

Visalia City Council Agenda

For the regular meeting of: Monday, April 16, 2007

Location: City Hall Council Chambers

Mayor: Jesus J. Gamboa
Vice Mayor: Greg Kirkpatrick
Council Member: Greg Collins
Council Member: Donald K. Landers
Council Member: Bob Link

All items listed under the Consent Calendar are considered to be routine and will be enacted by one motion. If anyone desires discussion on any item on the Consent Calendar, please contact the City Clerk who will then request that Council make the item part of the regular agenda.

WORK SESSION AND ACTION ITEMS (as described)

4:00 p.m.

Public Comment on Work Session Items -

4:05 p.m.

1. Review and consideration of a "Concept Phasing Plan" for the proposed Lowery Ranch Master Plan/Specific Plan

4:35 p.m.

2. Review draft 2007-08 Action Plan budget for the use of the Community Development Block Grant (CDBG) and HOME Investment Partnership Grant Funds (HOME) from the Federal Government through the Department of Housing and Urban Development (HUD), prior to the Public Hearing before City Council on May 7, 2007.

5:00 p.m.

3. Public Safety Communication Services

** The time listed for each work session item is an estimate of the time the Council will address that portion of the agenda. Members of the public should be aware that the estimated times may vary. Any items not completed prior to Closed Session may be continued to the evening session at the discretion of the Council.*

ITEMS OF INTEREST

CLOSED SESSION

6:00 p.m. (Or, immediately following Work Session)

4. Conference with Real Property Negotiators
Property: City owned property located on the north side of Caldwell Avenue (Avenue 280) between Highway 99 and Road 68
Under Negotiation: Terms and conditions of purchase and Sale Agreement regarding Conservation Easement
Negotiators: Steve Salomon, Colleen Carlson, North Visalia Investments, LLC

5. Conference with Real Property Negotiators
Property: Part of APN 085-010-093 for riparian setback on south side of -Mill Creek east of Shirk Road
Under Negotiation: Price, terms, conditions of potential purchase
Negotiators: Steve Salomon, Don Stone, Paul Shepard, Les Peterson, Lennar Homes
6. Conference with Real Property Negotiators
Property: APN 126-050-018 for riparian setback on Packwood Creek at Woodland Street
Under Negotiation: Price, terms, conditions of purchase
Negotiators: Steve Salomon, Don Stone, Paul Shepard, Sheila Plane, DBO Development No. 29 LLC
7. Conference with Real Property Negotiators
Property: 440 N. Giddings
Under Negotiation: Price, terms, conditions of lease
Negotiators: Steve Salomon, Carol Cairns, Tom Seidler
8. Conference with Real Property Negotiators
Property: APN 085-010-096 - Vacant Land Parcel located on South side of Hillsdale Drive at Tommy Street.
Under Negotiation: Price, terms, conditions of potential purchase
Negotiators: Steve Salomon, Michael Olmos, Mangano Homes, Inc.
9. Conference with Labor Negotiators (54957.6a)
Agency Designated Representatives: Eric Frost, Jim Harbottle, Janice Avila
Employee organization: All bargaining units (Groups A, B, E, G, M, and unrepresented

REGULAR SESSION

7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION - Pastor David Miller, Gateway Church

SPECIAL PRESENTATIONS/RECOGNITION - Proclamation presentation declaring Saturday, April 21, 2007, Happy Hearts Day.

CITIZENS REQUESTS - This is the time for members of the public to comment on any matter within the jurisdiction of the Visalia City Council. This is also the public's opportunity to request that a Consent Calendar item be removed from that section and made a regular agenda item for discussion purposes. Comments related to Regular or Public Hearing Items listed on this agenda will be heard at the time the item is discussed or at the time the Public Hearing is opened for comment. The Council Members ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome. The Council cannot legally discuss or take official action on citizen request items that are introduced tonight. In fairness to all who wish to speak tonight, each speaker from the public will be allowed three minutes (speaker 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 address.

CHANGES TO THE AGENDA/ITEMS TO BE PULLED FOR DISCUSSION

10. CONSENT CALENDAR - Consent Calendar items are considered routine and will be enacted by a single vote of the Council with no discussion. For a Consent Calendar item to be discussed, or voted upon individually, it must be removed at the request of the Council.
 - a) Authorization to read ordinances by title only.
 - b) Receive Planning Commission Action Agenda for the meeting of April 9, 2007.
 - c) Authorize the City Manager to execute the Memorandum of Understanding for Police Managers and Supervisors Association (City of Visalia Employee Bargaining Unit Group A) for the period of March 31, 2007 through June 30, 2009.
 - d) Introduction of Ordinance No. 2007-06 authorizing the lease of three parcels of property at the Visalia Municipal Airport and authorizing the City Manager to execute a new agreement with Dennis Lipson for the continued operation of the Federal Express facility.
 - e) Appointment of Mary Wheeler to the Transit Advisory Committee.
 - f) Authorization to send letters of support for SB59 (Cogdill) Reliable Water Supply Bond Act of 2008.
 - g) Authorization to bid seven (7) neighborhood park projects without the requirement of payment of established State and Federal Prevailing Wages pursuant to Resolution No. 83-02.
 - h) Authorize the Recordation of the Final Map for Park Place 4, located north of Caldwell Avenue, between Pinkham Street and Lovers Lane (16 lots) and the Annexation of Park Place Unit 4 into Landscape and Lighting District No. 04-04, Park Place/Crossroads. APN: 126-840-028, 128-850-028. **(Resolution Nos. 2007-35 and 2007-36 required)**
 - i) Award a contract to LDV, Inc. in the amount of \$149,221.00 for the purchase of one Special Weapons and Tactical (SWAT) Team Response vehicle.
 - j) Introduction of Ordinance 2007-07, establishing a public disturbance ordinance by adding chapter 9.32 to Title 9 of the Visalia Municipal Code.
 - k) Appointment of Evan Long to serve on the Delta Vector Control District Board of Directors.
 - l) Authorize the Mayor to request the Citizen's Advisory Committee to review the Committee/Commission process and issue a report, with any recommended changes, to the City Council.
 - m) Authorize City Manager to execute contract agreement with the Downtown Visalians Inc. to provide security and cleaning services for the two Acequia parking structures.
 - n) Authorize the Police Activities League (P.A.L.), to utilize a building for program operations at the recently acquired CalTrans property at 701 E. Race Avenue (APN: 094-100-022)

- o) Authorization for the City Manager to enter into a contract with HVS International to study the Convention Center operations, prepare a market analysis for future expansion, and calculate the economic impact on the local economy

Authorization to file Notice of Completion on the following:

- p) Ashley Grove Unit No. 1, containing 43 single-family lots, located north of Ferguson Avenue between Demaree Street and County Center.
 - q) Ashley Grove Unit No. 2, containing 15 multi-family lots, located at the northeast corner of Ferguson Avenue and Demaree Street intersection.
 - r) Project No. 3011-0000-720000- 8017 the Roeben/Ferguson Park Storm Basin.
 - s) Cameron Avenue and County Center Street Improvement Project, No. 3011-00000-720000-0-9733-2005.
11. Request for City Council to accept and process an annexation and Sphere of Influence Amendment for approximately 480 total acres owned by David & Ana Vargas, located on the west and east sides of Plaza Drive between Avenue 320 and Riggan Avenue inside the Visalia Industrial Park. (APN: 077-100-008, 010, 011)
 12. Staff presentation and City Council discussion and direction regarding overview of Recreation Park Stadium renovation project, infrastructure upgrades, demolition of grandstand berm and rebuilding grandstand at Recreation Park.

REPORT ON ACTIONS TAKEN IN CLOSED SESSION

REPORT OF CLOSED SESSION MATTERS FINALIZED BETWEEN COUNCIL MEETINGS

Upcoming Council Meetings

Monday, April 30, 2007, 4:00 p.m. – Jt. City Council/Planning Commission – Convention Center
Tuesday, May 1, 2007, 6 p.m. - Joint City Council/VUSD – 5000 W. Cypress
Monday, May 7, 2007 – City Hall Council Chambers
Monday, May 21, 2007 – City Hall Council Chambers

Work Session 4:00 p.m.
Regular Session 7:00 p.m.
City Hall Council Chambers
707 West Acequia Avenue

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.

