013	\$50,799.75	Toward SHE Rental Project - Annual CHDO set aside
HOME CHDO	2012	\$52,198.80	Toward SHE Rental Project - Annual CHDO set aside
HOME CHDO	Remainder of 2011	\$34,958.85	Toward SHE Rental Project - Annual CHDO set aside
HOME CHDO	Portion of 2011	\$39,324.20	Toward SHE Rental Project as a PreDevelopment Loan (total \$180k)
HOME CHDO	2010	\$84,150.30	Toward SHE Rental Project as a PreDevelopment Loan (total \$180k)
HOME CHDO	2008 Remainder	\$58,525.50	Toward SHE Rental Project as a PreDevelopment Loan (total \$180k)
		\$370,758.85	Subtotal CHDO funds
HOME Regular funding	2014	\$251,611.49	Allocate 2014 HOME funds toward SHE Rental Project. Converted to CHDO funding
HOME Regular funding	2013	\$157,033.75	Amendment from CSET CHDO Foreclosure Program to SHE Rental Project; Converted to CHDO funding
HOME Regular funding	2013	\$35,000.00	Amendment from CSET- First Time Homebuyer Program to SHE Rental Project; Converted to CHDO funding
HOME Regular funding	2010, 2011, 2012, portion of 2013	\$985,595.91	Amendment: Allocate unprogrammed HOME funds toward SHE Rental Project. Converted to CHDO funding
		\$1,429,241.15	Subtotal HOME Regular funds
Total CHDO funding for Affordable Rental Housing Project funding:		\$1,800,000.00	<p>HOME is a Special Measure that contains for the \$180k PreDevelopment Loan. The total will be \$1.8 million. 2014 IS CHDO's estimate only. Balance to be left over by the adjustment for 2014 (\$1,620,000.00)</p> <p>Amount will not exceed \$1.8M. Difference shall be directed to the FAPII program</p>

Table 3B- CHDO Project



City of Visalia
Annual Action Plan
2014

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 development of affordable rental housing. To provide a suitable living environment, the core projects and programs are Code Enforcement, Continuum of Care, and Voucher Program. Additionally, to improve the quality and a suitable living environment through public and park improvements which include continued efforts toward the Oval Park and Oval Transportation improvements, ADA Compliance Projects. Demonstration of the City's long term economic growth commitment is through the repayment of a Section 108 loan payment, as part of the West Acequia Parking Structure.

3. Evaluation of past performance

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

Affordable Housing goals are being achieved primarily with Neighborhood Stabilization Program (NSP) funding. During this last year, the City worked with Habitat for Humanity in acquiring, rehabilitating and reselling six (6) homes to households at or below 50% of the area median income. The City also acquired six (6) homes last year to be resold to households at or below 50% AMI. Three (3) have been resold with three under various stages of resell and rehabilitation.

Last year, the City provided Community Service Employment Training, Inc. (CSET) with \$196,965 to utilize under the First Time Homebuyer Program. The program is slow moving, with new requirements as per HUD's HOME Rule 2013. Staff recently evaluated program requirements, increased the gap financing, and worked with CSET in marketing the program. In order to place funding where most needed, Council authorized the City Manager to reallocate any remaining HOME funds from the FTHB Program, and redirect to the FAPII by August 1, 2014.

Based on HOME Rule 2013 changes, Staff met with CSET previously one of the City's 501c non-profit Community Housing Development Organizations (CHDO) to evaluate the new requirements and market conditions for the Foreclosure Acquisition Program, utilizing CHDO funding. It was determined that the 2013 CHDO funds would be better served with the rental development project. CSET and Staff will revisit CHDO certifications in the near future. CSET continues their contract with the City in providing HUD Certified Housing Counseling services.



Affordable rental housing continues to be a high priority, as identified in the Strategic Plan. The Visalia Village project was cancelled earlier this year. The Developer returned with a revised proposal for the use of HOME and CHDO funding of \$1.8M toward a 36-unit development.

Neighborhood Preservation continues with Code Enforcement. Staff will work with a non-profit agency to administer an owner-occupied housing rehabilitation program. Based on requirements of a Subrecipient or Developer, Staff is evaluating other jurisdictions rehabilitation programs with non-profit agencies acting as a CBDO. The non-profit, staff and Code Enforcement would work together to address homes needing repair. No additional funding is proposed this year.

Public improvements include continued efforts toward the Oval Traffic and Oval Park Projects.

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. No additional funding is proposed this year.

Improvements continue at Recreation Park, with last year's Action Plan amendment approval of the Splash pad water feature, and the new Pickle ball/Youth Tennis Court, accessible sidewalks, security fence and installation of the new irrigation system.

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

Staff continues to enhance its relationships and partnerships with its local non-profit agencies and other community providers. Building these relationships help to improve neighborhoods, homeownership opportunities, awareness of the improvements needed within our public & park facilities and services, as well improving services for the homeless as referenced in the ConPlan.

Excerpts related to monitoring projects & programs is included herein as "Visalia Monitoring Pages 1 -3"



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.

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 Pickleball Court, ADA sidewalks, and others related to public improvements as necessary.

Additionally, staff meets with each selected contractor participating in the Neighborhood Stabilization Program (NSP) and Foreclosure Acquisition Program II (FAPII).

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

The City will be updating its monitoring policy to include most recent changes to the HOME regulations and more details regarding rental project monitoring.

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 or quarterly 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



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, publication certification and community and Council meeting agendas as follows:

Public Notice- Attachments labeled Public Notice English, Spanish and Certifications.

Citizens Advisory Committee Agenda - Attachment "CAC Agenda"

Disability Advocacy Committee Agenda - Attachment "DAC Agenda" and

North Visalia Advisory Neighborhood Committee Agenda - Attachment "NVNAC Agenda"

City Council Work Session Agenda - Attachment "CC Work Session Agenda"

City Council Public Hearing Agenda - Attachment "CC Public Hearing Agenda"

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.



**NOTICE OF PUBLIC HEARING TO ADOPT
THE 2014/2015 ANNUAL ACTION PLAN, CDBG & HOME AMENDMENTS
And COMMITMENT OF HOME FUNDS**

The City of Visalia receives an annual Community Development Block Grant (CDBG) and HOME Investment Partnership Grant (HOME) from the federal government through the Department of Housing and Urban Development (HUD). The City uses these grants to provide decent affordable housing, a suitable living environment as well as expand economic opportunities, principally for persons of low and moderate income. In accordance with the City's Citizens Participation Plan, the public and interested groups are invited to comment and/or provide feedback at the following locations where the Proposed Draft 2014-15 Action Plan, CDBG & HOME Amendments, Commitment of \$1.8 million HOME dollars toward a 36-unit affordable multi-family rental development, located at Highland Avenue, West of Highway 63, between Riggins 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 Acequia, Visalia, CA
Monday, April 07, 2014, @ 4:00 PM.

**CITY OF VISALIA
CITY COUNCIL PUBLIC HEARING**
City Hall West Council Chambers
707 West Acequia, Visalia, CA
Monday, April 21, 2014, @ 7:00 PM

The City has also scheduled three (3) community public meetings. The public is encouraged to attend:

CITIZEN'S ADVISORY COMMITTEE
Waste Water Treatment Plant
7579 Avenue 288, Visalia, CA
Wednesday, April 02, 2014, @ 5:30 PM

DISABILITY ADVOCACY COMMITTEE
City Hall East, Conference Room 1
315 East Acequia, Visalia, CA
Monday, April 14, 2014, @ 5:00 PM

NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE
Oval Service Center
808 North Court Street, Visalia, CA
Thursday, April 10, 2014, @ 5:30 PM

The Public comment period on the proposed Draft 2014/2015 Draft Action Plan, CDBG & HOME Amendments and Commitment of \$1.8 million HOME dollars toward a 36-unit affordable multi-family rental development, **begins March 20, 2014, and ends April 18, 2014.** During this time the Draft 2014/2015 Action Plan and Amendments may be viewed and obtained at the City of Visalia, Community Development Department, located at 315 E. Acequia or by calling (559) 713-4460. The Draft Action Plan is available for review on the City's website at www.ci.visalia.ca.us

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

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

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

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

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

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

Publishing date: (Legal and Retail) Thursday, March 20, 2014 & Thursday, April 03, 2014
Visalia Weekly date: Thursday, March 20, 2014 & Thursday, April 03, 2014

Public Notice- English



City of Visalia
Annual Action Plan
2014

16

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
 707 W ACEQUIA AVE
 VISALIA, CA 93291

0000277679



NOTICE OF PUBLIC HEARING TO ADOPT THE 2014/2015 ANNUAL ACTION PLAN, CDBG & HOME AMENDMENTS AND COMMITMENT OF HOME FUNDS

RE: NOTICE OF PUBLIC HEARING TO ADOPT THE 2014/2015 ANNUAL ACTION PLAN, CDBG & HOME AMENDMENTS AND COMMITMENT OF HOME FUNDS

I, Diane Garcia, 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:

The City of Visalia receives an annual Community Development Block Grant (CDBG) and HOME Investment Partnership Grant (HOME) from the federal government through the Department of Housing and Urban Development (HUD). The City uses these grants to provide decent affordable housing, a suitable living environment as well as expand economic opportunities, primarily for persons of low and moderate income. In accordance with the City's Citizens Participation Plan, the public and interested groups are invited to comment and/or provide feedback at the following locations where the proposed Draft 2014-15 Action Plan, CDBG & HOME Amendments (Commitment) of \$1.8 million HOME dollars toward a 36-unit affordable multi-family rental development, located at Highland Avenue, West of Highway 99, between Finger and Ferguson Streets. The City Council meetings are scheduled as follows:

Newspaper: **Visalia Times-Delta**
 4/20/2014 4/3/2014

- CITY OF VISALIA CITY COUNCIL WORK SESSION
 City Hall West Council Chambers
 707 West Acequia, Visalia, CA
 Monday, April 07, 2014, @ 4:00 PM
- CITY OF VISALIA CITY COUNCIL PUBLIC HEARING
 City Hall West Council Chambers
 707 West Acequia, Visalia, CA
 Monday, April 21, 2014, @ 7:00 PM
- CITY OF VISALIA CITY COUNCIL PUBLIC HEARING
 City Hall East, Conference Room 1
 315 East Acequia, Visalia, CA
 Monday, April 14, 2014, @ 5:00 PM
- CITY OF VISALIA NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE
 City Service Center
 806 North Court Street, Visalia, CA
 Thursday, April 10, 2014, @ 5:30 PM

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

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 3 day of April, 2014 in Visalia, California.

Diane Garcia

 Declarant

The Public comment period on the proposed Draft 2014/2015 Draft Action Plan, CDBG & HOME Amendments and Commitment of \$1.8 million HOME dollars toward a 36-unit affordable multi-family rental development begins March 20, 2014, and ends April 18, 2014. During this time the Draft 2014/2015 Action Plan and Amendments may be viewed and obtained at the City of Visalia, Community Development Department, located at 315 East Acequia or by calling (559) 735-4430. The Draft Action Plan is available for view on the City's web site at: www.ci.visalia.ca.us

Any questions or written comments may be directed to Chris Young, Community Development Director at the City Hall East, Community Development Department, 315 East Acequia, Visalia, CA, 93291

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

Public Notice Certification English



City of Visalia
 Annual Action Plan
 2014

**AVISO DE AUDIENCIA PÚBLICA PARA ADOPTAR
EL PLAN 2014/2015 DE ACCION ANUAL, CDBG Y HOME
ENMIENDAS Y COMPROMISO DE FONDOS HOME**

La ciudad de Visalia recibe fondos anualmente de Community Development Block Grant (CDBG) y HOME Investment Partnership Grant (HOME) del gobierno federal a través del Departamento de Vivienda y Desarrollo Urbano (HUD). La Ciudad utiliza estos fondos para proporcionar decentes y económicas, un entorno de vida adecuada, así también como expandir oportunidades económicas principalmente a personas de ingresos bajos y moderados. De acuerdo con el Plan de Participación de la Ciudad, los ciudadanos, el público y grupos interesados están invitados a comentar y / o proporcionar información en los siguientes lugares donde se realizara la Propuesta del 2014-15 Plan De Acción presentado por CDBG y HOME enmiendas, Compromiso de \$1.8 millones de dólares HOME para el desarrollo de 36 unidades de alquiler multifamiliar ubicado por la Highland Ave, al oeste de la autopista 63, entre las calles de Riggín Y Ferguson. Las reuniones de Concejo Municipal han sido programadas como sigue:

**CITY OF VISALIA
CITY COUNCIL WORK SESSION
City Hall West Council Chambers
707 West Acequia, Visalia, CA
Lunes, 7 de Abril, 2014, a las 4:00 PM**

**CITY OF VISALIA
CITY COUNCIL PUBLIC HEARING
City Hall West Council Chambers
707 West Acequia, Visalia, CA
Lunes, 21 de Abril, 2014 a las 7:00 PM**

La Ciudad también ha programado tres (3) reuniones públicas. Se invita al público a atender:

**CITIZENS ADVISORY COMMITTEE
Planta de Tratamiento de Aguas Residuales
7579 Avenue 288, Visalia, CA
Miércoles, 2 de Abril, 2014, a las 5:30 PM**

**DISABILITY ADVOCACY COMMITTEE
City Hall East, Sala de Conferencias 1
315 East Acequia, Visalia CA
Lunes, 14 de Abril, 2014 a las 5:00 PM**

**NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE
Oval Service Center
808 North Court Street, Visalia CA
Jueves, 10 de Abril, 2014, a las 5:30 PM**

El periodo de comentarios públicos sobre la propuesta del 2014/2015 Plan de Acción. CDBG & HOME enmiendas y el compromiso de 1.8 millones HOME dólares hacia el desarrollo de 36 unidades de alquiler multifamiliares , comienza el **20 de Marzo, 2014 y termina El 18 De Abril, 2014**. Durante este tiempo, el 2014/2015 Plan de Acción se puede ver y obtener en la Ciudad de Visalia, Vivienda y Departamento de Desarrollo Económico, ubicado en 315 E. Acequia o llamando al (559) 713-4460. El Plan de Acción es disponible para su revisión en el sitio web de la Ciudad en www.ci.visalia.ca.us

Cualquier pregunta o comentario puede dirigirse a Chris Young, Director de Desarrollo de la Comunidad en la oficina City Hall East, departamento de Desarrollo de la Comunidad, 315 East Acequia Ave, Visalia CA. 93291.

Public Notice. Spanish 1 of 2



City of Visalia
Annual Action Plan
2014

18

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

En Cumplimiento con la Ley de Americanos con Incapacidades, si necesita asistencia especial para participar en cualquiera de las reuniones antes mencionadas, llame al (559)-713-4512.

Para personas con discapacidad de audición, y si necesita lenguaje de señas, por favor llame al (559)-713-4900 (TTD), cuarenta y ocho (48) horas de anticipación antes de la reunión prevista para coordinar los servicios solicitados tan pronto como sea posible.

Para personas con discapacidad visual, si necesita letra ampliada o cecografía, por favor llame al (559)-713-4512 antes de la reunión prevista para coordinar la asistencia de los servicios solicitados.

Para servicios de traducción, por favor llame al (559)-713-4460 o al (559)-713-4512. Cuarenta y ocho (48) horas antes de la reunión para coordinar la asistencia de los servicios.

Fecha de Publicación: 20 de Marzo, 2014 y 3 de Abril, 2014

Visalia Weekly (Semanal) : Jueves, 20 de Marzo, 2014 y 3 de Abril, 2014



Visalia Newspapers, Inc.
 P.O. Box 31, Visalia, CA 93279
 559-735-3200 / Fax 559-735-3210

Certificate of Publication



State Of California
 County of Tulare

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

0000277679

AVISO DE AUDIENCIA PUBLICA PARA ADOPTAR EL PLAN 2014-2015 DE ACCION ANUAL CDBG Y HOME ENMIENDAS Y COMPROMISO DE FONDOS HOME

La ciudad de Visalia recibe fondos anualmente de Community Development Block Grant (CDBG) y HOME Investment Partnership Grant (HOME) del gobierno federal a través del Departamento de Vivienda y Desarrollo Urbano (HUD). La Ciudad utiliza estos fondos para proporcionar viviendas y oportunidades económicas principalmente a personas de ingresos bajos y moderados. De acuerdo con el Plan de Participación de la Ciudad, los ciudadanos, el público y grupos interesados están invitados a comentar y proporcionar información en los siguientes lugares donde se realizará la Propuesta del 2014-15 Plan De Acción presentado por CDBG y HOME enmiendas, Compromiso de \$1.8 millones de dólares HOME para el desarrollo de 36 unidades de alquiler multifamiliar ubicado por la Highland Ave. al noreste de la autovista 68, entre las calles de Pignon y Ferguson. Las reuniones de Consejo Municipal han sido programadas como sigue:

CITY OF VISALIA CITY COUNCIL WORK SESSION City Hall West Council Chambers 707 West Acequia, Visalia, CA Lunes, 7 de Abril, 2014 a las 4:00 PM Lunes, 21 de Abril, 2014 a las 7:00 PM	CITY OF VISALIA CITY COUNCIL PUBLIC HEARING City Hall West Council Chambers 707 West Acequia, Visalia, CA Lunes, 14 de Abril, 2014 a las 5:30 PM
--	--

La Ciudad también ha programado tres (3) reuniones públicas. Se invita al público a asistir.

CITIZENS ADVISORY COMMITTEE Plana de Tratamiento de Aguas Residuales 7579 Avenida 288, Visalia, CA Martes, 2 de Abril, 2014 a las 5:30 PM Lunee	DISABILITY ADVOCACY COMMITTEE City Hall East, Sala de Conferencias 1 315 East Acequia, Visalia, CA Lunes, 14 de Abril, 2014 a las 5:30 PM
---	---

NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE
Orval Service Center
809 North Court Street, Visalia, CA
Jueves, 10 de Abril, 2014 a las 5:30 PM

El periodo de comentarios públicos sobre la propuesta del 2014-2015 Plan de Acción CDBG y HOME enmiendas y el compromiso de \$1.8 millones HOME dolares para el desarrollo de 36 unidades de alquiler multifamiliar comienza el 20 de Marzo, 2014 y termina El 18 De Abril, 2014. Durante este tiempo el 2014/2015 Plan de Acción se puede ver y obtener en la Ciudad de Visalia, Vivienda y Departamento de Desarrollo Económico, ubicado en 315 E. Acequia o llamando al (559) 713-4460. El Plan de Acción es disponible para su revisión en el sitio web de la Ciudad en www.ci.visalia.ca.us

Cualquier pregunta o comentario puede dirigirse a Chris Yonko, Director de Desarrollo de la Comunidad en la oficina City Hall East, departamento de Desarrollo de la Comunidad, 315 East Acequia Ave. Visalia, CA, 93291.

Por favor avise que si desafia los elementos de la lista en el momento, usted puede ser invitado a leerlos solo los temas que usted o alguien más presenten en la audiencia pública descritos en este aviso, o por correspondencia escrita y enviado a la ciudad de Visalia en o antes de la audiencia pública.

En Cumplimiento con la Ley de Americanos con Incapacidades, si necesita

NOTICE OF PUBLIC HEARING TO ADOPT THE 2014-2015 ANNUAL ACTION PLAN WITH CDBG AND HOME AMENDMENTS AND HOME FUND COMMITMENT

I, **Diane Garcia**, 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**
 Date: **4/20/2014** to **4/3/2014**

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

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 3 day of April, 2014 in Visalia, California.

Diane Garcia

 Declarant

Public Notice Certification Spanish



City of Visalia
 Annual Action Plan
 2014

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 2, 2014
5:30 p.m.
Water Conservation Plant
7579 Ave. 288, Visalia CA

AGENDA

- | | |
|---------------|---|
| 5:30 p.m. | Plant Tour |
| 6:00 p.m. | Welcome and public comment |
| 6:05 p.m. | Acceptance of minutes |
| 6:10 p.m. | Approval of Committee Recommendations.

Kurt Salierno, North Visalia |
| 6:15 p.m. | DRAFT 2014-15 Action Plan and CDBG & HOME Amendments
(Rhonda Haynes will present the proposed 2014-15 Action Plan for CDBG and Home) |
| 6:40 p.m. | Discussion of this year's Public Opinion Survey |
| 6:55 p.m. | <u>Subcommittee Reports</u>
Non-Profit Funding
CDBG
(The CAC has 3 standing committees which will report progress of their committees) |
| 6:59 p.m. | Other issues from CAC members
(Time to report general issues from committee members) |
| 7:00 p.m. | Adjourn |
| Next meeting: | May 7, 2014 |

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 Agenda



City of Visalia
Annual Action Plan
2014

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:
Monday, April 14, 2014
Time: 5:00 p.m.
Location: City Hall East, 315 E. Acequia

Chair:	Jay Anderson	Member:	Vacant
Co-Chair:	George Curtis	Member:	Judi Pirnstill
Member:	Adam Ford	Alternate:	Vacant
Member:	Don Ajluni	Alternate:	Vacant
Member:	Kathleen Papove		

1. Call meeting to Order
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 10, 2014 minutes
5. 2014/15 Annual Action Plan, CDBG & Home Amendments & Commitment of Home Funds presentation – Rhonda Haynes
6. Update re: Barrier Awareness Day – Jay Anderson
7. Member Comments and Discussion
8. Adjourn

Any written materials relating to an item on this agenda submitted to the Disability Advocacy Committee/Commission after distribution of the agenda packet are available for public inspection in the Community Development Office, 315 E. Acequia, Visalia, CA 93291, during normal business hours.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4437 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. 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.

DAC Agenda



City of Visalia
Annual Action Plan
2014

**North Visalia Neighborhood Advisory Committee
Thursday April 10, 2014**

5:30 PM

**Oval Service Center
808 N. Court Street
Visalia, California**

AGENDA

Introductions

Approval of Minutes from March 13, 2014

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

Introduction of new COV Economic Development Manager

Devon Jones

Review of 2014-15 Action Plan and Amendments

Rhonda Haynes

Mulching the Oval

Bill Huott

Outreach Flyer to Share the Purpose of the Committee-Update

Bill Huott / Nick Anthony

Good of the Order

Upcoming Events

Next Meeting

Thursday May 8, 2014
Oval Service Center
808 N. Court Street
Visalia, California

Any written materials relating to an item on this 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 Substation Office, 204 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 (559) 713-4475. 48 hours in advance of the meeting. For Hearing Impaired – Call (559) 713-4429 (TDD) 48-hours in advance of the scheduled meeting time to request signing services. Visually Impaired – If enlarged print of Braille copy is desired, please request in advance of the meeting and services will be provided as soon as possible after the meeting.

NVNAC



City of Visalia
Annual Action Plan
2014

23

**Visalia City Council
Regular Meeting Agenda**



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

Monday, April 07, 2014
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

SPECIAL PRESENTATIONS/RECOGNITION

1. Mike Durham, Promotion to Fire Engineer - Chief Doug McBee
2. James Galaviz, Promotion to Fire Engineer - Chief Doug McBee
3. Badge Pinning Ceremony for Visalia Police Department's Newest Officer, Kevin Rodriguez – Chief Colleen Mestas

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. The Council ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome. 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)

4. Presentation from Tulare County Association of Governments on the Regional Transportation Plan for Tulare County and the City of Visalia
5. Request City Council accept the staff update of the Plaza Drive Interchange Landscaping Project 2810-72000/CP8315-999



6. Review and comment on the proposed DRAFT 2014-15 Action Plan and Amendments for the use of U. S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership Funds, including commitment of \$1.8 million HOME- Community Housing Development Organization (CHDO) Funds toward a Self Help Enterprise's (SHE) 36-unit affordable rental housing project, located at Highland Avenue, west of State Highway 63, between Riggin and Ferguson Streets administered by the City of Visalia's Community Development Department. Further, authorize City Manager to approve residential property acquisitions up to \$150,000 for the HOME Foreclosure Acquisition Program.
7. Review of select FY 2014-15 & 2015-16 Capital Improvement Budgets and future Capital Improvement Program (CIP) requests.

ADJOURN TO CLOSED SESSION

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

CALL TO ORDER REGULAR SESSION

PLEDGE OF ALLEGIANCE

INVOCATION

Jason LeFaive - Visalia First Assembly of God

SPECIAL PRESENTATIONS/RECOGNITION

1. Proclaim week of April 13, 2014 as Visalia Police Department Communication Operators Week

ITEMS OF INTEREST

PUBLIC COMMENTS



Item 6. - Page 2

The committee recommendations and/or comments will be presented to Council at the April 21st meeting.

HUD encourages Council and citizen participation and encourages commenting upon the recommendations presented, in preparation for the approval of the final Action Plan and amendments, which will be presented to Council on April 21, 2014, as a public hearing item.

As a participating jurisdiction and entitlement community, the City of Visalia receives Federal Formula Grants through the U.S. Department of Housing and Urban Development (HUD). This entitlement provides the City with annual direct grants, to provide decent affordable housing, a suitable living environment and to expand economic opportunities, primarily for low-income persons/households. This includes census tract areas that reflect 51% of the household income at or below 80% area median income. The annual grant allocation is reflected in Attachment "A", "Proposed Draft 2014-15 Action Plan Budget". The Draft Action Plan also includes estimated program income (PI), derived from repayment of existing borrower first time homebuyer and rehabilitation loans and recycling program income derived from the foreclosure program (purchased, rehabilitated and resold foreclosed homes). The full draft report is included as Attachment "B", Draft 2014-15 Action Plan. Following is an overview of the CDBG and HOME projects:

CDBG Proposed 2014-15 Projects:

• Code Enforcement	\$110,000
• Continuum of Care – Homeless Services	\$10,000
• Homeless Voucher Program	\$15,000
• West Acequia Parking Structure –Section 108 loan	\$530,575
• Oval Transportation Improvements	\$192,695
• Oval Transportation Improvements - Program Income estimate only	\$95,000
• CDBG Administration (20% of grant)	\$214,567
o Total CDBG 2013-14 allocation:	\$1,116,837

HOME-Proposed 2014-15 Project and Program:

• CHDO Self Help Enterprise (SHE)-Affordable Rental Housing Project	\$304,412
o (15% of FY allocation & remaining converted HOME entitlement to CHDO)	
• City Administered Foreclosure Acquisition Program II (Includes est.)	\$212,391
• HOME Administration (10% of Grant)	\$35,200
o Total HOME 2013-14 allocation:	\$552,003

CDBG amendments:

Substantial amendments to existing City Council Action Plan funding appropriations will also need to be considered. Community Development Staff has identified a need to reallocate \$100,000 in CDBG dollars (from the Recreation Park Splash Pad Project that is not being constructed at this time) to the Oval Transportation Project. The current construction cost estimate is approximately \$1.4 million. In order to meet the estimated shortfall, this CDBG funding could be utilized to fill the gap between other Federal and State grant monies earmarked



Item 6. - Page 8

Fiscal Impact: Estimated 2014-15 allocations

Prior Council Action: None

Other: N/A

Committee/Commission Review and Action:

Citizens Advisory Committee reviewed preliminary figures and made a recommendation to Council for alternate CDBG programs. Community meetings are scheduled during the public hearing notice period. Community meetings include the Citizens Advisory Committee, Disability Advocacy Committee and the North Visalia Neighborhood Advisory Committee.

Alternatives: None

Attachments: Attachment "A" Proposed Draft 2014-15 Action Plan Budget
Attachment "B" DRAFT 2014-15 Action Plan
Attachment "C" CAC Recommendation
Attachment "D" Site and Project Information

Recommended Motion (and Alternative Motions if expected):
Action requested-
Authorize the City Manager to approve acquisitions, up to \$150,000 through the HOME funded Foreclosure Acquisition Program

No action required --
Staff requests that Council review and comment on the proposed DRAFT 2014-15 Action Plan, proposed amendments and alternate programs and projects for the use of CDBG and HOME, including the proposed amendment for the use of HOME-CHDO funds, including the commitment of \$1.8 Million HOME-CHDO funds toward a 36-unit affordable rental housing project located at Highland Avenue, west of State Highway 63, between Rigglin and Ferguson Street.

Copies of this report have been provided to:

Environmental Assessment Status

NEPA Review: To be completed upon approval of the Action Plan by HUD



Item 6. - Page 4

4% over last year's allocation. These small increases assist the City in delivering programs to improve the community. The proposed Draft 2014-15 Budget and Draft 2014-15 Action Plan is included as Attachments "A" and "B".

CDBG Proposed 2014-15 Projects: This year, with an estimated CDBG grant of \$1,072,837 and an estimated \$95,000 anticipated program income will continue to focus on improving neighborhoods, public and park facilities and improvements, and homeless support service programs.

• Code Enforcement	\$110,000
• Continuum of Care – Homeless Services	\$10,000
• Homeless Voucher Program	\$15,000
• West Acequia Parking Structure –Section 108 loan	\$530,575
• Oval Transportation Improvements	\$192,695
• Oval Transportation Improvements - Program Income estimate only	\$95,000
• CDBG Administration (20% of grant)	<u>\$214,567</u>
o Total CDBG 2013-14 allocation:	<u>\$1,116,837</u>

Continued efforts include replenishing funds toward the Oval Transportation project filling the funding gap in order to move forward with construction and to retain other Federal and State grants that will be lost this year if construction does not begin. Previously allocated funds were transferred to meet timely expenditure deadlines, which allowed completion of several park projects. Staff indicated then, as annual grant funds became available, the balance could be replenished in order to continue efforts of improving traffic and pedestrian safety around the park.

Other efforts include continuing the efforts of Code Enforcement, Section 108 Loan payment, the Voucher Program that is structured to serve chronically homeless by providing matching funds for the Shelter Plus Care Program to assist a homeless family with housing expenses and the Continuum of Care (CoC), to implement homeless data. Additionally, the City is increasing its contribution to the CoC, specifically, working with the CoC's consultant in efforts to increase collaboration among housing, service providers and faith-based organizations. It is our goal to improve and identify areas of services, areas lacking or overlapping services, and identifying funding opportunities in partnership.

CDBG Amendment and Alternate Amendment Discussion:

Community Development Staff is recommending reallocating \$100,000 from the Splash Pad project to the Oval Transportation project. Reallocation is due to the Splash Pad project not moving forward. Engineering Staff has been working with Caltrans and expects to begin construction this summer. It should be noted, that the Oval Transportation Project had funding of \$300,000 redirected two years ago due to delays. Through last years' action plan, as well as this proposed Draft Action Plan, Through this action plan and recommended amendment, the \$300,000 would be replenished. The projects' current construction cost estimate is \$1,466,500. In order to meet the estimated cost shortfall, filling the gap between other federal and state grant monies earmarked and /or awarded toward this capital improvement project, CDBG



funding is required. Without CDBG funding, approximately \$800,000 in grant funding will be lost. The project consists of \$574,600 in a Highway Safety Improvement Program Grant, \$200,000 Caltrans Grant, and \$250,000 in gas tax funding. The anticipated 2014 CDBG allocation toward this project, and the recommended reallocation of \$100,000 from the Splashpad project, is imperative to beginning construction and meeting these other federally funded grant deadlines and requirements. Construction is scheduled to begin by late summer.