**City of Visalia
Agenda Item Transmittal**

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk): 3

Agenda Item Wording: Review and consideration of a "Concept Phasing Plan" for the proposed Lowery Ranch Master Plan/Specific Plan.

Deadline for Action: None.

Submitting Department: Community Development

Contact Name and Phone Number: Fred Brusuelas 713-4364

Department Recommendation: Staff recommends the City Council accept the "Concept Phasing Plan" marked Exhibit "A" for the proposed Lowery Ranch Master Plan/Specific Plan subject to the following:

1. Completion of a Development Agreement for the entire Lowery Ranch Master Plan area.
2. Completion of a Specific Plan for the Town Center area.

Summary/background: The City Council has reviewed several concepts for the Lowery Ranch Master Plan during past work sessions including a joint work session with the Planning Commission. Substantive input was received by the applicant from the City Council and Planning Commission regarding the overall concept plan, land uses, design, and density.

The City Council gave authorization for the project to proceed with preparation of a Development Agreement, Master Plan and Neighborhood Center Specific Plan on September 18, 2006 by a vote of 3 Yes: *Kirkpatrick, Link, and Landers* and 2 No: *Gamboia, Collins*.

Mangano Homes is now requesting modifications to the Phasing Plan for the Lowery Ranch Master Plan Project so that the first portion of annexation and development is that land shown as "Phase One" on the attached map. The plan originally approved by Council on September 18, 2006 shows phasing progressing south (starting at Riggin Avenue) to north. This new phasing pattern would allow development to occur first on properties not yet annexed.

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time

(Min.):_30min.____

Review:

Dept. Head _____
(Initials & date required)

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

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

The revised phasing plan shows development first occurring on lands in the northeast portion of the Master Plan area (north of Wild Horse Ranch), then progressing west, then south to Riggin Avenue. Mangano Homes has expressed to city staff that that the revised phasing plan concept (northeast to southwest) is based on decisions made by landowners regarding when their properties will be made available for development. The landowners in the southwest portion of the site have chosen to let Williamson Act Contracts expire before pursuing development. If the City Council approves the phasing plan, the applicant will have authority to submit annexation requests in first phase areas. Because some of these properties are in the Williamson Act, the applicant may be requesting applications for agricultural preserve contract cancellation to proceed with entitlements on properties in initial phases.

Annexation: A portion of the 636 acre Lowey Ranch Project site (approximately 178 acres) is presently in the city limits. All the Williamson Act land has received a filing for “Notice of Non-renewal” with six to eight years remaining on individual contracts. Additionally, development of the Lowey Ranch Project will likely occur over the next 10 to 20 years depending on market forces and economic factors.

Development Agreement: As directed by the City Council the Lowey Ranch Project requires adoption of a Development Agreement. A “Draft Development Agreement” has been recently submitted to the City Attorney and other staff for review and comment. Following review by staff and negotiations with the land owners in the Lowey Ranch Master Plan area the City Council will receive a report and recommendation regarding the Development Agreement at a future meeting. Adoption of the Development Agreement will necessitate the written acceptance of all property owners identified in the Lowey Ranch Master Plan area if the plan is to be implemented as proposed.

Incremental Decisions: The Lowey Ranch Project is a major planning effort comprising numerous property owners and requiring proper coordination and cooperation of others. Numerous issues remain unsolved and must be addressed prior to final approval. The effort to prepare the Development Agreement and Master Plan/Specific Plan is in progress. Mangano Homes, Inc. is a participating agent for the Lowey Ranch Project and is preparing applications necessary to effectuate a final project submittal to the city. Council input on acceptable phasing is being requested as work progresses.

The major infrastructure issue is the disposition of the Modoc Drainage Basin as a functional city storm water retention facility and aesthetic amenity. The major design issue is the Neighborhood Core that is presently proposed with blocks of high density residential, office, and town center uses. Upon evaluation of the aforementioned major issues, numerous issues will need to be resolved as a pre-requisite to approving the ultimate Lowey Ranch Project. These issues can be addressed through the preparation of a “Development Agreement” that incorporates an agricultural mitigation program, drainage basin disposition, design criteria, public entitlements, property owner commitments, acquisitions, fees, mitigation, annexation/ phasing and other development issues for the benefit of all concerned.

The "Concept Phasing Plan" may be revised by the City Council prior to final project approval. Incremental decisions without an adopted Development Agreement for the Lowery Ranch Project could result in premature commitments. The final "Phasing Plan" will be established in conjunction with the Development Agreement and the overall Master Plan/Specific Plan approval.

Prior Council/Board Actions: The City Council has previously reviewed Master Plan concept drawings and has authorized the applicant to proceed with the preparation of a Lowery Ranch Development Agreement and Master Plan/Specific Plan for processing and public review.

Committee/Commission Review and Actions: None.

Alternatives: (1) Do not accept the "Concept Phasing Plan" for the Lowery Ranch Project.
(2) Accept the "Concept Phasing Plan" but require that Williamson Act Contract non-renewals expire prior to development.

Attachments: Letter from Mangano Homes, Inc. 4/4/07
Lowery Ranch Property Owner Map
Lowery Ranch Master Plan – Exhibit "A" Phasing Plan
Lowery Ranch - Aerial Photograph
September 18, 2006 City Council Staff Report – Lowery Ranch

Recommended Motion (and Alternative Motions if expected): I move that the requested "Concept Phasing Plan" for the Lowery Ranch Project be approved subject to the following: (1) Completion of Development Agreement and (2) Completion of Town Center Specific Plan.

Environmental Assessment Status

CEQA Review: None

NEPA Review: None

City of Visalia Agenda Item Transmittal

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Work session to review the Draft 2007-2008 Action Plan budget for the use of the Community Development Block Grant (CDBG) and HOME Investment Partnership Grant Funds (HOME) from the Federal Government through the Department of Housing and Urban Development (HUD), prior to the Public Hearing before City Council on May 07, 2007.

Deadline for Action: May 07, 2007

Submitting Department: Community Development/Neighborhood Preservation

Contact Name and Phone Number: Eric Frost, Administrative Services Director (713-44740), Tim Burns, Neighborhood Preservation Manager (713-4172), Ruth Martinez, Finance Analyst (713-4327), Rhonda Haynes, Housing Specialist (713-4460)

Department Recommendation: Staff recommends that the City Council review, comments and direction of any changes to the draft Action Plan in the use of CDBG and HOME funds for Program Year 2007-2008.

The Final Annual Action Plan will be brought to the City Council on May 07, 2007, for a public hearing and adoption. The Final Action Plan is due to HUD on May 15, 2007.

Summary/background: The US Department of Housing & Urban Development (HUD) administers the Community Development Block Grant (CDBG) and HOME programs that distribute federal funds to promote affordable housing, economic development and public improvement projects and programs to benefit low-income families and persons with special needs. HUD has designated the City of Visalia as an entitlement city by virtue of having a population exceeding 50,000 residents. This designation allows Visalia to receive CDBG and HOME Program funds without having to annually apply for the grants.

Table I, Estimated Resources 2007-2008, details the CDBG and HOME Grant estimated resources, which includes estimated program income generated from loan payments and loan payoffs when a home is sold or refinanced.

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.) 15 min.