In relation to the Oval Park project, recently, Staff submitted for a Housing-Park Grant to the State of California, Housing and Community Development. Staff anticipates that an award between \$75,000 and \$150,000. The funding must be utilized toward a qualifying park (Oval Park), which met the grants definition of a "Disadvantaged Community" or "Park-Deficient Community" area. The Oval met the requirements and upon award, the funds will be used toward lighting, cameras and east side iron fencing. The estimated cost associated with the Oval park improvements exceeds the estimated State grant award. CDBG funding could be utilized as matching funds and assist in completing the scope of work. The estimated project cost is \$555,000. With the grant and any available CDBG funding, the City would be able to deliver some phases of the project, such as security lighting, fencing or ADA accessible walkways.

Staff met with the Citizens Advisory Committee (CAC) in January and February 2014, at their request, to review current allocations toward existing projects and programs. The CAC has submitted a formal request to Council, requesting to reinstate the senior and housing rehabilitation programs, as alternates to the Oval Projects, up to \$100,000 in CDBG funding, if they are not started by year-end. The alternate programs are Senior Home Repair, Senior Handicapped and Repair Program and Emergency Repair and Basic Needs program. (See Attachment "C", "CAC Recommendations"). In relation to the alternate project recommendation by the CAC, if funding does not become available, but Council is in favor of the three recommended housing programs, Staff requests initiating the process for future implementation.

In addition, the process for the next 5-year Consolidated Plan (2015-2020), will include working with a consultant to conduct a "Needs Analysis" over the next nine months. The analysis will assist in identifying needs, such as rehabilitation, home values, etc. Council may recall the three programs (ERBN, SHARP and Senior Home Repair) were placed on hold (or frozen) in 2010, due to reductions in funding, minimum participation due to the lack of available equity and the reduction in home values. Staff would identify an interested non-profit agency (as the Sub recipient) to administer the program. The ERBN and SHARP programs were administered by Self Help Enterprise, Inc., and the Senior Home Repair by Community Service Employment Training. Thereafter, Staff would begin preparing policies and procedures based on most recent regulations. This will allow for immediate implementation once funding is available.

Again, Staff will present to Council any additional recommendations and/or comments received from community committees in the final report on April 21, 2014. If Council is in favor of the CAC or other community group recommendations, as alternate projects and programs, Staff



Item 6. - Page 6

would then recommend Council authorize the City Manager to execute the final recommendation, program and/or funding. A memo would be prepared if executed.

HOME Proposed-15 Project and Program: This year, with an estimated HOME grant of \$352,003 and an estimated \$200,000 anticipated program income will continue to be focused on providing affordable housing with the following proposed programs:

- CHDO Self Help Enterprise (SHE)-Affordable Rental Housing Project \$304,412
 - (15% of FY allocation & remaining converted HOME entitlement to CHDO)
- City Administered Foreclosure Acquisition Program II (Includes est.) \$212,391
- HOME Administration (10% of Grant) \$35,200
 - Total HOME 2013-14 allocation: **\$552,003**

Proposed programs includes continued efforts for the City's Foreclosure Acquisition Program and utilizing the 2014-15 annual CHDO and remaining entitlement funds, as well as the unprogrammed CHDO and unprogrammed funding, referenced in the amendment, toward the Community Housing Development Organization (CHDO) project with Self Help Enterprise, Inc. (SHE) for a total contribution of \$1.8 million in HOME dollars, converted to CHDO funding and a predevelopment seed money loan.

HOME Amendments and Alternate Amendment Discussion:

Visalia Village Project: Since January of 2013, the City began working with Self Help Enterprise (SHE) for a multi-family development. SHE has committed to providing affordable housing in Visalia and finalized acquisition of a 4.88-acre parcel of land toward a 36-unit multi-family rental development, located at Highland Avenue, west of State Highway 63, between Riffin and Ferguson Streets.

The HOME-CHDO amendment, as shown in Table 1 below includes allocating un-programmed HOME Regular funds, HOME Program Income and 2014-15 HOME funds in the amount of \$1,429,241.15. It also includes HOME- CHDO funds (2009, 2010, 2011, 2012, 2013 & 2014) toward the project, in the amount of \$370,758.85. The project

Funding:	Year Allocation Period:	Amount	Use of Funds
HOME CHDO	2014	\$62,800.40	Toward SHE Rental Project-Annual CHDO set aside
HOME CHDO	2013	\$60,769.76	Toward SHE Rental Project -Annual CHDO set aside
HOME CHDO	2012	\$52,198.80	Toward SHE Rental Project -Annual CHDO set aside
HOME CHDO	Remainder of 2011	\$34,959.85	Toward SHE Rental Project -Annual CHDO set aside
HOME CHDO	Portion of 2011	\$34,127.20	Toward SHE Rental Project as a PreDevelopment Loan (Total \$1,800k)
HOME CHDO	2010	\$84,150.00	Toward SHE Rental Project as a PreDevelopment Loan (Total \$1,800k)
HOME CHDO	2008	\$58,527.50	Toward SHE Rental Project as a PreDevelopment Loan (Total \$1,800k)
	Remainder	\$79,214.85	Subtotal CHDO funds
HOME Regular Funding	2014	\$261,611.49	Allocate 2014 HOME funds toward SHE Rental Project. Converted to CHDO funding
HOME Regular Funding	2013	\$167,033.75	Amendment from CSET CHDO Foreclosure Program to SHE Rental Project; Converted to CHDO funding
HOME Regular Funding	2013	\$25,000.00	Amendment from CSET- First Time Homebuyer Program to SHE Rental Project; Converted to CHDO funding
HOME Regular Funding	2010, 2011, 2012, portion of 2013	\$985,695.91	Amendment: Allocate unprogrammed HOME funds toward SHE Rental Project. Converted to CHDO funding
		\$1,429,241.15	Subtotal HOME Regular Funds
Total HOME Available for Affordable Rental Housing SHE Project Funding:		\$1,800,000.00	Amount will not exceed \$1.8M. Difference shall be directed to the FAF. 11/17/14



total CHDO funding is \$1.8 million. This includes \$304,412 of the 2014-15 HOME & HOME-CHDO Action Plan funding.

The project HOME commitment is \$1.8 million. Additionally, as part of the CHDO funding of \$1.8 million, a "Seed Money" predevelopment loan will be provided in the amount of \$180,000, which may be used to cover pre-construction costs. Seed Money loans, up to 10% of the CHDO project, are an eligible use of CHDO funding, which are allowed after the CHDO has site control, preliminary financial commitments and a capable development team. Repayment shall be wrapped into the final HOME assistance loan package. However, may be waived if there are impediments to the project development or if it is deemed infeasible. SHE has demonstrated the capacity, fiscal soundness and development experience required for the use of HOME & CHDO funding. HUD also requires that each project be certified, therefore, Staff will be requesting Council authorize SHE as a Certified CHDO on April 21, 2014, along with approval of the project funding. Additional information regarding CHDO certification requirements, project budget, design, and HOME requirements are included as Attachment "D" Site and Project Information.

Additional HOME amendment requests: The HOME funded Foreclosure Acquisition Program II (FAPII) has provided homeownership to three families over the last year. As City Staff works with housing and service providers in relation to housing for homeless, allowing the option to acquire a foreclosed multi-family development, rehabilitate and resell to a non-profit or housing provider would assist in addressing permanent housing. The City would complete the acquisition and rehabilitation, but would have a commitment and agreement with a non-profit or housing provider for the resell of the property. Additionally, the non-profit or housing provider would be required to meet all HOME regulations.

Lastly, the City's HOME funded First Time Homebuyer program, has been administered and marketed by Community Service Employment Training, Inc. (CSET) for several months. As part of their requirements, they have held realtor, lender and borrower workshops to educate them on the requirements of the programs, as well as what is available to the homebuyer. During these meetings, CSET was able to gain insight into why the program has not been successful. Feedback related to the purchase price maximum, gap/loan maximums and what surrounding cities are providing, second mortgage interest rate, competing down payment programs, debt ratios and available inventory. Based on the feedback, and after reviewing the program guidelines, as well as HUD's HOME requirements, the City Manager authorized a technical-minor amendment in January, in order to encourage participation, but remain in compliance with HUD's rules. A total of \$196k in HOME funds has been committed to this program. Since January, CSET has indicated they have three applicants. However, in order to keep HOME dollars moving in a timely manner, Staff recommends authorizing the City Manager to re-allocate a portion of funding from the First Time Homebuyer (FTHB) Program toward the HOME-FAP II if FTHB borrower loan funds are not reserved by June 1, 2014. Currently, the City has a potential expenditure shortfall of \$500k to \$700k; therefore, in conjunction with other programs, funding will need to be spent before September 30, 2014.

-51-



Item 6. - Page 8

Fiscal Impact: Estimated 2014-15 allocations

Prior Council Action: None

Other: N/A

Committee/Commission Review and Action:

Citizens Advisory Committee reviewed preliminary figures and made a recommendation to Council for alternate CDBG programs. Community meetings are scheduled during the public hearing notice period. Community meetings include the Citizens Advisory Committee, Disability Advocacy Committee and the North Visalia Neighborhood Advisory Committee.

Alternatives: None

Attachments: Attachment "A" Proposed Draft 2014-15 Action Plan Budget
Attachment "B" DRAFT 2014-15 Action Plan
Attachment "C" CAC Recommendation
Attachment "D" Site and Project Information

Recommended Motion (and Alternative Motions if expected):

Action requested-

Authorize the City Manager to approve acquisitions, up to \$150,000 through the HOME funded Foreclosure Acquisition Program

No action required –

Staff requests that Council review and comment on the proposed DRAFT 2014-15 Action Plan, proposed amendments and alternate programs and projects for the use of CDBG and HOME, including the proposed amendment for the use of HOME-CHDO funds, including the commitment of \$1.8 Million HOME-CHDO funds toward a 36-unit affordable rental housing project located at Highland Avenue, west of State Highway 63, between Rigglin and Ferguson Street.

Copies of this report have been provided to:

Environmental Assessment Status

NEPA Review: To be completed upon approval of the Action Plan by HUD



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.

In January and February 2014, Staff reviewed past year and projected funding, previously administered housing programs, and current commitments to projects and programs with the CAC. Thereafter, the CAC subcommittee made a formal recommendation to the full committee (CAC) in relation to alternative CDBG funding recommendations. The recommendation for alternate projects are included, as it relates to reallocating up to \$100k if there are delays in a CDBG project.

Public comments received from community committee meetings, council worksession and final public hearing are included as a table. The City Council Worksession and Public Hearing reports are also included as attachments.



AMENDED

**Visalia City Council
Regular Meeting Agenda**



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

Monday, April 21, 2014

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

WORK SESSION 5:00 PM ;

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

REGULAR SESSION 7:00 PM

CALL TO ORDER WORK SESSION

SPECIAL PRESENTATIONS/RECOGNITION

1. Tracy Robertshaw - Position Reclassification to Neighborhood Preservation Manager

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. The Council ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome. 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. Continued review of select FY 2014-15 & 2015-16 Capital Improvement Budgets and future Capital Improvement Program (CIP) requests.
3. Valley Oaks Golf Course Annual Report
4. Receive an update on the Visalia Emergency Communications Center (VECC) Site Plan and confirm the final VECC building location within the previously identified public safety cluster.

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

Pastor Patrick Lozano with The Rock Christian Family Church

SPECIAL PRESENTATIONS/RECOGNITION

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. The Council ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome.

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.

1. Authorization to read ordinances by title only.
2. Authorization to enter into an ongoing Public-Private Partnership with Central Valley Christian Schools for sponsorship and administration of Federal Congestion Mitigation and Air Quality grant funding that includes no contribution of City funds.
3. Authorization to exchange Measure R Local Street Funds for Federal Surface Transportation Program Street Funds with the Cities of Exeter and Farmersville annually for up to five years for an exchange of up to seventy cents of Visalia Measure R Local Funds per one dollar of Federal Surface Transportation Program Funds from Exeter and Farmersville.



4. Authorization to proceed as a local sponsor to establish a customized Visalia EnergySage website, which is an online search site to assist local consumers in obtaining quotes for new solar systems.
5. Authorization to Increase Transit Building Maintenance Contract Not-to-Exceed Amount from \$150,000 for the current contract year to \$250,000 this year to accommodate additional tasks and work order volumes and then from \$150,000 to \$200,000 a year for the remaining 3 optional contract years.
6. Update of the Orchard replanting project at the Water Conservation Plant and authorize the planting of approximately 189 acres of pecan trees in spring 2015.
7. Authorization to award the contract to the Kaltoft Company to sell the City's Bus Advertising Services , for one year, with four one year options.
8. Authorize the allocation of up to \$16,000 from the revolving Conservation Fund to retrofit 32 lights at Ruiz Park and Perry Family Park with energy efficient LED retrofit kits, and authorize Staff to proceed with implementation of the proposed project.
9. Authorize the City Manager to execute the reimbursement agreement for Eagle Creek No. 2, a McMillin Homes subdivision, located south of Ferguson Avenue and west of Roeben Street (97 lots) and reimburse \$117,754 for transportation improvements.
10. Request authorization to file a Notice of Completion for Eagle Creek No. 3, a subdivision containing 25 single family lots, located south of Ferguson Avenue and west of Denton Street.APN: 077-750-002
11. Request authorization to file a Notice of Completion for Eagle Creek No. 4, a subdivision containing 25 single family lots, located south of Ferguson Avenue and west of Denton Street.APN: 077-750-002
12. Request authorization to file a Notice of Completion for Shannon Ranch 2 Unit No. 4, a subdivision containing 76 single family lots, located at the northwest corner of Mooney Boulevard and Shannon Parkway.APN: 091-132-007
13. Second reading and adoption of Ordinance 2014-07 approving Zoning Text Amendment No. 2014-01: A request by the City of Visalia to amend several sections of Title 17 (Zoning Ordinance) including Section 17.18.050 (Zoning Use Matrix), Section 17.30.130 (Development Standards), and Chapter 17.32 (Special Provisions) to streamline the permitting of certain uses in commercial, office, and industrial zone districts, Citywide.
14. Appoint Mark Land as the Visalia representative on the Tulare Mosquito Abatement District Board of Trustees.



15. Authorize changes to terms and conditions of employment by and between the City of Visalia and Confidential Employees.

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 the 2014-15 Action Plan and 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, and Commitment of HOME funds designated as- HOME Community Housing Development Organization (CHDO) funds in the amount of \$1.8 million, and approval of a predevelopment loan, in the amount of \$180,000, toward a 36-unit multi-family rental development, known as Visalia Village, located at Highland Avenue, west of State Highway 63, between Riggins and Ferguson Streets.
17. First reading of Ordinance 2014-08 amending Title 8, Health and Safety, of the Visalia Municipal Code, to add Chapter 8.30 authorizing a home-generated sharps waste management program.

CLOSED SESSION REPORT

18. 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: Tony Andrade
APN: 103-100-052
Purpose: DWR Flood Control Improvements
Price: \$700,000
Closing Date: 3/28/14
Project Manager: Doug Damko

19. 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 Sciacca
APN: 085-010-090
Purpose: Mill Creek Trail
Price: \$75,000
Closing Date: 3/28/14
Project Manager: Vaughn Melcher



ADJOURNMENT

Upcoming Council Meetings

- City Council Joint - COS and VUSD, Monday, April 28, 2014
- City Council Regular Meeting, Monday, May 05, 2014
- City Council Closed Session, Monday, May 05, 2014

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.

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 [newsletter](#) or visit www.ci.visalia.ca.us



**City of Visalia
Agenda Item Transmittal**

Meeting Date: 4/21/2014

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

Agenda Item Wording: Public Hearing of the 2014-15 Action Plan and 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, and Commitment of HOME funds designated as- HOME Community Housing Development Organization (CHDO) funds in the amount of \$1.8 million, and approval of a predevelopment loan, in the amount of \$180,000, toward a 36-unit multi-family rental development, known as Visalia Village, located at Highland Avenue, west of State Highway 63, between Riggins and Ferguson Streets.

Deadline for Action: 4/21/2014

Submitting Department: Community Development

Contact Name and Phone Number:
Rhonda Haynes, Housing Specialist, 713-4460
Chris Tavarez, Administrative Service Manager, 713-4540
Chris Young, Community Development Director, 713-4392

Department Recommendation: The 2014-15 Fiscal Year CDBG allocation is \$1,072,837; and HOME allocation is \$352,003. Action today is requested on the following items in order to finalize the Action Plan document, enter data and submit to HUD before May 15, 2014:

- 1) Approve and adopt Final 2014-15 Action Plan, which includes:
 - a) Discretionary 2014-15 CDBG funds in the amount of \$192,695 toward the Oval Transportation Project.
 - b) Discretionary CDBG funds anticipated estimated annual Program Income up to \$95,000 (estimated amount for the 2014-15 program year), be directed toward projects/program as follows:
 - i) Toward Oval Park top priority scope of work (Lighting, security cameras and fencing-\$180k) if awarded State Housing Related Park Grant, any shortfall would come from CDBG estimated PI; then
 - ii) Any remaining PI, after Oval Park, direct to ADA Compliance Projects (existing projects along the southern portion of Akers Street from Tulare Avenue to Judy and Goshen Avenue to Grove Street. The north side of Houston Avenue from Santa Fe to Dinuba Boulevard); then
 - iii) Any remaining PI after ADA Compliance Projects, divided among three housing programs (Citizens Advisory Committee recommended):

COUNCIL ACTION: Approved as Recommended

-207- BL/GC 4-0
Gubler Absent

APR 21 2014



Item 16. - Page 2

- (1) Emergency Repair and Basic Needs Program (ERBN) (45% of available monies); and
 - (2) Senior Handicapped Assistance and Repair Program (SHARP) (45% of available monies) and
 - (3) Senior Home Minor Repair (SHMR) (up to 10% of available monies)
- c) Approval of the 2014-15 HOME-CHDO allocation in the amount of \$304,412 toward the \$1.8 million CHDO Project;
 - d) Authorize the City Manager to make appropriate budget adjustments to the Action Plan;
- 2) Approve CDBG Action Plan Amendment (prior year funding):
- a) Authorize reallocating \$100,000 in discretionary CDBG funds from Splash Pad to Oval Transportation Project;
- 3) Approve HOME Action Plan Amendments (prior year funding):
- a) Authorize amendment in the total amount of \$1,495,588.06 of HOME Regular funds and HOME CHDO funds (2009, 2010, 2011, 2012, 2013 & 2014) toward the Self Help Enterprise (SHE) HOME- CHDO, 36-unit multi-family rental development located at Highland Avenue, west of State Highway 63, between Riggins and Ferguson Street; and
 - i) Approve Self Help Enterprise, Inc. (SHE) Community Housing Development Organization (CHDO) recertification for; and
 - ii) Authorize SHE CHDO pre-development loan in the amount of (\$180k) of \$1.8M project; and
 - iii) Authorize the City Manager and/or City Attorney to make minor technical changes to the Self Help Agreements;
 - b) Approve amendment to the Foreclosure Acquisition Program II, to allow the addition of acquisition of foreclosed multi-family units, for rehabilitation and resell or rent to non-profit agencies.
 - i) Authorize the City Manager and/or City Attorney to make minor or technical changes to the Foreclosure Acquisition Program II.
 - ii) Authorize the City Manager and City Attorney to approve changes to the Foreclosure Acquisition Program to add policies and procedures in relation to acquisition, rehabilitation, resale, ownership, monitoring, rent, and management of multi-family properties.
 - c) Authorize the City Manager to reallocate HOME First Time Homebuyer Program funds to the Foreclosure Acquisition Program II, if no loan funds are reserved by August 1, 2014.

Summary and Background: This year, HUD informed the City of the 2014-15 Fiscal Year allocations, which CDBG stabilized with an increase of less than 1% and HOME funding increased approximately 4% over last year's allocation. These small increases assist the City in delivering programs to improve the community. CDBG and HOME funding provide decent affordable housing, a suitable living environment and expansion of economic opportunities, primarily to and for low and moderate-income persons, households, and areas. The proposed Final Draft 2014-15 Budget, Tables and Draft 2014-15 Action Plan is included as Attachments "A" and "B".

On April 07, 2014, Staff presented the Draft 2014-15 Action Plan amendments and commitments to City Council. Since then, Staff met with the Citizens Advisory Committee

Page 2 of 11

-208-



(CAC), North Visalia Advisory Committee (NVAC) and Disability Advocacy Committee (DAC) to also review the draft plan and amendments. Committee recommendation and support is referenced within this report. The Council and committee comments shall be included in the final plan to HUD.

CDBG 2014-15 Projects:

This year, the 2014-15 annual CDBG grant appropriation that will be received from HUD is \$1,072,837 (new money). Staff also anticipates receiving up to \$95,000 in program income from repayment of existing loans throughout the program year. Shown below, Staff identified non-discretionary programs which include an obligation to Code Enforcement for staffing, who work within CDBG targeted areas; contracts with the Continuum of Care and the Voucher Program with Family Services, to partner and assist with homeless efforts; an agreement for the repayment of the Section 108 loan for the West Acequia Parking structure and staff administration.

Discretionary funding, from the anticipated grant, in the amount of \$192,695 and estimated program income, not yet received, anticipated up to \$95,000, is available for City Council to direct towards a project or program. Staff requests that the \$192,695 grant funding be directed toward the Oval Transportation Project to fill the financial gap between other grant funding and the estimated construction cost, which allows construction to begin this summer.

CDBG Proposed 2014-15 Projects:

• <i>Non-Discretionary funded Programs:</i>	
o Code Enforcement	\$110,000
o Continuum of Care – Homeless Services	\$10,000
o Homeless Voucher Program	\$15,000
o West Acequia Parking Structure –Section 108 loan	\$530,575
o CDBG Administration (20% of grant)	\$214,567
• <i>Discretionary funded Projects:</i>	
o Oval Transportation Improvements	\$192,695
o Program Income estimate only*	\$95,000
Total CDBG 2014-15 allocation:	\$1,116,837

Table 1 below reflects proposed alternate projects for the use of \$95,000, anticipated, but not yet received, 2014-15 CDBG Program Income. Staff requests Council approve the alternate projects in this order 1) first fulfilling the need at the Oval Park for any grant application shortfall (lighting, security cameras, fencing), then; 2) existing ADA compliance projects (along the southern portion of Akers Street from Tulare Avenue to Judy and Goshen Avenue to Grove Street. The northern portion along Houston Avenue from Santa Fe to Dinuba Boulevard), then; 3) the three housing programs for the use of the estimated program income. This includes the Citizen Advisory Committee request to consider reinstating the three housing programs, as referenced in their memo, included as Attachment "C", shown as Item #3 in Table 1 below and further discussed under Council/Community Input section.



Item 16. - Page 4

Table 1: Discretionary 2014/15 CDBG Estimated PI Proposed Alternate Projects

Alternate Projects	PROJECT (Increase)	CDBG		AMENDED PROJECT BALANCE
		Project balance as of April 1, 2014	2014/15 Estimated CDBG Program Income	
1	Public Improvement: Oval Projects*	\$ 193,681.00	\$ 95,000.00	\$ 288,681.00
2	Public Improvement: ADA Compliance - accessibility projects Housing Programs	\$ 155,263.00	\$ 95,000.00	\$ 250,263.00
3	Emergency Repair and Basic Needs Program (45% of \$95k)	\$ -	\$ 42,750.00	\$ 42,750.00
	Senior Handicapped Assistance and Repair Program (45% of \$95k)	\$ -	\$ 42,750.00	\$ 42,750.00
	Senior Home Repair Program (10% of \$95k)	\$ -	\$ 9,500.00	\$ 9,500.00
			\$ 95,000.00	

* See Table 2 Proposed Amendment. Utilized beginning project balance for Oval as of April 1, 2014.

HOME 2014-15 Projects:

This year, the 2014-15 annual HOME grant appropriation that will be received from HUD is \$352,003 (new money). Staff anticipates up to \$200,000 in program income from repayment of existing loans and resell of homes through the Foreclosure Acquisition Program. The non-discretionary funding of \$304,412 is part of the \$1.8 million commitment to Self Help Enterprise (SHE) 36 unit multi-family rental development project, located at Highland Avenue, west of State Highway 63 (Dinuba Boulevard), between Riggin and Ferguson Streets. The remaining non-discretionary of \$35,200 is for Staff administration.

Discretionary funding of \$212,391 represents \$12,391 of HOME grant funds and the estimated, anticipated, but not yet received, \$200,000 HOME program income. Staff recommends these funds be directed toward the Foreclosure Acquisition Program-II (FAPH) program to continue the efforts of acquiring foreclosed properties, improving homes, neighborhoods and creating local jobs with the rehabilitation of the homes, and finally, providing affordable housing to income qualifying households.

HOME-Proposed 2014-15 Project and Program:

- **Non-Discretionary funded Project**
 - o CHDO (SHE)-Affordable Rental Housing Project \$304,412
 - o (15% of FY allocation & remaining converted HOME entitlement to CHDO)
 - o HOME Administration (10% of Grant) \$35,200
 - **Discretionary funded Program:**
 - o City Administered Foreclosure Acquisition Program II (Includes est. PI.) \$212,391
- Total HOME 2014-15 allocation: \$552,003**

AMENDMENTS (previous year funding):

CDBG Amendments: Council reviewed Staff's proposed CDBG Amendment April 7, 2014, to redirect \$100,000 allocated last year to the Splash Pad project, to the Oval Transportation Project. Referenced in Table 2 below, reflects the Oval project current remaining balance of \$193,681, which comes from CDBG funding Council approved from previous year funding. Also reflected in Table 2, is the proposed discretionary CDBG funding amendment of \$100,000,



redirecting the funds from the Splash pad project not being constructed at this time. For reference only, is the discretionary funding coming from the 2014-15 new allocation in the amount of \$192,694. The total Oval Transportation project balance would be \$486,375.

PROJECT (Increase)	Current Balance as of April 1, 2014 *	Proposed Amendment	Project Balance with Amendment funding only	2014 15 Action Plan (New Money)	Final Project Balance after Amendment and new 2014-15 monies
Oval Transportation Project	\$ 193,681.00	\$ 100,000.00	\$ 293,681.00	\$ 192,694.60	\$ 486,375.60
PROJECT (Decrease)					
Splash Pad Project	\$ 100,000.00	\$ (100,000)			
NET CHANGE HOME					

* balance calculated as of April 1, 2014

The Oval Transportation project current construction cost estimate is approximately \$1.4 million. In order to meet the estimated shortfall, the CDBG funding could be utilized to fill the gap between other Federal and State grant monies earmarked and/or awarded toward this capital improvement project. Without the City providing funding for the shortfall with CDBG or other City funds, approximately \$800,000 in grant funding is in jeopardy. No other City funding can be made readily available to fill this funding gap without reprioritizing other critical CIP street projects. This project includes electric system upgrades that are critical for future lighting enhancements for the Park.

In relation to the Oval Park project, recently, Staff submitted for a Housing-Park Grant to the State of California, Housing and Community Development. Staff anticipates an award between \$75,000 and \$150,000. The funding if awarded would go to the Oval Park, which met the grants definition of a "Disadvantaged Community" or "Park-Deficient Community" area. The original list of park projects (scope of work) was estimated at \$555,000; however, Council prioritized the scope and identified lighting, security cameras and east-side iron fencing as the top three priority projects, with an estimated cost of \$180,000. Upon award, the State funds will be used toward these three projects (scope). The estimated cost associated with the Oval park improvements exceeds the estimated State grant award. CDBG funding could be utilized as matching funds and assist in completing the lighting, security camera and eastside iron fencing scope of work. With the grant and any available CDBG funding, the City would be able to deliver some phases of the project.

HOME Amendments:

CHDO: HOME program amendments include Self Help Enterprise's, Inc. (SHE)'s, new proposed affordable 36-unit multi-family development on 4.88 acres, located at Highland Avenue, west of State Highway 63 (North Dinuba Boulevard), between Riggins and Ferguson Streets. The amendment also includes a predevelopment loan and recertifying SHE as a Certified CHDO with Visalia. This Amendment requires allocating un-programmed entitlement and program income, previous year CHDO funding, reallocation of a portion of un-programmed First Time Homebuyer funding set aside, and last year funding set aside for CSET CHDO, as reflected in Table 3 below, and included with Attachment "A" as Tables 3-A and 3-B, which

Page 5 of 11



Item 16. - Page 6

reflects the details of redirected funding and uses. Staff is requesting Council's approval of the funding, predevelopment loan, recertification and authorization to execute agreements. Draft agreements (CHDO, Regulatory, Loan, Predevelopment loan, Deed of Trust and Note) are included as Attachment D1, D2, D3, D4, D5 & D6.

**Table 3
HOME Amendments**

PROJECT (Increase)	Current Balance as of April 1, 2014 *	HOME-CHDO Amendment:	HOME Regular Fund Amendment- to be CHDO funding	2014 15 Action Plan (New Money) including CHDO	Final CHDO Project Balance after Amendments and new 2014-15 monies
Self Help- Rental Development Project (CHDO & Regular) to be all CHDO funding	\$ -	\$ 317,958.40	\$ 1,177,626.06	\$ 304,411.94	\$ 1,800,000.00
PROJECT (Decrease)					
Unprogrammed CHDO (2009, 2010, 2011, 2012, 2013)	\$ 317,958.40	\$ (317,958.40)	-	-	-
Unprogrammed Regular HOME funds -previous year funding	\$ 985,595.91	\$ -	\$ (985,595.91)	-	-
CSET CHDO Project	\$ 157,033.75	\$ -	\$ (157,033.75)	-	-
Unprogrammed FTHB funds	\$ 35,000.00	\$ -	\$ (35,000.00)	-	-
NET CHANGE HOME		-	(0)		

* balance calculated as of April 1, 2014

The HOME Amendment includes allocating a total of \$1.8 million, designating the funds as a CHDO set-aside and includes a \$180k predevelopment seed money loan (10% of the \$1.8m CHDO project) which may be used to cover pre-construction costs, such as cost of construction loan commitments, architectural plans and specifications, costs of engineering studies and legal fees. Seed Money loans, up to 10% of the CHDO project, are an eligible use of CHDO funding, which is allowed after the CHDO has site control, preliminary financial commitments and a capable development team. Repayment of the seed money loan shall be wrapped into the final HOME assistance loan package. However, repayment of the seed money loan (\$180k) may be waived if there are impediments to the project development or if it is deemed infeasible. The total CHDO HOME loan of \$1.8 million will be provided as a 3% loan and will be repaid over a 55-year term through residual receipts. Residual receipts are annual payments of principal to the City only after all project costs, debt service on senior loan, partnership, asset management and developer fees are paid. It is anticipated that residual receipts may begin around the 10th to 12th year of operation. Additionally, \$5,000 annually will be paid to the City for monitoring and other associated costs with the loan. A deed restriction (affordability covenant) will be recorded against the property to maintain affordability of the units for 55-years. Eleven units will be designated as "Home assisted" and will be monitored during the term of the covenant.