Review:

Dept. Head _____
(Initials & date required)

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

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

	<u>CDBG</u>	<u>HOME</u>	<u>Total</u>
Grant	\$ 1,221,135.00	\$ 509,032.00	\$ 1,730,167.00
Program Income	\$ 250,000.00	\$ 500,000.00	\$ 750,000.00
<i>Total</i>	<u>\$ 1,471,135.00</u>	<u>\$ 1,009,032.00</u>	<u>\$ 2,480,167.00</u>

The HOME and CDBG fund allocations are as follows:

HOME:

- Homeownership, Rehabilitation and CHDO allocations: \$1,005,679.00

CDBG:

- Neighborhood Preservation \$203,500.00
- Special Needs Facilities allocations: \$115,537.00
- Public Improvement allocations: \$40,000
- Economic Development/Public Parking Facility allocations: \$646,727.00
- Public Parks/Public Facility allocations: \$70,000.00
- Special Needs Services allocations: \$161,000.00

Staff is bringing Council’s attention to the following specific programs:

- **HOME - First Time Homebuyers Program:** Current second mortgage allocations per borrower is up to \$75,000, at an interest rate of two-percent (2%), making it possible for low-to-moderate income families, including families at very-low income to own a home within the City limits. City Staff continues to review the local housing market and interest rates so that the program’s allocation continues to assist families at the very-low income levels (30%, 50% and 60%) up to the families at the 80% median income level.
- **CalHome & HOME Funded First Time Homebuyers Program:** The City of Visalia applied for a \$600,000 Grant through the California State Department of Housing and Community Development (HCD). The funds would assist eligible households as a \$35,000, 3% deferred second mortgage. If awarded the CalHome Grant, the City will utilize HOME Funds, up to \$5,000, 2% deferred third mortgage. It is the City’s intention to utilize \$50,000 in HOME funds for 10 loans. If funding is not awarded, the allocated funding will be reallocated to the City’s existing First Time Homebuyers Program. (proposed annual goal= #10 low income families)
- **Housing Rehabilitation Program (HRP).** The HRP Program allocation will be increased to \$60,000, 2% second mortgage to assist in completing owner-occupied rehabilitations through out the city. The changes to the program will be implemented upon the award of a new contract through a Request for Proposal process.
- **Continuum of Care:** The City renewed it’s commitment to assessing the homeless problem and working with the local Continuum of Care to provide solutions. The City continues its efforts by participating in the “Point-In-Time Homeless Survey during the month of January 2007 and playing an active role. The Continuum would like to provide support for a project, deemed necessary, to fill the gap in services for the mentally disabled. The City is contributing \$15,537.00 in CDBG Funds.

- **Disabled Housing Projects:** The City understands the need for housing for disabled persons on limited or no-income. The City is allocating \$100,000 to Able Industries, a not-for-profit organization, serving individuals with disabilities in Tulare County, will assist with personal independence for disabled adults 18 years of age and older. The allocation of CDBG funds would be directed toward acquisition or rehabilitation of a small complex (up to a four units). The housing opportunity would be complemented with provision of independent/supported living services funding through the Central Valley Regional Center. Able Industries will be contributing a combination of funding sources in addition to the City's contribution of CDBG Funding.

To assist the Council in the review of the Draft Action Plan, City staff has attached, as Table II, the allocation of funding per project and program. Staff also attached the Objectives and Outcomes per funding source and project allocation.

HUD Requirements:

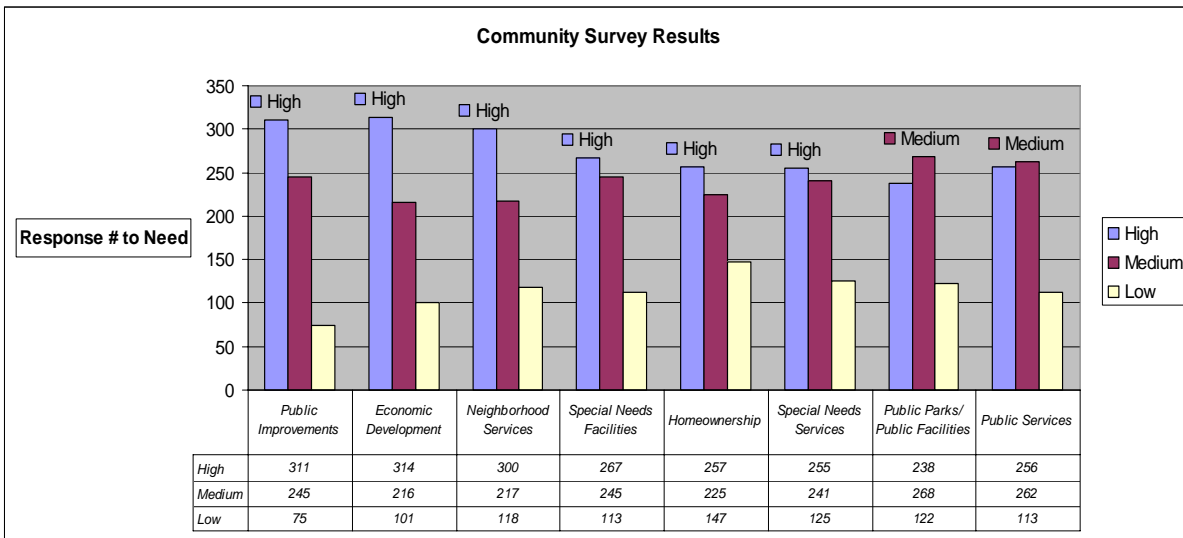
Increased efforts towards public participation:

As an effort to increase public awareness and participation, Staff created and conducted a random survey. Survey's were provided to internal and community committee's, attended the Visalia HOME Show (3 days) to request attendants to fill out survey and the random mailing of the survey to CDBG Target areas and Redevelopment Districts.

Results from Community Survey:

Staff was confident that they would capture 10% of the mailed surveys. **Actual results as of March 19, 2007: 11% response**

Participants were asked to rate the category. ("1" is a low priority need; "2" is a medium priority need and "3" is a high priority need). The graph depicts the needs identified through the community survey as it relates to the funding sources.



Category	Public Improvements	Economic Development	Neighborhood Services	Special Needs Facilities	Homeownership	Special Needs Services	Public Parks/Public Facilities	Public Services
% of allocation	3%	52%	16%	9%	100%	13%	6%	0%
Funding	CDBG	CDBG	CDBG	CDBG	HOME	CDBG	CDBG	CDBG

Prior Council/Board Actions: The Community Redevelopment Agency of the City of Visalia has noticed within the local newspaper and scheduled public meetings, to review and comment on the Draft Action Plan.

Committee/Commission Review and Actions: Disability Advocacy Committee: Meeting held on April 09, 2007; Citizens Advisory Committee and North Visalia Neighborhood Advisory Committee: Meetings held on April 11, 2007, to review Draft Annual Action Plan 2007-2008.

Alternatives: None

Attachments: Draft 2007-2008 Annual Action Plan

Recommended Motion (and Alternative Motions if expected): Move that the City Council review, comment and provide direction to the draft Action Plan in the use of CDBG and HOME funds for Program Year 2007-2008 the Community Development/Community Redevelopment Agency to prepare the final Draft 2007-2008 Action Plan as directed by the City Council.

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date) Annual Action Plan Adoption and delivered to HUD by May 15, 2007*

Copies of this report have been provided to:

Table II

SUMMARY OF PROPOSED 2007/2008 ACTION PLAN

		CDBG	HOME	TOTAL	UNITS
	SOURCES OF REVENUE:				
1	Cash - Beginning Balance		136,000	136,000	
2	Annual Grant Amount	1,221,135	509,032	1,730,167	
3	HOME matching funds - RDA Low/Mod			-	
4	Program Income	250,000	500,000	750,000	
5	Interest Earnings/Investment Earnings			-	
6	TOTAL REVENUE	1,471,135	1,145,032	2,616,167	
7					
8	EXPENDITURES:				
9	Operating	70,538	7,300	77,838	
10	Redevelopment Allocation	131,482	115,961	247,443	
11	Direct Allocations	26,351	16,092	42,443	
12	Loan Servicing	6,000		6,000	
13	Subtotal Admin and Operating	234,371	139,353	373,724	
14					
15	Net for Programs and Projects	1,236,764	1,005,679	2,242,443	
16					
17	AFFORDABLE HOUSING:				
18	<u>Homeownership</u>				
19	Homebuyers Assistance Program		719,326	719,326	10
20	CalHome FTHB Down Payment (Seed money)		50,000	50,000	10
21	Property Acquisition (CHDO)		76,353	76,353	1
22	Housing Rehabilitation		160,000	160,000	3
23	<u>Neighborhood Preservation/Services</u>				
24	Emergency Repairs and Basic Needs	100,000		100,000	9
25	Code Enforcement- Target Areas	70,000		70,000	120
26	Fairhousing Hotline	33,500		33,500	100
27	Loan Recapture Program (CHDO)	-	-	-	-
28	HOMELESSNESS				
29	<u>Special Needs Facilities</u>				
30	Housing for Disabled Project	100,000		100,000	1
31	Continuum of Care Project	15,537		15,537	1
32	COMMUNITY DEVELOPMENT				
33	<u>Public Improvements</u>				
34	ADA Compliance Projects	40,000		40,000	15
35	<u>Economic Development/Public Parking Facilities</u>				
36	West Parking Structure Loan Payment	626,727		626,727	1
37	Job Creation/Retention	20,000		20,000	1
38	<u>Public Park/Public Facilities</u>				
39	Village Park/Wittman Center Improvements	70,000		70,000	1
40	NON HOMELESS SPECIAL NEEDS HOUSING				
41	<u>Special Needs Services</u>				
42	Senior Home Minor Repairs	91,000		91,000	600
43	Senior Repair and Handicapped Access	70,000		70,000	14
44	REDEVELOPMENT PROJECTS:				
45	Habitat for Humanity Land Purchase			-	
46	Subtotal Programs & Projects	1,236,764	1,005,679	2,242,443	
47					
48					
49	TOTAL EXPENDITURES	1,471,135	1,145,032	2,616,167	
50					
51	REVENUE LESS EXPENDITURES				
	Remaining to Carry Forward	-	-	-	

Table No. III Summary of City of Visalia Priority of Goals CDBG and HOME Funding Allocation		
	Investment	Percentage of Investment
HOME Investment Partnership Funds (HOME) - Objective and expected Outcome		
Affordable Housing- HOME Funds		
Objective 1: Provide Decent Affordable Housing	\$ 1,005,679.00	100%
1. Increase availability of affordable owner-occupied housing through (HAP)	\$ 719,326.00	
2. Increase availability of affordable owner-occupied housing through leveraging HOME funds with possible CalHome FTHB Grant	\$ 50,000.00	
3. Increase availability of affordable owner-occupied housing through acquisition	\$ 76,353.00	
4. Increase quality of owner-occupied housing through rehabilitation (HRP)	\$ 160,000.00	
Total HOME Allocations	\$ 1,005,679.00	100%
Community Development Block Grant Funds (CDBG) -Objective and expected Outcome		
Affordable Housing- CDBG Funds		
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	\$ 203,500.00	16%
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)	\$ 70,000.00	
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)	\$ 100,000.00	
3. Provide services for low-to -moderate income persons by providing (Fair Housing Education Program)	\$ 33,500.00	
Homelessness- CDBG Funds		
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities	\$ 115,537.00	9%
1. Increase accessibility to support facilities to end chronic homelessness (Continuum of Care/Homeless Project)	\$ 15,537.00	
2. Increase accessibility and availability of housing for disabled persons	\$ 100,000.00	
Community Development- CDBG Funds		
Objective 3: Suitable Living Environment through Public Improvements	\$ 40,000.00	3%
1. Increase availability of handicapped access benefiting population with special needs (Streets ADA Compliance)	\$ 40,000.00	
Objective 4: Create Economic Development Opportunities and Community Development Opportunites (Parking Facilities)	\$ 646,727.00	52%
1. Improve economic opportunities for low-income persons through (job creation)	\$ 20,000.00	
2. Demonstrate a commitment to long-term economic growth by promoting expansion and (job retention) - Section 108 Loan- West Acequia	\$ 626,727.00	
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)	\$ 70,000.00	6%
1. Improve quality/increase availability of neighborhood facilities for low-income persons (Parks & Recreation- Village Park/Wittman)	\$ 70,000.00	
Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)	\$ -	0%
1. Support non profit agencies with accessibility to public services		
Non Homeless Special Needs Housing- CDBG Funds		
Objective 7: Suitable Living Environment by Supporting Special Needs Services	\$ 161,000.00	13%
1. Maintain quality of owner-occupied housing for elderly (Senior Home Repair Program)	\$ 91,000.00	
2. Increase accessibility and range of housing options for person with special needs (SHARP)	\$ 70,000.00	
Total CDBG Allocations	\$ 1,236,764.00	100%

CITY OF VISALIA



DRAFT ANNUAL ACTION PLAN PROGRAM YEAR 2007-2008

Prepared by
The City of Visalia

City Council

Jesus J. Gamboa, *Mayor*
Greg Kirkpatrick, *Vice Mayor*
Greg Collins
Donald K. Landers
Bob Link

For submission to
The U. S. Department of Housing and Urban
Development



Draft Third Program Year Action Plan



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

Narrative Responses

GENERAL

Executive Summary

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

Program Year 3 Action Plan Executive Summary:

The staff of the City of Visalia is pleased to submit to the Visalia City Council this proposed Action Plan for FY 2007-2008; for the use of U.S. Department of Housing and Urban Development Block grant and Home Investment Partnership Grant funds in accordance with the July 1, 2005 through June 30, 2010 Consolidated Plan.

This Action Plan has been prepared pursuant to Title I of the National Affordable Housing Act and in accordance with U.S. Department of Housing and Urban Development regulation Title 24, Part 91.220. In the 5-year Consolidated Plan, submitted to HUD in May 2005, the City of Visalia established a list of goals to increase the availability of affordable housing and economic opportunities for its residents during the fiscal years 2005-2009. The Community Redevelopment Agency of the City of Visalia developed the Consolidated Plan and is responsible for administering its implementation. It is noted, that the purpose of the Plan is "to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low-and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing." This Action Plan pertains to the third year of planned activities in addressing the needs identified in the City of Visalia Consolidated Plan (2005-2009).

The City of Visalia is an entitlement community under the Community Development Block Grant (CDBG) program and a participating jurisdiction under the guidelines of the Housing Investment Partnership (HOME) program. With this designation the City will receive a grant allocation of approximately \$1,221,135 of CDBG and \$509,032 of HOME funds. Each fiscal year the funding is based upon the City's population. In accordance with HUD guidelines and Federal allocations, in order to receive the annual authorization for expenditure of CDBG and HOME funds, the City must

approve, after receiving community input, an annual Action Plan which describes, in detail, the City's strategy for that fiscal year for accomplishing the housing and community development goals adopted by the City in its five year Consolidated Plan. This strategy is to cover the period of the 2007-2008 fiscal year which addresses all of the needs of the community as identified in the adopted five year Consolidated Plan (2005-2009).

As a result of HUD's introduction of the CPD Outcome Performance Measurement System in May 2006, that measures the progress of goal attainment, the City updated the information during the 2006-2007 Action Plan Amendment. As the City reviewed its programs, activities, data collection and Strategic Plan, it recognized that additional data collection information was needed to identify the "specific community development needs and gaps". Therefore, the City increased its efforts to encourage community participation by conducting an extensive community survey, community meetings and public meetings with the City Council to re-establish or confirm the needs and goals of the community. All of the meetings were noticed in the local newspaper. This resulting Action Plan incorporates, to the extent possible, the suggestions received through this collaborative process and the requirements of HUD's Performance Measurements guidelines.

Increased efforts towards public participation:

One of the recommended methods for identifying the needs of the community is conducting a random survey. Staff developed a questionnaire (Community Needs); identified the service areas (CDBG Target Areas and Redevelopment Districts (East, Central, Mooney and Mooney Amendment)); identified the sample and conducted a random mailing survey. Random mail surveys were distributed to occupants and owners within the identified CDBG Target Areas and Redevelopment Districts. (English and Spanish version survey).

To conduct the survey, the following tasks were performed to collect results/identify needs of the community:

- Published notices within the Visalia Times Delta on February 7 and 12th, 2007; The El Sol on February 9, 2007; and the Visalia Weekly on February 8, 2007, inviting the public to participate in the community meetings and the Resident Survey. Community meetings were scheduled as follows: (Exhibit "A")
 - CAC Committee, February 7, 2007, @ 6:00, City Hall Council Chambers; (Exhibit "B")
 - Disability Advocacy Committee, February 12, 2007, @ 4:00, 310 North Locust Street; (Exhibit "C")
 - North Visalia Neighborhood Advisory Committee, February 14, 2007, @ 6:30, Fire Station #4, Conference Center, 440 West Ferguson; (Exhibit "D")
 - Washington Residents for a Better Community, February 12, 2007, @ 6:30, 650 South Bridge, Iglesia de Cristo, MIEL (Exhibit "E")
 - Reference to the City Website to participate in the survey
- Surveys were provided to the Loan Review and Change Order Committee
- A presentation to the Neighborhood Preservation Committee was conducted and the Survey was provided and completed.
- Attendance at the Visalia HOME Show (3 days) to request attendants to fill out survey
- City of Visalia Website. The survey has been placed on the City's website and can be downloaded, completed and mailed or faxed to City Staff.