The estimated total project cost is \$7.9 million dollars. Source of funds in addition to the City's HOME-CHDO contribution is a first mortgage, accrued interest during construction, deferred developer fees, general partner equity contribution, and tax credits. SHE has demonstrated the capacity, fiscal soundness and development experience required for the use of HOME & CHDO funding. Additional details regarding the project description is included as Attachment "E" Site and Project Information.



Foreclosure Acquisition Program II (FAP II): Staff requests Council's authority to add the option to purchase foreclosed multi-family units under the HOME-FAP II Program. Staff's request is based upon recently working with non-profit and housing service providers in addressing homeless housing challenges. Staff would incorporate additional criteria within the existing FAP II policies that require working with a non-profit agency to identify possible properties. The non-profit agency, property ownership, management, rents and its financial stability must meet the new 2013 HOME regulations, which includes review of the non-profit's financial documents to confirm their financial stability, history of experience in property management, including financial management. This is similar to the existing policies incorporated into the Neighborhood Stabilization Program. Staff envisions potential partners such as Family Services of Tulare County, Tulare County Housing Authority or its non-profit entity-Kaweah Management Company, who currently work with service providers to assist and provide services to the homeless population. This request is an option in addressing the needs of this population.

In addition, on April 7, 2014, Council authorized, the City Manager to approve residential property acquisitions up to \$150,000. If Council authorizes acquisition of multi-family units in addition to the current acquisition of single-family dwellings, the maximum purchase price would follow the recent approval, not to exceed \$150,000.

FTHB: Staff also requests Council authorize the City Manager to re-allocate a portion of funding from the First Time Homebuyer (FTHB) Program toward the HOME-FAP II if FTHB borrower loan funds are not reserved by August 1, 2014.

The City's HOME funded First Time Homebuyer program, has been administered and marketed by Community Service Employment Training, Inc. (CSET) for several months. As part of their requirements, CSET Staff have held realtor, lender and borrower workshops to educate them on the requirements of the programs, as well as what is available to the homebuyer. During these meetings, CSET was able to gain insight into why the program has not been successful. Feedback related to the purchase price maximum, gap/loan maximums and what surrounding cities are providing, second mortgage interest rate, competing down payment programs, debt ratios and available inventory. Based on the feedback, and after reviewing the program guidelines, as well as HUD's HOME requirements, the City Manager authorized a technical-minor amendment in January, in order to encourage participation, but remain in compliance with HUD's rules. A total of \$196k in HOME funds has been committed to this program. Since January, CSET has indicated they have three applicants. However, in order to keep HOME dollars moving in a timely manner, Staff recommends authorizing the City Manager to re-allocate remaining funds from the First Time Homebuyer (FTHB) Program toward the HOME-FAP II if FTHB borrower loan funds are not reserved by August 1, 2014. Staff is taking a proactive approach to keeping HOME funds meeting the needs of the community, and keeping funding moving due to lurking expenditure deadlines in September of 2014. Currently, the City has a potential expenditure shortfall of \$500k to \$700k; therefore, in conjunction with other programs, funding will need to be spent before then.

Council/ Community Input



Item 16. - Page 8

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

Council comments: On April 7, 2014, Council provided input relating to the use of CDBG funds. Council had discussion centered on the Oval project's funding. Council conveyed the need for encouraging participation by surrounding business owners and sharing in the improvements to the Oval area. Council also indicated other areas of need include the Community Campus by serving youth, Jefferson Park improvements and the need for south side of Visalia representation and identifying needs.

Public comment during the work session included an overview of challenges and progress made by Visalia Rescue Mission staff member, leasing the oval building, who indicated that the last six months has brought a lot of enthusiasm, and indicated that the Oval is in need of Council's support and funding. Additional public comment included representation from First Assembly of God who indicated that the church will be working with churches and schools surrounding the Oval, to lead the way, help by mediation and being the "glue" to make changes to the area.

Staff's response:

The City has expended CDBG funding in other parks within the CDBG targeted areas. Staff will continue to work with Park and Recreation Staff to identify needs in various parks that meet the requirements for the use of CDBG funding. Under HUD regulations, the use of CDBG funding must meet a national objective. This means benefiting low-and moderate income persons, benefiting low mod areas, which are census tracts that meet the area benefit definition where at least 51% of the populations income is below 80% of the area median income, and benefiting low mod limited clientele, generally, clientele that is presumed to be principally low mod income, which includes abused children, elderly, disabled adults, and homeless persons.

Jefferson Park improvements were conducted in September of 2009 with \$63,000 supporting improvements to the park located at 700 South Watson, bound by Watson, Myrtle, Encina and Cypress. The project addressed a number of safety related issues, including installation of 47 new light lamps primarily focusing on increased lighting in unlit areas in the neighborhood and within the park, reconstruction /replacement of the 35-year-old backstop, dugouts, and the foul line fencing in addition to lighting for the basketball courts. Community Development Block Group -American Recover Act funding (CDBG-R), in the amount of \$35,000 was utilized for public sidewalk and handicap access and ramps. Also, in 2012 Jefferson Park was one of five neighborhood parks that received CDBG funds for the installation of shade covers, which are especially needed during the summer months with the valley heat.

Community Campus investment, related to the use of CDBG funding between 2002 and 2007 was approximately \$1,293,435. This included soft costs associated with the acquisition of the 7.55 acres, which then was subdivided and donated to nonprofit agencies for developed. It is the home of Community Service Employment Training, Inc. (CSET), Boy Scouts of America,

Page 8 of 11

-214-



Item 16. - Page 9

Proteus, a police substation, community park an interactive water feature, and the Wittman Center. CDBG funds were utilized for improvements, which include the water feature, park improvements as well as improvements to the Wittman Center and Village Park in which CDBG funds of \$76,126 were leveraged with State funds of \$88,123 for improvements in 2009.

Additionally, effort on the south side of Highway 198 include utilizing CDBG funding for ADA accessible water fountains includes Plaza, Whitendale, John Combs, Houk, and Willow Glen parks. Shade Covers were installed at Constitution Park. The design for sidewalk accessibility along the southern portion of Akers Street from Tulare to Judy and the northern side of Highway 198 from Grove Street to Goshen Avenue has been completed. Staff will be working on the new 5-Year Consolidated Plan and look to identify other needs south of Highway 198.

HOME funds were utilized to assist families in acquiring homes in the southern area of Visalia. The Foreclosure Acquisition Program, which allows acquisition throughout Visalia abled three families to acquire a foreclosed home that was rehabilitated on the south side of town, specifically in the area between Tulare and Caldwell. Recently the fourth foreclosure was acquired west of Mooney Boulevard, near Whitendale

Citizens Advisory Committee (CAC) comments: Staff met with the Citizens Advisory Committee (CAC) in January and February 2014, at their request, to review current allocations toward existing projects and programs. Staff also met with the Citizens Advisory Committee (CAC) April 1, 2014. The committee's recommendation submitted in March still stands, as their request for Council to consider allocating up to \$100,000 in percentages to the three housing programs. The CAC's request is to consider reinstating the senior and housing rehabilitation programs, from available or alternate funding, up to \$100,000 in CDBG funding, if there are delays in projects. The alternate programs are Senior Home Repair, Senior Handicapped and Repair Program and Emergency Repair and Basic Needs program. (See Attachment "C", "CAC Recommendations"). If the programs are approved by Council as alternate funded programs, the analysis will follow with the next 5-Year Consolidated Plan (2015-2020) process, which includes conducting a "Needs Analysis". The analysis will assist in identifying needs, such as rehabilitation, home values, etc. Council may recall the three programs (ERBN, SHARP and Senior Home Repair) were placed on hold (or frozen) in 2010, due to reductions in funding, minimum participation due to the lack of available equity and the reduction in home values.

North Visalia Neighborhood Advisory Committee (NVNAC) comments: Staff met with the North Visalia Neighborhood Advisory Committee on April 10, 2014 to review the draft plan and amendments. The Committee made a motion requesting Council to consider utilizing CDBG funds toward the Oval Park, specifically the children play equipment, fencing around the playground and walkways. As Staff shared earlier in this report, a state housing park grant related to the Oval Park was submitted and staff anticipates meeting the grant threshold. Award announcement is anticipated in June –July 2014.

The Disability Advocacy Committee (DAC) comments: Staff met with the Disability Advocacy Committee on April 14, 2014 to review the draft plan and amendments. The Committee supported the draft plan and amendments.

Page 9 of 11

-215-



Item 16. - Page 10

Fiscal Impact: 2014-15 allocation for CDBG is \$1,072,837 with estimated program income of \$95,000. 2014-15 allocation of HOME is \$352,003, with estimated program income of \$200,000. Amendments are redirecting existing funding from previous years.

Prior Council Action: City Council Work Session, April 07, 2014

Other: None

Committee/Commission Review and Action:

Citizens Advisory Committee, April 1, 2014; North Visalia Advisory Committee, April 10, 2014, Disability Advocacy Committee, April 14, 2014.

Alternatives: None

Attachments:

Attachment "A" Final Draft 2014-15 Action Plan Budget and Tables
Attachment "B" DRAFT 2014-15 Action Plan
Attachment "C" CA Alternate Project Recommendation
Attachment "D1, D2, D3, D4, D5 & D6" Draft Self Help Loan Agreement, CHDO Certification, Loan Agreements
Attachments "E" Visalia Village Site and Project Information

Recommended Motion (and Alternative Motions if expected):

- 1) Approve and adopt Final 2014-15 Action Plan, which includes:
 - a) Discretionary 2014-15 CDBG funds in the amount of \$192,695 toward the Oval Transportation Project.
 - b) Discretionary CDBG funds anticipated estimated annual CDBG Program Income up to \$95,000 (estimated amount for the upcoming program year), be directed toward one of the alternate projects/program as follows:
 - i) Oval Transportation Project; or
 - ii) ADA Projects; or
 - iii) Divided among three housing programs:
 - (1) Emergency Repair and Basic Needs Program (ERBN) (45% of available monies); and
 - (2) Senior Handicapped Assistance and Repair Program (SHARP) (45% of available monies) and
 - (3) Senior Home Minor Repair (SHMR) (up to 10% of available monies)
 - c) Approval of the 2014-15 HOME-CHDO allocation in the amount of \$304,412 toward the \$1.8 million CHDO Project;
 - d) Authorize the City Manager to make appropriate budget adjustments to the Action Plan;
- 2) Approve CDBG Action Plan Amendment (prior year funding):
 - a) Authorize reallocating of \$100,000 in discretionary CDBG funds from Splash Pad to Oval Transportation Project;
- 3) Approve HOME Action Plan Amendments (prior year funding):
 - a) Authorize amendment in the total amount of \$1,495,588.06 of HOME Regular funds and HOME CHDO funds (2009, 2010, 2011, 2012, 2013 & 2014) toward the Self Help Enterprise (SHE) HOME- CHDO, 36-unit multi-family rental development located at

Page 10 of 11

-216-



- Highland Avenue, west of State Highway 63, between Riggin and Ferguson Street; and
- i) Approve Self Help Enterprise, Inc. (SHE) Community Housing Development Organization (CHDO) recertification for; and
 - ii) Authorize SHE CHDO pre-development loan in the amount of 10% (\$180k) of \$1.8M project; and
 - iii) Authorize the City Manager or City Attorney to make minor or technical changes to the Self Help Agreements;
- b) Approve amendment to the Foreclosure Acquisition Program II, to allow the addition of acquisition of foreclosed multi-family units, for rehabilitation and resell or rent to non-profit agencies.
- i) Authorize the City Manager and/or City Attorney to make minor or technical changes to the Foreclosure Acquisition Program II.
 - ii) Authorize the City Manager and City Attorney to make changes to the Foreclosure Acquisition Program to add policies and procedures in relation to acquisition, rehabilitation, resale, ownership, monitoring, rent, and management of multi-family properties.
- c) Authorize the City Manager to reallocate HOME First Time Homebuyer Program funds to the Foreclosure Acquisition Program II, if no loan funding is reserved by August 1, 2014.

Copies of this report have been provided to:

Environmental Assessment Status

CEQA Review: NEPA required for projects and programs, upon grant authority received by HUD.



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

The Council approved the 2014 -15 Action Plan and Amendments as presented April 21, 2014. Community and Council comments are included herein this report.



**City of Visalia 2014-2015 Action Plan & Amendments
Community Input, Council Input & Public Testimony Notes**

<i>Citizens Advisory Committee Meeting, Presentation of Draft Action Plan 2014-2015 and Amendments, April 02, 2014</i>	
Public Comment:	City Response
The CAC committee made a motion to accept the Draft Action Plan and amendments. The CAC submitted a formal memo requesting Council to consider allocating up to \$100k in percentages toward three housing programs, if other CDBG projects are delayed.	Staff met with the CAC in January & February, at their request, to review current allocations toward existing projects & programs. Staff also met with the CaC during public comment period to review the draft AP & Amendments. Staff incorporated the CAC Memo into the Council worksession and public hearing reports.
<i>City Council Work Session Presentation of Draft Action Plan 2014-2015 and Amendments, April 07, 2014</i>	
Public Comment:	City Response
Councilman Collins notes that the Community Campus is an area of need, serving youth in the area	Staff provided information related to improvements to date at the Community Campus, Witman Center
Mayor Nelson noted there is a need to look at projects south of Highway 198, including improvements needed at Jefferson Park	Staff provided information related to improvements/projects South of Highway 198, including Jefferson Park, and lighting projects
Council provided input relating to the use of CDBG funds. Council had discussion centered on the Oval Project's funding. Council conveyed the need for encouraging participation by surrounding business owners and sharing in the improvements to the Oval area.	Staff provided information related to CDBG requirements. Staff will continue to work with Park and Recreation staff to identify needs in various parks that meet CDBG requirements/national objectives.
Public comment during the work session included an overview of challenges and progress made by Visalia Rescue Mission staff member, leasing the oval building, who indicated that the last six months has brought a lot of enthusiasm, and indicated that the Oval is in need of Council's support and funding. Additional public comment included representation from First Assembly of God who indicated that the church will be working with churches and schools surrounding the Oval, to lead the way, help by mediation and being the "glue" to make changes to the area	Noted
<i>North Visalia Neighborhood Advisory Committee Meeting, Presentation of Draft Action Plan 2014-2015 and Amendments, April 10, 2014</i>	
Public Comment	City Response
The Committee made a motion requesting Council to consider utilizing CDBG funds toward the Oval Park, specifically the children play equipment, fencing around the playground and walkways.	Staff shared the State Housing Park Grant submitted and awaiting notification of an award. Funds will be used toward Council's top three priorities (lighting, security camera's, and fencing). Staff included notation of the NVAC request in Council's report
<i>Disability Advisory Committee Meeting, Presentation of Draft Action Plan 2014-2015 and Amendments, April 14, 2014</i>	
Public Comment:	City Response
Committee members had no comments, but supported the Draft plan & amendments.	Noted
<i>City Council Public Hearing Presentation of Final Action Plan 2014-2015 and Amendments, April 21, 2014</i>	
Public and Council Comments:	City Response
Councilman Collins indicated it is nice to see strategies for the FAPII program. Councilman Collins noted calls he received from concerned citizens south of Hwy 198 related to problems surrounding existing Multi-family sites. He suggested - next year to explore multifamily acquisitions with non-profits such as TCHA/KMC.	Noted
Councilman Collins noted his respect for the Committee recommendations.	Noted

Public Comments



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	VISALIA	Community Development
HOPWA Administrator		
HOME Administrator	VISALIA	Community Development
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 and faith based organizations 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, Rhonda Haynes, Housing Specialist; and Christopher Tavares, Administrative Services Manager (315 East Acequia, Visalia, CA 93291) who are responsible for the administration of both CDBG and HOME programs.