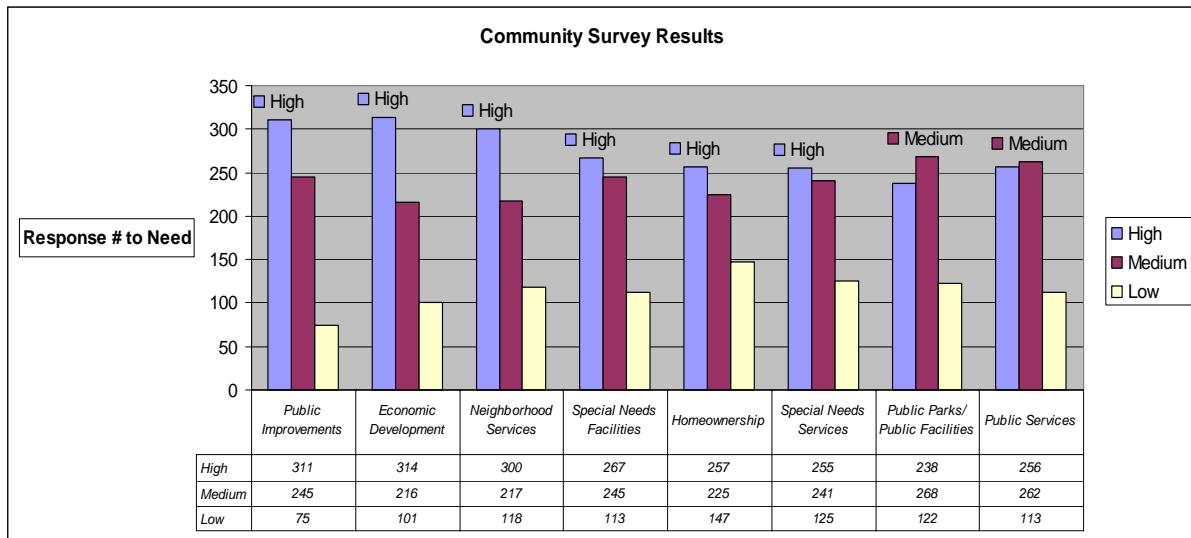
- Approximately 7,127 properties and 2,851 occupants (renters of property) within the CDBG Target Area and the Redevelopment Districts have been identified. Surveys will be mailed randomly:
 - Methodology: 34% of the mailing list will receive a survey (every 3rd address as follows:
 - 7,127 properties/3=2,376 survey's were mailed to the owners of properties within the districts
 - 2,851 properties/3=950 survey's were mailed to occupants of rented properties

Results from Community Survey:

➤ Staff was confident that they would capture 10% of the mailed surveys. **Actual results as of March 19, 2007: 11% response**

The results below are based upon the average responses. Participants were asked to rate the category. The graph depicts the needs identified through the community survey as it relates to the funding sources. The survey requested that the community identify the needs as follows:

- “1” is a low priority need
- “2” is a medium priority need
- “3” is a high priority need



Category	Public Improvements	Economic Development	Neighborhood Services	Special Needs Facilities	Homeownership	Special Needs Services	Public Parks/Public Facilities	Public Services
% of allocation	3%	52%	16%	9%	100%	13%	6%	0%
Funding	CDBG	CDBG	CDBG	CDBG	HOME	CDBG	CDBG	CDBG

The survey identified the "High" priority needs as:

Affordable Housing- HOME Funds	
Objective 1: Provide Decent Affordable Housing	H
Affordable Housing- CDBG Funds	
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	H
Homelessness- CDBG Funds	
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities	H
Community Development- CDBG Funds	
Objective 3: Suitable Living Environment through Public Improvements	H
Objective 4: Create Economic Development Opportunities and Community Development Opportunites (Parking Facilities)	H
Non Homeless Special Needs Housing- CDBG Funds	
Objective 7: Suitable Living Environment by Supporting Special Needs Services	H

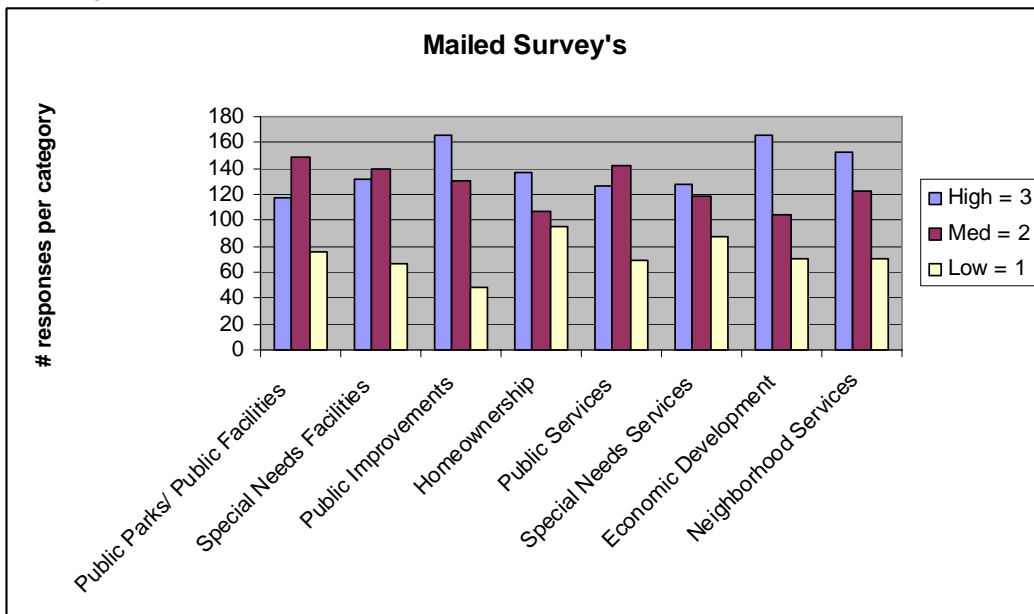
The survey identified the "Medium" priority needs as:

Community Development- CDBG Funds	
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)	M
Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)	M

Overall results indicate that all categories are of great importance and are categorized as "High" to "Medium" priority. The City continues to allocate the funds towards projects and programs to provide decent affordable housing and a suitable living environment through community and economic development opportunities, neighborhood preservation, public improvements and special needs.

City Staff's goal is to increase public participation as indicated within the Consolidated Plan and Performance Measurement requirements. As indicated previously, 1/3 of the properties within the CDBG and Redevelopment Areas were mailed the survey. The results were an 11% response rate. The CDBG and Redevelopment Areas are identified as at least 51% low income persons and blighted areas. The results are based upon the actual results. Response resulted in the following "High" priority needs.

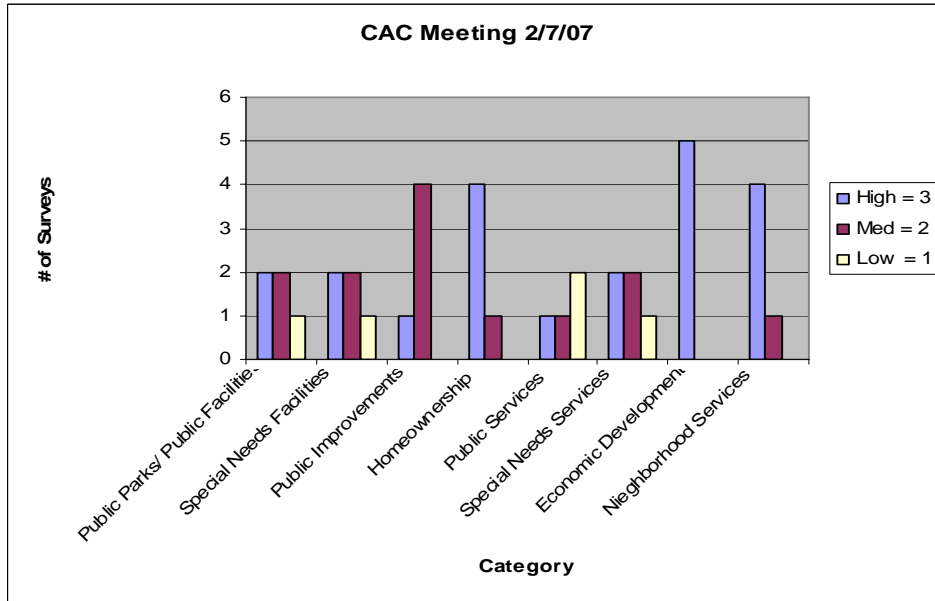
- Economic Development
- Public Improvements and
- Neighborhood Services



Community meetings were conducted during the month of February. Staff received 42 completed surveys from the members and/or community attendees.