City of Visalia
Annual Action Plan
2014

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 continued reduction in both CDBG and HOME funding since 2010, it has been difficult to meet all the goals established. As the 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))

The City recently held two community meetings to engage housing providers, service providers, non-profit agencies, as well as faith-based and community organizations on increasing awareness of available programs, resources and enhanced collaboration. Sub groups are being formed, which will be meeting quarterly, beginning March 2014, to continue these efforts. The CoC participated in the workshops/meetings in October 2013 and January 2014.

The City has increased its partnership with the Continuum of Care and is assisting in coordinating efforts with providers. The City's Code Enforcement is working with providers in connecting with landlords and street outreach for their Permanent Shelter Care program. Code Enforcement is also participating in the Project Homeless Connect event, assisting with canvassing the area to educate the homeless population on services provided.

The City continues their partnership with Family Services with matching funds for the Voucher Program.

The City will continue to work with Habitat for Humanity of Tulare County 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.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.



Although the City of Visalia is not an ESG recipient, the City partners with the Kings-Tulare Continuum of Care with regards to determining ESG Non-Entitlement funding priorities, performance standards and program monitoring and evaluation of ESG funding.

The Continuum also operates the HMIS System for the Kings-Tulare Continuum of Care. This 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 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

The City is not an ESG recipient or an Entitlement area, however, continues to work with service providers and partners of the Continuum, to identify areas of improvement.

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-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>City of 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>



	<p>What section of the Plan was addressed by Consultation?</p> <p>Homeless Needs - Chronically homeless Homeless Needs - Families with children</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>
4	<p>Agency/Group/Organization</p> <p>Turning Point</p> <p>Agency/Group/Organization Type</p> <p>Housing Services-homeless</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Homeless Needs - Chronically 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>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>
5	<p>Agency/Group/Organization</p> <p>KINGS COMMUNITY ACTION ORGANIZATION</p> <p>Agency/Group/Organization Type</p> <p>Housing Services-Children Services-Victims of Domestic Violence Services-homeless</p> <p>What section of the Plan was addressed by Consultation?</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>	<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>TULARE Other government - Local Local Government</p>	<p>Agency/Group/Organization Agency/Group/Organization Type</p>
<p>Housing Need Assessment Homelessness Strategy</p>	<p>What section of the Plan was addressed by Consultation?</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>	<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>Kings United Way Regional organization</p>	<p>Agency/Group/Organization Agency/Group/Organization Type</p>
<p>Housing Need Assessment Homelessness Strategy</p>	<p>What section of the Plan was addressed by Consultation?</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>	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>



8	<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>CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS, INC.</p> <p>Housing Services-homeless</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>
9	<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>Family Service</p> <p>Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless</p> <p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children 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>



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 Consolidated Plan. 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

n/a



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		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 meets the City's 5-year ConPlan goals. The City also participates in reviewing grant applications submitted to the Continuum.

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 with stakeholders interested in funding opportunities, program outcomes and compliance as well as new partnerships. The list of agencies herein are those who participate in the ESG funding priorities and stakeholder meetings. Other non-profit agencies, faith based community members and health and wellness agencies also participate in the Continuum of Care and efforts of reducing homelessness. The City is currently engaging the non-profit agencies, service providers and faith based members to address the needs of the community.



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 having a webpage on the City's website which includes their Agenda and meeting minutes. These community meetings include the presentation of Action Plans, CAPERs and Amendments when presented.

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 targeted towards our Hispanic population, written in Spanish. However, two years ago, 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 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 and community organization meetings.	Comments are included in the report	All comments are accepted	http://www.visaliatimesdelta.com/



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	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 and community organization meetings. City Council Work Session reviews the draft AP and Amendments during the 30 day public notice period, which is noticed open to the public. The Council Work session was scheduled, noticed and held on April 07, 2014	council provided feedback and is referenced in the comment table, as well as referenced within the Council Public Hearing Transmittal Report (15 pages)	All comments are accepted.	http://www.ci.visalia.ca.us/government/sire_iframe/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)
3	Public Meeting	Non-targeted/broad community	Citizens Advisory Committee meeting held on January 8th, 2014 reviewed estimated allocations and reviewed projects with prior commitments, as requested in 2013. The public hearing review period, the CAC will review the final draft 2014-15 AP and Amendments. This meeting is noticed and open to the public.	The CAC made a formal recommendation to Council related to alternate programs related to senior housing assistance. see Council report for memo	All comments are accepted.	http://www.ci.visalia.ca.us/government/committees/citizens_advisory_committee/default.asp
4	Public Meeting	Non-targeted/broad community	Citizens Advisory Committee meeting held on April 2, 2014	The CAC reviewed the draft plan and previously provided comments.	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)
5	Public Meeting	Persons with disabilities Non-targeted/broad community	Disability Advocacy Committee member meeting held on	No comments, however DAC supported plan.	All comments are accepted.	http://www.ci.visalia.ca.us/government/committees/disability_advocacy_committee/default.asp
6	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	The North Visalians Advisory Committee meeting held on	NVAC provided comments, and are included in the comment table, as well as referenced in Council public hearing transmittal report	All comments are accepted.	http://www.ci.visalia.ca.us/government/committees/north_visalia_neighborhood_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)
7	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City Council Public Hearing meeting held on April 21, 2014	See attached Council Transmittal Report and comment table.	All comments are accepted.	http://www.ci.visalia.ca.us/government/sire_iframe/default.asp

Table 4 – Citizen Participation Outreach



Expected Resources

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

Introduction

The 2014-15 Draft Action Plan program is based upon HUD's letter dated March 18, 2014, informing the City of its 2014 FY allocations for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership funding (HOME).

Visalia's Citizens Participation Plan allows up to a 75% change before an amendment is considered substantial. Substantial amendments require City Council approval. Proposed activity budgets are reflected below.

As indicated in years past, the City' limited staff works efficiently in addressing the highest priorities, stretching each dollar invested.

Staff will work with HUD to make the appropriate minor corrections with this new system and process, if necessary. This is the second year of the new IDIS Stand Alone Action Plan process. Staff will also begin the process for the next 5-Year EConPlan.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Narrative Description
			Annual Allocation: \$	Prior Year Resources: \$	Total: \$	
			Program Income: \$			Expected Amount Available Remainder of ConPlan \$



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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,072,837	95,000	0	1,167,837	0	Neighborhood Preservation; Homeless Support Services, Section 108 Loan repayments, Special Needs Housing Programs and Public & Park Improvements
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	352,003	200,000	0	552,003	0	Approx \$200 to \$400k PI from resell of homes. Funding for rental development project and FAPII program

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

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. These funds will help 5 homeless families. Code Enforcement staff anticipates working with non-profit agencies in outreach to the homeless in our community. The City also contributes CDBG funds toward the Continuum of Care Program.

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 are 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 and currently 30- Veterans Affairs Supportive Housing (VASH) vouchers.

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.

In January of 2014, the city applied for the Department of Housing and Community Development Housing-Related Parks (HRP) Program incentive grant, funded through Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006 for funding improvements at Lincoln Oval Park. If awarded, these funds will assist with the improvement efforts.



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 the City's Redevelopment Agency (RDA), the City has become the Successor Agency and will be moving forward on the next steps related to previously owned RDA land.

Discussion

Projects, Programs and funding was discussed during the community committee meetings as well as Council Worksession and Public Hearing process. The Council approved the plan and amendments as presented in the City Council Public Hearing Transmittal Report dated April 21, 2014, herein attached for reference.



Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Neighborhood Preservation	2010	2015	Affordable Housing	2013 CDBG LowModAreas	Affordable Housing	CDBG: \$110,000	Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit
2	Support homeless service providers (CoC)	2010	2015	Homeless	Visalia	Affordable Housing Homeless/HIV/AIDS	CDBG: \$10,000	Homelessness Prevention: 300 Persons Assisted Other: 1 Other
3	Commitment to long-term economic growth	2010	2015	Non-Housing Community Development Section 108 Loan repayment	2013 CDBG LowModAreas	Public Facilities	CDBG: \$530,575	Other: 1 Other
4	Public Improvements to Oval Park	2010	2015	Non-Housing Community Development	2013 CDBG LowModAreas	Public Improvements Park Improvement Project Non-Housing Community Development	CDBG: \$287,695	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7408 Persons Assisted Other: 2 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Foreclosure Acq/Rehab/Resell opportunities	2011	2015	Affordable Housing	Foreclosure Acquisition Program II	Affordable Housing	HOME: \$212,391	Homeowner Housing Rehabilitated: 2 Household Housing Unit
6	Homeless Support Facilities	2010	2015	Homeless	Visalia	Affordable Housing Homeless/HIV/AIDS	CDBG: \$15,000	Housing for Homeless added: 5 Household Housing Unit Other: 1 Other
7	Overall Program Administration	2010	2015	Administration	Visalia	Planning/Administration	CDBG: \$214,567 HOME: \$35,200	Other: 1 Other
8	CHDO Affordable Rental Development	2010	2015	Affordable Housing	2013 CDBG LowModAreas	Affordable Rental Housing	HOME: \$304,412	Rental units constructed: 11 Household Housing Unit
9	Maintain quality of existing owner occupied units	2010	2012	Affordable Housing	Visalia	Affordable Housing	CDBG: \$1	Homeowner Housing Rehabilitated: 1 Household Housing Unit
10	Rehabilitation of existing mobilehome units	2010	2012	Affordable Housing	Visalia	Affordable Housing	CDBG: \$1	Homeowner Housing Rehabilitated: 2 Household Housing Unit
11	Rehabilitation of existing owner-occupied units	2010	2015	Affordable Housing	Visalia	Affordable Housing	CDBG: \$1	Homeowner Housing Rehabilitated: 2 Household Housing Unit

Table 6 – Goals Summary<TYPE=[text] REPORT_GUID=[9B4786E64DDAC839A8E119B13CB7DB46]>

Goal Descriptions



1	<p>Goal Name Neighborhood Preservation</p> <p>Goal Description Funding includes \$110,000 of CDBG funding. The Neighborhood Preservation-Code Enforcement Department is responsible for oversight of Code Staff. The primary emphasis of the program is on life safety non-compliance. Considerable efforts are focused on the 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. Additional efforts have been made toward street outreach, working with local non-profit housing providers, working with the health and human services as well as other providers to assist the homeless in the community. This program year, the goal continues to be 200 code cases. CDBG funding is set aside for staff.</p>
2	<p>Goal Name Support homeless service providers (CoC)</p> <p>Goal Description The City has a partnership with the Continuum of Care, a 501 (c) 3 organization, a consortium of local government agencies, housing and service providers. The organization helps with the collaboration between providers and local agencies to address issues of homelessness. The Continuum of Care partners work together with the focus on systematically implementing systems and programs that will help support existing homeless organizations and offer the resources needed locally to be successful.</p>
3	<p>Goal Name Commitment to long-term economic growth</p> <p>Goal Description CDBG funds were utilized in the construction of the West Acequia Parking Structure, which included the repayment of a 108 Loan. Since the construction, job surveys have been completed and collected from Kaweah Delta District Hospital. CDBG funds in the amount of \$530,575. The last payment is scheduled in 2018.</p>



4	<p>Goal Name Public Improvements to Oval Park</p> <p>Goal Description 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. September of 2012, \$300,000 in CDBG was redirected toward other improvements. For the 2013-14 Action Plan year \$154,766 of CDBG was directed toward the Oval once again, which 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 now anticipated to begin in the late 2014. <u>For 2014-15, is approximately \$192,694.40 plus estimated CDBG PI of \$95,000. As PI is received, it shall be directed first toward the Oval Park, then existing ADA projects, then toward 3 housing programs. See Council Transmittal for details. The total referenced under the draft plan is: \$192,694.80 +\$95,000 = \$287,695.80.</u> An Amendment is also included where \$100,000 in previous year CDBG funds will be redirected from the Splashpad project, to the Oval project. See Council Transmittal Report dated April 21, 2014.</p>
5	<p>Goal Name Foreclosure Acq/Rehab/Resell opportunities</p> <p>Goal Description 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 2014-15 is to acquire, rehabilitate and resell two (2) properties. The \$200,000 estimated shall be derived from estimated program income. The 2014-15 HOME allocation is \$12,390.76 with the additional \$200,000 in estimated PI. (rounded to \$212,391) PI may also range up to \$400,000 based upon the timeline for resell of existing FAPII homes. Staff is also recommending that the program all for acquisition of foreclosed multi-family units, rehab and resell. This may include working with a non-profit or housing provider to resell and assist with affordable rent and permanent housing programs opportunities.</p>



6	Goal Name	Homeless Support Facilities
	Goal Description	This is the fourth year, in allocating funding to support Family Services and the Tualre 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.
7	Goal Name	Overall Program Administration
	Goal Description	Administration of both CDBG and HOME projects and programs. CDBG allows 20% and HOME 10% toward administrative activities. This year also includes the cost of a consultant in preparation of the next 5-year ConPlan. It also includes loan servicing, operation and other administrative costs allowed under regulations.
8	Goal Name	CHDO Affordable Rental Development
	Goal Description	The 2014-15 HOME funds are included with this project, which will be presented as a Substantial Amendment. Approximately \$251,611.49 plus the CHDO 15% set aside (\$52,800.45) allocation, is allocated toward this \$1.8million dollar project. It also includes a \$180k pre-development loan, for a 36 unit rental development. 11 units of which will be HOME, Floating, LOW rent units. The remaining HOME CHDO funding, is an amendment from previous years funding and referenced in the City Council Transmittal.
9	Goal Name	Maintain quality of existing owner occupied units
	Goal Description	An alternate program with the use of CDBG funding, allows minor rehabilitation of existing owner occupied housing. This program funding, if Council authorized, shall be directed toward a non-profit agency for administration. The program name was established several years ago and frozen. The Senior Home Repair Program
10	Goal Name	Rehabilitation of existing mobilehome units
	Goal Description	As an alternate CDBG program, The Senior Handicapped Assistance and Repair Program for Mobilehome owners, within the City limits allowed for repairs including reroof, flooring and accessibility. If council authorizes funding for this alternate program, staff would work with a local non-profit organization to adminisiter. This program was frozen a few years ago.



11	Rehabilitation of existing owner-occupied units
Goal	Emergency Repair and Basic Needs Program (ERBN) is a program that provides loans, where the funds are to be applied to a
Description	owner occupied single family dwelling, for the correction of hazardous, unhealthy or other unsafe conditions that pose an immediate threat to the well-being of the occupying family.