The CAC Committee identified the following as “High” priorities:

- Economic Development
- Homeownership and
- Neighborhood Services

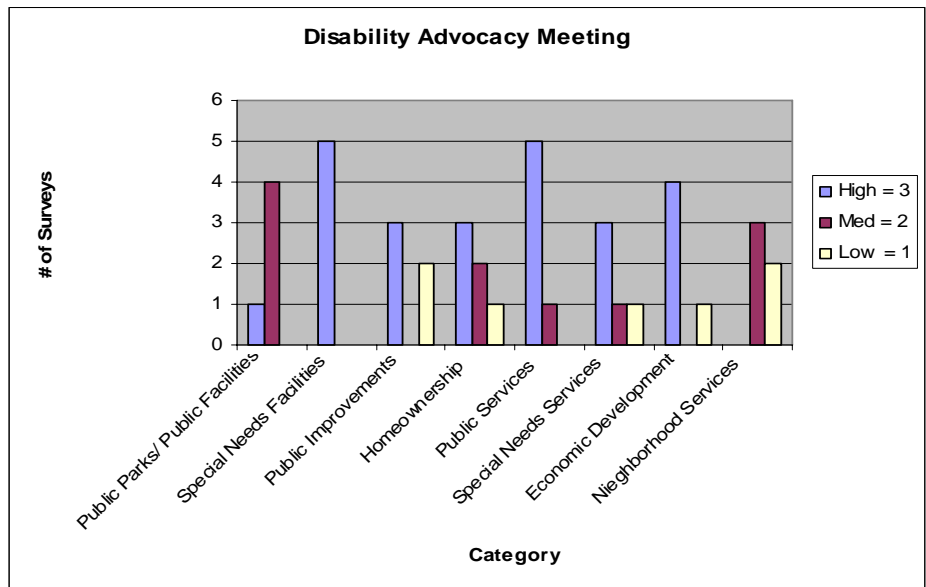


The CAC Committee responded with the highest average of 3.0 for Economic Development, following with both Homeownership and Neighborhood Services.

The Disability Advocacy Committee identified the following based upon the average as “High” priorities:

- Special Needs Facilities
- Public Services and
- Economic Development

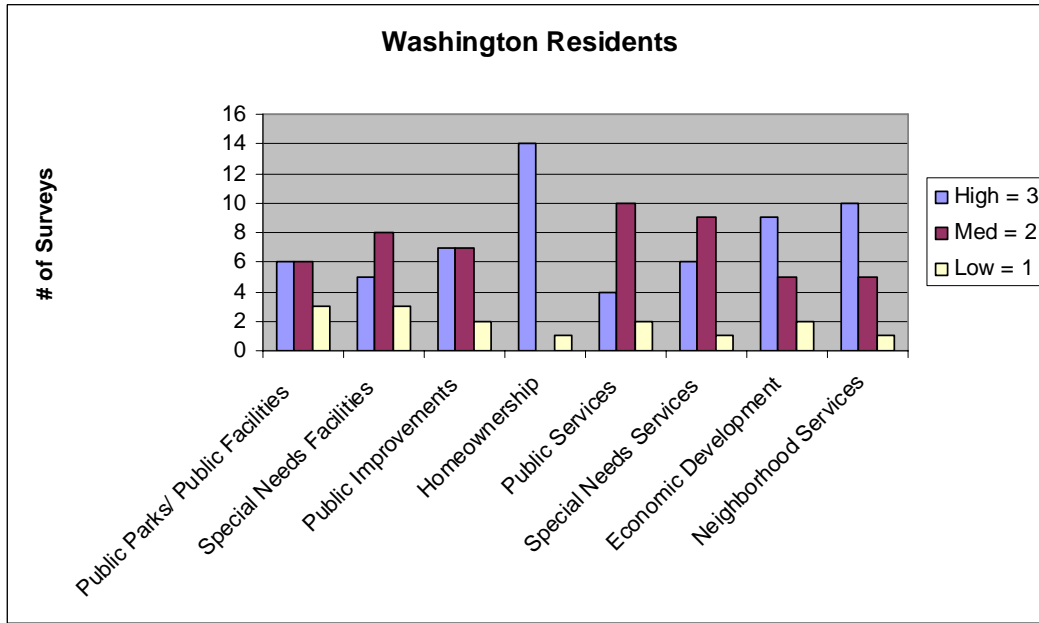
Also based upon an average rating, the highest average was a rate of 3.0, following with a 2.83 and 2.60.



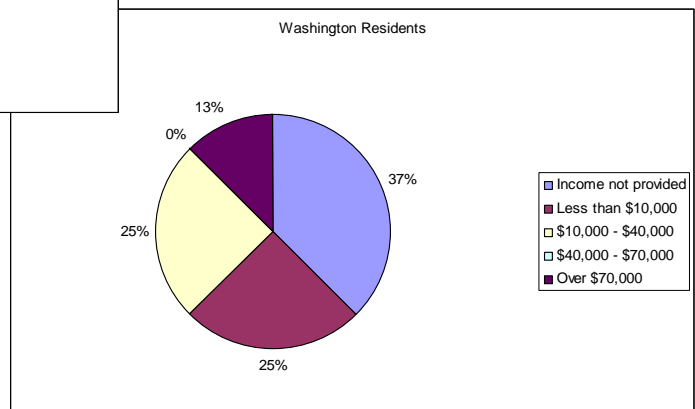
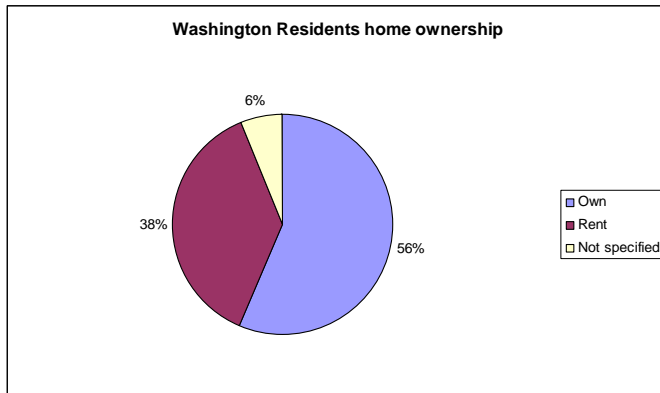
The Washington Residents for a Better Community identified the following as the “High” priorities:

- Homeownership
- Neighborhood Services
- Economic Development

It is evident that “Homeownership”, averaged at 2.87, is the highest priority followed by Neighborhood Services at 2.56, for Washington Residents who completed the survey.



Income and homeownership information provided is shown below:

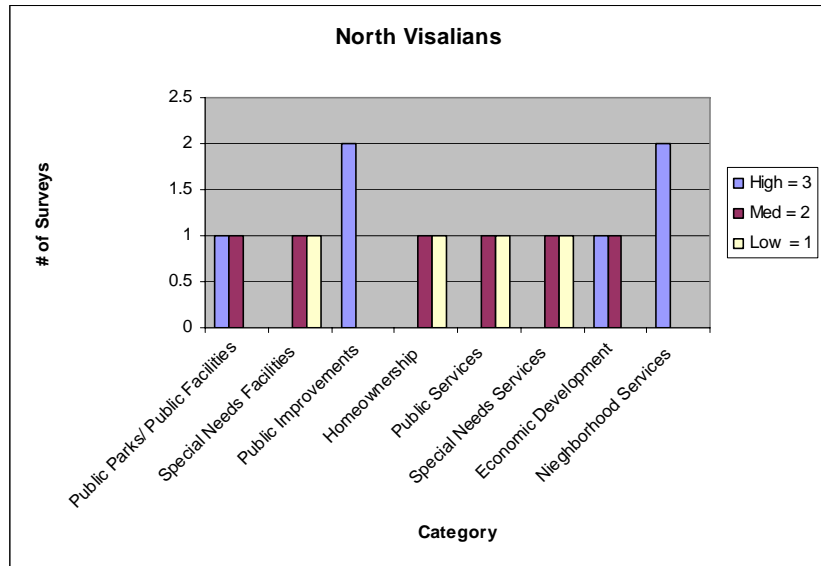


The North Visalia Neighborhood Advisory Committee responded with the highest

need of:

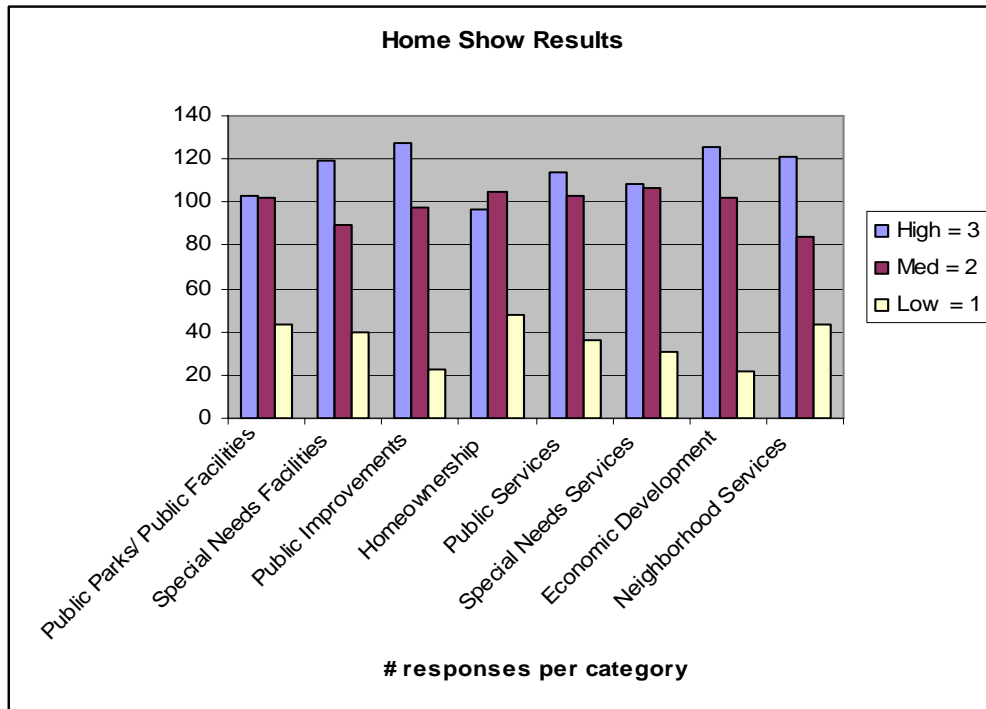
- Public Improvements
- Neighborhood Services

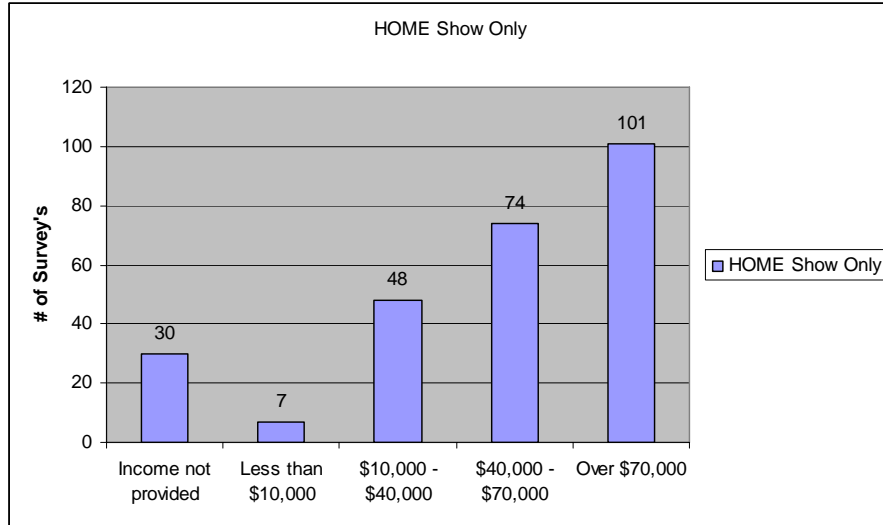
Public Parks and Economic Development was of an equal importance from those who completed the survey.



City Staff stationed a booth at the Visalia Home Show on February 9, 10 and 11, 2007. Staff received 260 completed surveys from community attendees. Comments addressing other community concerns were received and are being forwarded to the appropriate departments. Results from the Home Show identified the average "High" priority needs as follows:

- Public Improvements
- Economic Development
- Neighborhood Services and
- Special Needs Facilities





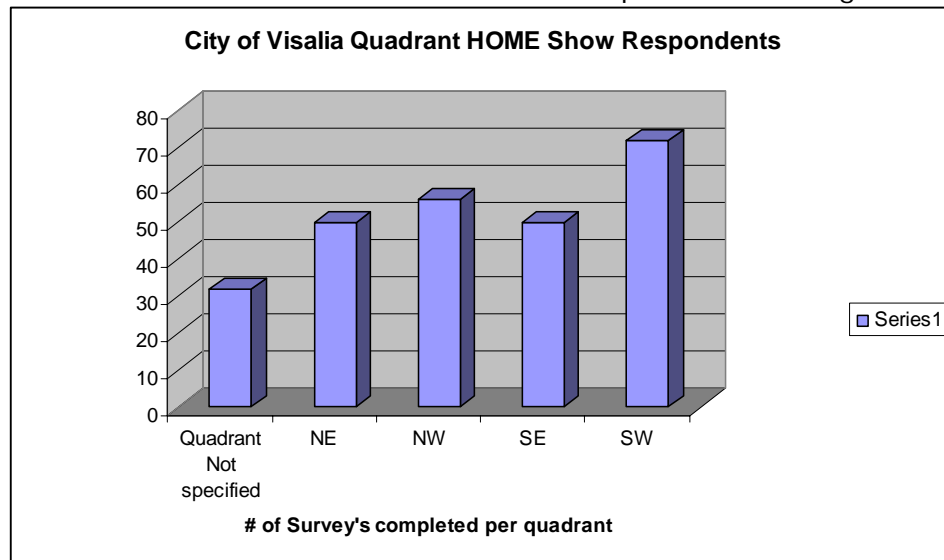
Income information was requested and identified as four income levels:

(Less than \$10,000 (\$10,000 - \$40,000) (\$40,000 - \$70,000) (Over \$70,000)

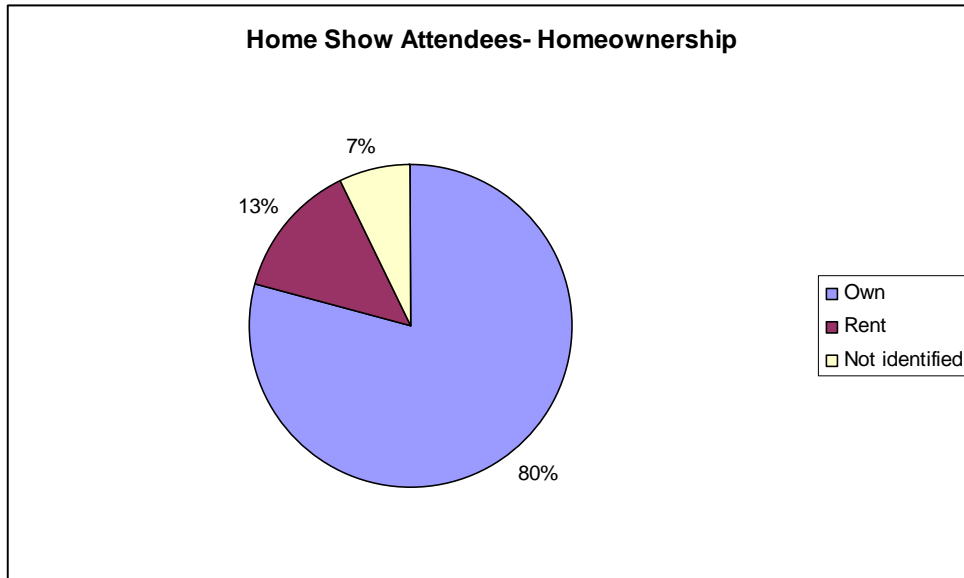
However, the information provided indicated that persons with an income of \$40,000 or below represented 22% of the responses at the HOME Show. Persons with an income range of \$40,000 to \$70,000 represented 29% of the surveys. Of the 29%, approximately 59 of the participants indicated that they were a “family of 4 or more”.