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% -7,620 people *code, Census for Oval area, FAPII, Down Pmt

Low: 31% - 50% -211 *SHARP, Senior Home, rental housing

Extremely Low: 0% - 30% -305 *Voucher, CoC

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, Project Homeless Connect & Point in Time services and survey.

The City will continue to work with its non-profit agencies. This includes a continued partnership with Habitat for Humanity in closing out the Neighborhood Stabilization Program, where any remaining program income will be directed to Habitat to continue their efforts in acquiring, rehabilitating and reselling foreclosed homes to households at or below 50% of the area median income.

The HOME FAP 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. During this Action Plan process, staff is also requesting that this program be expanded to include acquisition, rehabilitation and resell of multi family units.

A Tax Credit project will be providing affordable rental assistance for households below 65% of the area median income (ami).



AP-35 Projects – 91.220(d)

Introduction

The 2014-15 Action Plan program is based upon HUD's letter dated March 18, 2014, informing the City of its 2014 FY allocations for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership funding (HOME).

Visalia's Citizens Participation Plan allows up to a 75% change before an amendment is considered substantial. Substantial amendments require City Council approval. Proposed activity budgets are reflected below.

The 2014-15 HOME program and project is as follows:

- Established Foreclosure Acquisition Program II The estimated program income for HOME 2014-15 is \$212,390.76, which includes \$200,000 in estimated PI, Approximately \$100,000 from loan payments and approximately \$100,000 from the resell of homes through the Foreclosure Acquisition Program II -FAPII. PI may be received up to \$400k, dependent upon the timeline of reselling existing homes and recent purchases. The HOME PI is proposed for additional FAPII purchases.
- Proposed-CHDO & HOME Self Help 48-unit Rental Development includes 2014-15 AP HOME CHDO of approximately \$251,611.49 plus 15% CHDO (\$52,800.45). The total amount allocated toward CHDO funded project of \$1,800,000 (11 units). With limited HOME funding and minimum 15% set aside for CHDO's, it is difficult to provide sufficient funding toward a development, therefore Staff has recommended, and Council approved all \$1.8 M deemed as CHDO funding. The total also includes a \$180,000 pre-development loan, which is 10% of designated CHDO funded project. This project also includes an Amendment from previous years HOME-CHDO funding as shown in the Council Transmittal of April 21, 2014, and referenced below.
- HOME Administration \$35,200.30. This amount shall be 10% of the allocation, as allowed by HUD.

HOME Amendments include:

- Unprogrammed-CHDO Funds (remainder of 2009, 2010, 2011, 2012, 2013) - \$317,958.40 (plus 2014-15 AP CHDO listed above) Redirect unprogrammed 2013 Regular HOME- apprx \$1,177,629.66 (plus 2014-15 AP allocation listed above) from CSET CHDO Foreclosure Program, CSET-FTHB, & Unprogrammed funds
- HOME amendment includes the option to acquire foreclosed multi-family dwellings, rehabilitate, resell and/or work with a non-profit and /or housing provider agency under the FAPII Program. This may assist in affordable housing and permanent housing option programs.



Council approved on April 7, 2014 an increased acquisition maximum for the FAPII Program up to \$150,000.

- Council authorized the City Manager to reallocate any remaining HOME funds from the FTHB program and redirect toward the FAPII, if there are no loans reserved by August 1, 2014. This assists in keeping funds moving and directed toward housing needs.

The 2014-15 CDBG projects and programs are as follow:

- Established Code Enforcement \$110,000
- Established contract Voucher Program \$15,000
- Established contract Continuum of Care \$10,000
- Established West Acequia Parking Structure \$530,575
- Established Oval Transportation Improvements \$192,694.60 (1)
- CDBG Administration \$214,567.40 This amount shall be 20% of the allocation, as allowed by HUD.

The estimated program income for CDBG 2014-15 is \$95,000, which Council approved for the funds to be directed toward the Oval Park, then existing ADA projects, then toward 3 housing programs. See Council's Transmittal report dated April 21, 2014.

CDBG Amendment is redirecting \$100,000 from the Splashpad project to the Oval Transportation Project. See Council Report.

#	Project Name
1	Code Enforcement
2	Continuum of Care
3	Voucher Program
4	West Acequia Parking Structure- 108 Loan Payment
5	Oval Transportation-Park Improvement Projects
6	Foreclosure Acquisition Program II FY2014
7	Rental Project- CHDO
8	Senior Home Repair Program
9	Mobile Home Handicapped Assistance and Repair Program
10	Administration CDBG & HOME
11	Emergency Repair & Basic Needs Program

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, 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.

As we have referenced in previous years, the City continues to work with Caltrans State routes within the City in addressing the obstacles related to improving vehicular traffic flow and improving pedestrian and bicyclist safety. Our ongoing 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 an 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 was expected fall 2013, and has been extended to Spring of 2014, with construction scheduled to begin in late 2014.

As alternate projects to the Oval Transportation /Oval Park projects, funding may be approved by Council and directed toward Emergency Repair and Basic Needs, owner occupied rehabilitation program; Senior Home Repair Program and the Senior Handicapped Assistance and Repair Program for Mobile Home owners. This will be reflected in Council's final authorization report.

Staff also continues to evaluate the CDBG policies and procedures for the implementation of a rehabilitation program, working with non-profit agencies, City staff including Code Enforcement to



identify neighborhoods and homeowners in need of repairs. CDBG funding was set aside last year which will be utilized and provided to homeowners as a low interest rate loan.



Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	Code Enforcement
	Target Area	2013 CDBG LowModAreas
	Goals Supported	Neighborhood Preservation Support homeless service providers (CoC) Homeless Support Facilities
	Needs Addressed	Affordable Housing Homeless/HIV/AIDS
	Funding	CDBG: \$110,000
	Description	The Neighborhood Preservation Division is responsible for the management of the Code Enforcement officers. The primary emphasis of the program is on life safety non-compliance. 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.
	Target Date	7/1/2015
	Estimate the number and type of families that will benefit from the proposed activities	This program year goal is to address 200 code cases. CDBG funds have been set aside for staffing within the CDBG targeted areas.
	Location Description	Within CDBG Targeted area.
	Planned Activities	This program year goal is to address 200 code cases. Code Enforcement staff are also working closely with the housing, service, non-profit agencies in assisting the homeless population.



2	<p>Project Name Continuum of Care</p> <p>Target Area 2013 CDBG LowModAreas</p> <p>Goals Supported Support homeless service providers (CoC)</p> <p>Needs Addressed Homeless/HIV/AIDS</p> <p>Funding CDBG: \$10,000</p> <p>Description The City has a partnership with the Continuum of Care, a 501 c 3 organization, to address issues of homelessness. The City has also included the CoC consultant in community housing, service and other organizations to identify areas where the community may assist with homelessness. The Continuum of Care is a consortium of housing providers, service providers and local governments that work together, and focuses on systematically implementing systems and programs that will help support existing homeless organizations and offer the resources needed locally to be successful.</p> <p>Target Date 7/1/2015</p>
	<p>Estimate the number and type of families that will benefit from the proposed activities The Continuum of Care sponsors a one stop event called the Point in Time and Project Homeless Connect in January of each year. The PHC brings the community together to provide services and housing information to Visalia's homeless population. Last year the event reflected a total of 705 homeless, with 409 sheltered, and 296 unsheltered. This year's event looks improve upon efforts of housing the unsheltered as well as other services.</p> <p>Location Description City wide effort. The Project Homeless Connect is held at the Visalia Rescue Mission.</p> <p>Planned Activities Project Homeless Connect provides services such as medical, dental and veterinary care, California Identification replacement, vision screening, eyeglasses, employment counseling, haricuts, bicycle repairs and must more. Code Enforcement staff will be attending the event and working with the volunteers to identify area camps so that the homeless population may be made aware of the event and services available to them.</p>
3	<p>Project Name Voucher Program</p> <p>Target Area Visalia</p> <p>Goals Supported Homeless Support Facilities</p> <p>Needs Addressed Homeless/HIV/AIDS</p> <p>Funding CDBG: \$15,000</p>



Description	Funding assists in supporting Family Services for the 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.
Target Date	7/1/2015
Estimate the number and type of families that will benefit from the proposed activities	five (5) vouchers per year will assist five families.
Location Description	confidential
Planned Activities	Provide \$15,000 in CDBG funding as matching funds in partnership with Family Service.
Project Name	West Acequia Parking Structure- 108 Loan Payment
Target Area	2013 CDBG LowModAreas
Goals Supported	Commitment to long-term economic growth
Needs Addressed	Non-Housing Community Development
Funding	CDBG: \$530,575
Description	Section 108 Loan repayment. The City is committed to providing adequate parking in the downtown area to further promote jobs. This year, the City will make another Section 108 loan payment. The final loan payment is scheduled for 2018.
Target Date	7/1/2015
Estimate the number and type of families that will benefit from the proposed activities	n/a Job survey's are collected from local businesses, such as KDDH.
Location Description	Acequia Avenue., surrounding downtown
Planned Activities	Annual payment of a Section 108 loan.
Project Name	Oval Transportation-Park Improvement Projects



Target Area	2013 CDBG LowModAreas
Goals Supported	Public Improvements to Oval Park
Needs Addressed	Public Facilities Park Improvement Project Non-Housing Community Development
Funding	CDBG: \$287,695
Description	In 2008 the City Council directed staff to work with residents and businesses in the Oval Park neighborhood to foster revitalization efforts. The traffic improvement project includes a Cal Trans Grant. The Park project is also part of the improvement efforts, in addition to the traffic improvement project, which includes safety, lighting. The park project includes the design of the park, playground, sidewalk, fencing, security and lighting, and other improvements that will improve the community oval park. The 2014-15 allocation is \$192,694.60. The estimated program income of \$95,000 will be directed toward the Oval Park, then existing ADA projects, then toward 3 housing programs- see council report of 4-21-14 for details.
Target Date	12/31/2014
Estimate the number and type of families that will benefit from the proposed activities	the community neighborhood, including the surrounding census tracts.
Location Description	Oval Park, Census tract 11.00 Census data reflects 7,408 people meeting the area benefit requirements.
Planned Activities	Traffic Improvements and park improvements.
Project Name	Foreclosure Acquisition Program II FY2014
Target Area	Foreclosure Acquisition Program II Visalia
Goals Supported	Foreclosure Acq/Rehab/Resell opportunities
Needs Addressed	Affordable Housing Affordable Rental Housing Homeless/HIV/AIDS
6	



Funding	HOME: \$212,391
Description	This program was established in 2009 and mirrored the NSP program. HOME funds are utilized to acquire foreclosed single family, rehabilitated and then resold to income qualifying households. Added to this program is the ability to acquire foreclosed multi family units, rehab, resell and/or work with non-profit or housing provider agencies for resell and or rent.2014-15 Estimated PI is \$200k, however, may range up to \$400k dependent upon the timeline of recent purchases, rehabilitation and resell of the homes. 2014-15 allocation is \$12,390.49 plus estimated PI. (rounded to \$212,391)
Target Date	7/1/2016
Estimate the number and type of families that will benefit from the proposed activities	2 homes or 1 multi family foreclosed unit shall be acquired, rehabilitation and resold to assist households with affordable housing opportunities.
Location Description	not applicable at this time.
Planned Activities	acquisition, rehabilitation, preservation. affordable housing for ownership and rental. The City may also work with a non-profit agency to assist with housing for near homeless or homeless population.
7 Project Name	Rental Project- CHDO
Target Area	Neighborhood Stabilization Program Visalia 2013 CDBG LowModAreas
Goals Supported	CHDO Affordable Rental Development
Needs Addressed	Affordable Rental Housing
Funding	HOME: \$304,412



<p>Description</p> <p>A new project is being submitted, which includes 2014-15 CHDO funds (\$52,800.45) and a portion of the HOME regular funds (\$251,611.49). Refer to the Action Plan Amendment for the project. The project funding would all be deemed CHDO funding, as the City receives limited HOME funding and 15% of the allocation annually is not enough for a project, therefore, all funding is considered CHDO funding, which assists in meeting the CHDO set aside for future years. The project is \$1.8 million in HOME dollars as CHDO funding. Allowed under HOME regulations is a seed money predevelopment loan, consisting of 10% of the CHDO project, which represents a seed money loan of \$180k.</p>	<p>Target Date</p> <p>7/1/2016</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>36 units . 11 of which are HOME designated. 30%, 45% and 50% ami; Floating units.</p>
<p>Location Description</p>	<p>see Action Plan Amendment for remaining funds</p>
<p>Planned Activities</p>	<p>construction of affordable rental housing 36-units. 11 HOME units.</p>
<p>Project Name</p>	<p>Senior Home Repair Program</p>
<p>Target Area</p>	<p>Visalia</p>
<p>Goals Supported</p>	<p>Maintain quality of existing owner occupied units</p>
<p>Needs Addressed</p>	<p>Affordable Housing</p>
<p>Funding</p>	<p>.</p>
<p>Description</p>	<p>This program provided for minor home repairs for senior citizens and disabled persons who own their homes. C-SET was able to complete hundreds of repairs with the program. The goal was 600 repairs annually, was successful, and was an example of leveraging City dollars. For every \$.86 spent by the City, \$1.00 of service was delivered. The last year of the program, HUD required additional documentation per unit, which, if the program returns, will require additional requirements of CSET, and additional monitoring by City Staff.</p>
<p>Target Date</p>	



	<p>Dependent upon funding availability, and council recommendation, the number of households to benefit from this program will then be determined.</p>
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	Within City limits
Planned Activities	this program pays for staff to administer the program. If approved by Council, as an alternate project, staff will work with a non-profit agency to administer the program.
Project Name	Mobile Home Handicapped Assistance and Repair Program
Target Area	Visalia
Goals Supported	Rehabilitation of existing mobilehome units
Needs Addressed	Affordable Housing
Funding	:
Description	<p>2. The Senior Handicapped Assistance and Repair Program (SHARP) Program funds were allocated to assist eligible very-low, low-income households in conducting minor repairs on owner occupied mobile homes within a mobile home park, within the city limits. This program was not a program that conducted substantial rehabilitations. The SHARP Program was a one-time grant up to a maximum of \$5,000-\$7,000. Allowable structural repairs consisted of floors, or roofs and repairs or alterations for disabled senior persons with documentation. The program also allowed repairs, which included heating furnace, hot water heater, electrical and plumbing fixtures, and sanitary (toilet, bathtub, sink) fixtures due to health, safety and general welfare, to provide a decent living environment. If the State of California Department of Housing and Community Development deemed the property uninhabitable, the grant was not provided and the property owner was required to follow the guidelines of the State of California.</p>
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	to be determined upon availability of funding, council authorization.
Location Description	Within mobile home parks, within City limits.



10	Planned Activities	rehabilitate owner occupied mobile homes.
	Project Name	Administration CDBG & HOME
	Target Area	Visalia
	Goals Supported	Overall Program Administration
	Needs Addressed	Planning/Administration
	Funding	CDBG: \$214,567 HOME: \$35,200
	Description	CDBG Administration of 20% and HOME Administration of 10% of the grant allocations.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	administration of both CDBG and HOME programs
	Location Description	n/a
	Planned Activities	Administration of CDBG and HOME Programs and Projects
11	Project Name	Emergency Repair & Basic Needs Program
	Target Area	Neighborhood Stabilization Program Foreclosure Acquisition Program II Visalia 2013 CDBG LowModAreas
	Goals Supported	Rehabilitation of existing owner-occupied units
	Needs Addressed	Affordable Housing
	Funding	:
	Description	Emergency Repair and Basic Needs Program (ERBN) loans are to be applied for the correction of hazardous, unhealthy or other unsafe conditions that pose an immediate threat to the well-being of the owner occupied home.
	Target Date	



	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>the number of households to be assisted will be determined upon identifying available funding and council authorization.</p>
	<p>Location Description</p>	<p>Within City Limits</p>
	<p>Planned Activities</p>	<p>Provide low interest rate loans to owner occupied households who are need of repairs.</p>



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 3.8% and a rental vacancy rate of 1.8%, based on the 2012 American Community Survey-1 year (DP04) data.

November 2013 Preliminary Employment Development Department Labor Market Information Division Report, dated December 20, 2013, reflected an unemployment rate of 8.0% for Visalia, compared to Tulare County at 12.9%. (<http://www.labormarketinfo.edd.ca.gov>) More recent data, dated April 18, 2014 for March 2014, reflects an unemployment rate of 9.7% for Visalia, compared to Tulare County at 15.6%.

Geographic Distribution

Target Area	Percentage of Funds
Neighborhood Stabilization Program	12
Foreclosure Acquisition Program II	12
Visalia	2
2013 CDBG LowModAreas	74

Table 8 - 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. These areas include the southern portion of Akers Street from Tulare Avenue to Judy and Goshen Avenue to Grove Street and the northern portion of Houston Avenue from Santa Fe to Dinuba Boulevard. Other presumed benefit includes ADA accessible waterfountains and benches within neighborhood parks.

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 households), Voucher Program (5), Production of New units (11 of the 36 units), and FAPII (2). Also included the alternate projects listed in the Council Transmittal, if CDBG funding is available, after the Oval Park, then the existing ADA projects, then three housing programs would receive funding (if available) which is the SHARP, ERBN SHMR Programs to assist owner occupied participants.

One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	217
Special-Needs	5
Total	522

Table 9 - 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	2
Total	17

Table 10 - 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 25 unit tenants benefiting who will also be at 65%, 50%,45% and 30% income levels. The goal for existing rehab units is based upon the Foreclosure Acquisition 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 HATC. Corresponding with the Housing Authority of Tulare County (HATC), recent information, as of January 2014, indicates that all 179 Public Housing Units is occupied

Code Enforcement works closely with HATC and their Section 8 housing placement when code enforcement issues arise requiring tenants to relocate. HATC indicated that they have 1120 Section 8 units as well.

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 Housing Authority of Tulare County (HATC) will continue to own and manage 179 units in the City of Visalia. There is no plan to purchase additional public-housing units, nor does HATC plan on removing any units from its inventory. HATC indicated that the current projection is that there will be an investment of \$514,000 in Capital Fund improvements. They also indicated that the noted expenditures will cover maintenance and rehabilitation in public-housing units within the City of Visalia. HATC indicated that their Capital Fund expenditures will cover a large range of projects, including roofing replacement, landscaping improvements, carpet rehabilitation along with Air Conditioning and Heating unit improvements.

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

The Housing Authority of Tulare County is proactive in the inclusion of public-housing residents in the policy making process. An equitable and transparent policy making process that includes the opinions of public housing residents is achieved through the participation of two tenant commissioners on our HATC Board. Furthermore, HATC staff is working on redeveloping a Resident Counsel which will be made up of residents from all of HUD funded programs (Multifamily Housing, LIHTC, HOME, Section 8 Housing Choice Vouchers and public-housing). HATC Staff also indicated that they are currently performing equitable and open recruiting techniques to assure the participation of concerned tenants.

HATC also shared with us that a vital driving factor in the implementation of HATC programs is the



promotion of tenant self-sufficiency. HATC agency views the goal of homeownership for program participants as one of the long term goals for all of our clients. Their staff works with tenants to effectively provide them with the necessary resources to achieve homeownership. HATC's Annual Re-Examination Notice provides public-housing participants with an extensive referral list that provides assistance with homeownership. Their list includes programs managed by: CSET, City of Visalia, Habitat for Humanity, CalHFA, and Self Help Enterprises. HATC's program coordinator works with any interested public housing tenant in order to effectively inform them of all the different programs that are available to them. Effective collaboration between HATC's agency and other public and nonprofit agencies is imperative in helping promote homeownership among all of tenants.

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 Housing Authority of Tulare County.

HATC indicated that they will continue to work on providing affordable, well maintained rental housing to qualified low and very low-income families in the City of Visalia. HATC agency works diligently to be able to address the need of affordable housing by devoting its resources to develop more affordable housing units. The agency has an extensive housing stock portfolio throughout Tulare County, as it administers almost 5,000 units of rental assistance. Currently, HATC is working on a deal to obtain ownership of the Visalia Gardens, a HUD-mortgaged project that was up for sale. This commitment is to ensure that the Visalia Gardens will continue to be an affordable housing project for residents of the City of Visalia.



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

Introduction

The City of Visalia partners with the Kings/Tulare Continuum of Care (CoC) to facilitate and implement several key initiatives throughout the community as an ongoing effort to reduce and prevent homelessness. The guiding strategic plan for this work is the 10-year Plan to End Homelessness titled, Connecting the Dots, a Proactive Approach to Addressing Homelessness.

To support these efforts, the City will provide funding for the CoC to:

- Host the annual (January) Project Homeless Connect (PHC) event;
- Conduct the 2015 Point in Time (PIT) homeless census;
- Write the FY14 HUD CoC Program Combined Application on behalf of the member agencies of the CoC;
- Provide targeted technical assistance and training to local agencies that serve the homeless; and
- Provide facilitation and coordination of quarterly faith-based and/or housing and service provider homeless meetings with the City.

In addition, the City is a partner in the countywide Tulare Housing First shelter plus care program, and provides \$15,000 annually for five (5) vouchers, including a Case Manager who administers the program.

The City also launched a campaign, "Change that Counts", to help those, who help the homeless population.

The campaign will use a variety of different mediums – a website, social media outlets, flyers, bus billboards, and presentations – to encourage individuals to give their money to service providers to provide real help to the truly homeless.

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

The City works in close partnership with the CoC to conduct outreach efforts to persons experiencing homelessness. On an annual basis, the CoC conducts the PIT census and PHC event. The one-day PIT survey provides a snapshot of the adults, children in households and unaccompanied youth living in the City 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.



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. The most recent event was held on January 30, 2014 and served 276 persons either at-risk or experiencing homelessness in Visalia. Of those served at the event, 78% or 215 were literally homeless.

In addition to these annual events, outreach is regularly conducted by emergency shelters, mental health centers, crisis hot lines, meals programs, churches, community health nurses, community-based organizations, law enforcement officers and the City's code enforcement department.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City through collaboration with the CoC, has recently implemented "Every Door Open", a coordinated entry and assessment system serving Kings and Tulare counties. Every Door Open assists individuals and families who are at-risk or who are experiencing homelessness with the region. Clients seeking assistance can access the system through any Provider. Within 72 hours of completion and submittal of the Kings/Tulare Housing Assistance Application, staff/case managers complete a Needs Assessment to determine the appropriate level of services. By using the Needs Assessment tool, each applicant is evaluated on a variety of criterion, including rental history, criminal history, domestic violence, mental health challenges, disabling conditions, language barriers, educational attainment, employment status, and length of homelessness. Services are then assigned based on the client level determination. 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.

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

The City supports and collaborates with local service providers, through the CoC, to assist homeless individuals and families. The CoC's current funding priorities are for the development and retention of permanent supportive housing, as well as homelessness prevention and rapid re-housing activities.

The coordinated intake and assessment system, described previously in this section, acts as the process for prioritizing people who are homeless and most vulnerable, which include people who are chronically homeless, families with children, veterans, and unaccompanied youth. Through the Every Door Open plan, clients are assessed and referred to the most appropriate resources based on the results of the



Needs Assessment.

All programs with the CoC- emergency, transitional and permanent housing- include supportive services for clients. Each program designs and implements supportive services based on their target population and partnerships leveraged with the community. The overarching goal of the supportive services offered is to link individuals and /or families with mainstream benefits and income support, 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.

Programs that serve these vulnerable subpopulations include:

- CSET, Family Services, Turning Point and Tulare County HHS provide PSH programs for chronically homeless individuals and families and/or families with children.
- The Veterans' Administration, in conjunction with the Housing Authority of Tulare County, operates the VASH program which provides 35 permanent supportive housing vouchers for homeless veterans and their families.
- Turning Point of Central California operates a PSH program for transitioning age youth.

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.

Prevention and shelter diversion are key interventions in the fight to reduce or end homelessness. Immediate screening for these possibilities at entry is an important tactic and can preserve emergency beds for households that have nowhere else to go. Access to rental subsidies and case management at entry is often enough to ensure the household successfully remains housed. To that end, the CoC has implemented eligibility standards for all ESG and HUD funded programs. The eligibility standards are contained in the Every Door Open coordinated intake and assessment strategy.

Another important component of prevention/diversion is assisting households with income support and connections to mainstream benefits. The SSI/SSDI Outreach, Access and Recovery (SOAR) model is designed to increase access to SSI/SSDI for eligible homeless adults who are and have a mental illness and /or a co-occurring substance use disorder. Staff from Kaweah Delta District Hospital and Tulare County Health and Human Services Agency use SOAR to obtain these mainstream benefits for their eligible clients. Participation by these agencies provides an efficient method of assisting households who may otherwise pursue homelessness assistance.



The region's 2-1-1 system is another important resource for individuals and families who are at-risk of or are imminently losing their housing. By accessing 2-1-1, those in need are connected with telephone specialists who are trained to answer questions, listen to callers' needs and connect callers with accurate referrals. Referrals are based on a continuously updated database with more than 200 health and human service programs and non-profits in Tulare County.

Discussion

Recently, City Staff, housing and service providers met as a subgroup. A survey based upon the 10-year Approach to Homeless Plan goals and accomplishments is underway to identify the top 5 priorities. The subgroup will be meeting quarterly to continue their efforts in collaborating, partnering and addressing homeless issues in Visalia.

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: The City will continue to explore development and rehabilitation opportunities with its partners

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 4.3 Response (Low Income Large Families) The City is working with Self Help Enterprise on the development of a 36 unit multifamily development, which will provide housing for large families.

Access to Financing



Outreach to Lenders 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 6.2 Response. The City provides information in English and Spanish in relation to its available programs.

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.

Unfair Lending and Insurance Practices

Action 7.1 Response: The City will continue to review the HMDA data and other data made available to identify areas of need and improvement.

Action 7.2 Response: The City reviews lender documentation when requesting a subordination, modification and short sale.

Fair Housing Services

Apartment Owners/Managers Action 8.1 Response. On December 5, 2012, Code Enforcement staff participated with CSET, in a fair housing workshop for Landlords. This last December(2013), Code Enforcement and Housing Staff participated in another workshop for landlords, in relation to Permanent Supportive Housing. Code Enforcement is working with CSET to identify landlords who are interested in participating in their program.

Action 8.3 Response: City staff tracks calls and also refers callers to Code Enforcement for assistance when related to Code Enforcement issues.

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. On March 19, 2012, the City Council of the City of Visalia approved Resolution No. 2012-08, amending the General Plan Land Use Element Policies 4.1.19 and 4.1.20 to increase the sizes of multi-family residential projects, and to raise the threshold from 40 to 60 units for which multifamily developments are permitted by right. On April 2, 2012, the City Council of Visalia adopted Ordinance 2012-02 amending various portions of the Zoning Ordinance to implement the 2010 Housing Element Update policies and actions. 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 proposes 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 36- 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.

The City, including Code Enforcement is also working closely with its non-profit housing and service providers, collaborating on how to improve upon awareness and expansion of available resources each entity has to assist the homeless population.

Actions planned to foster and maintain affordable housing

The Neighborhood Stabilization Program will be coming to an end in the next year. Any available resources will be directed to Habitat for Humanity so they may acquire, rehabilitate and resell homes to very low income households (at 50% ami and below).

The City will also continue to acquire foreclosed single family rehabilitate and resell to families through the Foreclosure Acquisition Program II- Home funded. Additionally, staff obtained approval from Council on April 21, 2014, which expanded the program to include multi family housing. Acquisition price maximum was increased on April 7, 2014 to allow purchase prices up to \$150,000. This is also below the local area median price, which currently is \$171,000.

The City will continue to provide down payment assistance through the HOME funded First Time Homebuyer Program. However, any remaining HOME funds not reserved by August 1, 2014, City Manager has the authority to reallocate toward the FAPII program.

Actions planned to reduce lead-based paint hazards

According to the 2012 American Community Survey 1-year estimates, as of February 24, 2014, 11,430 owner occupied homes and 9,328 rental units were built before 1980 in Visalia. The use of lead-based paint was banned nationwide in 1978. Per this information, it is estimated that 50 percent of the City's 41,717 occupied units could have had lead-based paint. Based on the ACC information, approximately 2,502 housing units are vacant, which are not reflected in the total. As units continue to be repaired,



rehabilitated or replaced since 1978, non-lead-based paint has been used.

The Tulare County Health and Human Services provides educational information. Contact, Location and resources can be located on their website at <http://www.tchhsa.org/hhsa/index.cfm/kids-teens/lead-poisoning/resources/>.

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 2014-15 program year continue to be affordable housing, improving neighborhoods, 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, 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 City has recently held a series of community meetings in an effort to enhance coordination between housing providers, government agencies, mental health and other key stakeholders within Visalia. The purpose of these meetings is to establish a network of agencies to enhance the service delivery to homeless, disabled individuals and families, and others seeking services for their current hardship and challenges in their lives. Additional meetings have been scheduled quarterly for the 2014-15 fiscal year.

In addition, the City will continue participation in the monthly CoC meetings, which is comprised of various governmental departments and service providers who share updates on their existing programs



and needs. Each meeting also includes a speaker and information on services an agency provides. These collaborative efforts result in enhanced coordination, exchange of best practices and a better understanding of community needs.

Coordination of a Housing Resource Fair (outreach event) is underway with local housing providers, lenders, realtors, and others.

Discussion



Program Specific Requirements

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

Introduction

1. 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.

This is the second year for completing 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.

Note: the 2014-15 Program Year anticipated CDBG PI is \$95,000, as referenced within this plan, and included in the City Council Report of 4-21-14, which will be directed to projects as follows:

1. Oval Park, then
2. Existing ADA Compliance projects, then
3. three housing programs (ERBN, SHARP & SHMR)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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 previously assisted the residence with mortgage financing. All homes 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.

The 2014-15 estimated HOME Program Income of \$200,000 and possibly up to \$400,000 will be directed toward the Foreclosure Acquisition Program II.



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 for no less than ten (10) years, but no more than 15 years, depending 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:

NONCONFORMING COVENANTS. Borrower and Lender further covenant and agree as follows:

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))

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 multifamily housing during this program year, therefore the consideration of refinancing existing debt is not applicable.

Discussion

In relation to the City's monitoring efforts, staff recently completed a desk and on-site monitoring of HOME funded Robinwood 10-unit development, and HOME and RDA funded Paradise & Court 20-unit development. Staff also completed the desk review and on-site monitoring of the 42-unit senior housing development, which included an investment of approximately \$2.7 million in HOME dollars. Attached under the Executive Summary is information related to monitoring. Staff has completed updates related to the new 2013 HOME Rule for the multi-family and FAPII, FTHB Program. Additional updates to policies and procedures are underway.