HUD income limits, which identify the number of persons in the family and up to 80% of income brackets, were not accurately identified within the \$40,000 to \$70,000 income ranges, as HUD’s maximum 80% income for the area is \$53,650 for a family of 8. Staff will be making the appropriate changes to the next survey to identify those families in particular income categories more accurately.

Staff saw the HOME Show as an opportunity to receive input from all income category families. The HOME Show also identified respondents through the quadrants in the City.



As seen through the graph below, Home Show, City of Visalia residents, identified "Homeownership" as a medium priority. Of the 260 Survey participants, 205 own a home.



City Staff also provided access to the survey on the City website.

Again, the combined results of all surveys indicate the following community, as a whole, "High" priority needs are:

- Public Improvements
- Economic Development
- Neighborhood Services
- Special Needs Facilities

The Survey results identified "high" needs similar to the identified "high" needs in the adopted 5 Year Consolidated Plan. The results indicate that City Staff, City Council and the community at large will continue to work toward the common goals identified during the last few years Action Plan and current year action plan.

Stating again, that these priorities indicate that the goals identified are consistent with the 5 Year Consolidated Plan and Annual Action Plan goals.

With the creation of the survey, in preparation of the 2007-2008 Program Year, Staff considers the results a success, however, alternative methods to obtaining results for the survey will be considered, as a higher confidence level of participation and community input is needed.

Progress: Through the 2006-2007 Program Year Action Plan and the 2005-2006 CAPER report, the City indicated that they would continue to make progress toward revisions in the housing programs, obtain additional sub recipients and require higher standards of accountability (sub recipients/administrators and staff monitoring). In December 2006, the First Time Homebuyers Program guidelines were amended and a Request for Proposal was published and awarded in January 2007, to Community Services and Employment Training, Inc., (C-Set). Recently the Neighborhood Preservation Division Staff created a Loan and Change Order Review

Committee. The Committee reviews new applications for the Housing Rehabilitation Program, Emergency Repair and Basic Needs Program and First Time Homebuyers Program participant's Final Loan Recommendations where exceptions are noted by AmeriNational Community Services' underwriter. Additionally, the Committee is currently reviewing the Housing Rehabilitation Program's recommended guidelines and application forms. The recommended changes will be implemented and identified in the Request for Proposal (RFP) scheduled for publication for the administration of the Housing Rehabilitation Program and the Emergency Repair and Basic Needs Program in June 2007.

City Staff retained a consultant, Central Valley Christian Housing, Inc., familiar with the housing policy documents and programs, to assist with the preparation of the Analysis of Impediments to Fair Housing Report (AI). Informal discussions and formal reviews were held with local agencies, nonprofit organizations, lending institutions and housing providers to gain insight into local fair housing issues. Among documents referenced were the Housing Element, Consolidated Plan, the Comprehensive Housing Affordability Strategy (CHAS), and the US Census records. The City continues to place "High" priority on educating the general public on fair housing policies and procedures through its Fair Housing Program administered by Tulare County Housing Authority (TCHA). Education through public services is one of the "High" priority needs identified in both the 5 year Consolidated Plan and the Community Survey. With the creation of the Neighborhood Preservation Division, it is charged with coordinating funding resources to improve older neighborhoods with large amounts of affordable housing stock often having inadequate infrastructure.

During the previous year, the City renewed its commitment to assessing the homeless problem and working with the local Continuum of Care to provide solutions. The City continues its efforts by participating in the "Point-In-Time Homeless Survey during the month of January 2007 and playing an active role in identifying the programming, funding and partnership components necessary to develop a homeless shelter that will address the needs of the mentally ill.

Reorganization: As identified within the Consolidated Annual Performance and Evaluation Report (CAPER) of 2005-2006, the Redevelopment and Economic Development Manager left the City for a job in a neighboring town. In June 2006, the Economic Development analyst left to explore the private sector. With additional staff loss, management and City Council reviewed City and departmental goals, thereby creating a new division. The Neighborhood Preservation division was created to address Code Enforcement, Substandard housing and oversee the CDBG and HOME funded housing programs. The Neighborhood Preservation Division consists of the Housing and Economic Development Director (new position), Neighborhood Preservation Manager, Housing Specialist (new position), designated Building Inspector (expanded position, part time to full time), Code Enforcement Specialist (expanded position, part time to full time), Administrative Technician and an Administrative Assistant. With the reorganization and the additional staffing, the city believes that the sufficient resources are now assigned to meet the needs of HUD programs and oversight of subrecipients.

General Questions

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

Program Year 3 Action Plan General Question's response:

Answer No. 1: Although ethnic and racial minority populations are distributed throughout the City of Visalia, the heaviest concentrations are located primarily in the North and Central regions of the City. The majority of affordable housing remains most prevalent in the North and Central portions of the City. As a result, the minority population is concentrated in the areas that readily provide rental housing, public housing and other housing that is affordable to low to moderate income households. (Exhibit "F", 2000 Population by Race (Tract Level)).

As noted above, the majority of lower income concentration corresponds closely with that of the minority population concentration. These population groups are concentrated in areas where affordable housing is available, typically characterized by older, lower-valued homes, or high density multiple-family apartment units or public housing. The common denominator for these population concentrations is low-income and the need for affordable housing. Through a combination of improving existing homes, developing new ownership opportunities, and expanding affordable rental units to lower-income households the City will provide greater opportunities for retention and creation of affordable housing. (Exhibit "G", 2000 HH Income Ranges (Tract Level)).

Answer No. 2: CDBG and HOME resources will be allocated on a City-Wide basis to persons that meet the low-income eligibility requirements. Funds will be concentrated in the North and Central regions of the City, due to those areas with the greatest concentration of low and moderate income families, based upon the 2000 Census. (Exhibit "H", CDBG Target Areas). With the creation of the Neighborhood Preservation Division, as staff reviews housing rehabilitation programs, additional emphasis will be placed upon substandard, dilapidated properties. Additionally, as funding becomes available through Program Income or other funding sources, the allocation of the funds will be reviewed by City Management, City Council and through an Action Plan Amendment, allowing for public participation in making the determination to allocate to a targeted area, project or program.

Answer No. 3: Sufficient funding is not available to fund new programs and/or all activities addressing underserved need. City Council approved on March 19, 2007, the hiring of a grant writer, in the City Manager's office, to obtain additional funding from Proposition 1C. Housing needs are not being met due primarily to great need and insufficient funding in an effort to get the most from our limited dollars. Existing programs have been under review to address substandard and dilapidated housing. The City also continues to urge its non-profit organizations to secure other sources of funds and has provided assistance to these agencies in grant writing and other efforts.

With the proposed allocation of funding, and with existing programs, projects and activities, The City of Visalia will continue to address obstacles in meeting underserved needs for the Program Year 2007-2008, by taking the following actions:

Table No. III Summary of City of Visalia Priority of Goals CDBG and HOME Funding Allocation		
	Investment	Percentage of Investment
HOME Investment Partnership Funds (HOME) - Objective and expected Outcome		
Affordable Housing- HOME Funds		
Objective 1: Provide Decent Affordable Housing	\$ 1,005,679.00	100%
1. Increase availability of affordable owner-occupied housing through (HAP)	\$ 719,326.00	
2. Increase availability of affordable owner-occupied housing through leveraging HOME funds with possible CalHome FTHB Grant	\$ 50,000.00	
3. Increase availability of affordable owner-occupied housing through acquisition	\$ 76,353.00	
4. Increase quality of owner-occupied housing through rehabilitation (HRP)	\$ 160,000.00	
Total HOME Allocations	\$ 1,005,679.00	100%
Community Development Block Grant Funds (CDBG) -Objective and expected Outcome		
Affordable Housing- CDBG Funds		
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	\$ 203,500.00	16%
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)	\$ 70,000.00	
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)	\$ 100,000.00	
3. Provide services for low-to -moderate income persons by providing (Fair Housing Education Program)	\$ 33,500.00	
Homelessness- CDBG Funds		
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities	\$ 115,537.00	9%
1. Increase accessibility to support facilities to end chronic homelessness (Continuum of Care/Homeless Project)	\$ 15,537.00	
2. Increase accessibility and availability of housing for disabled persons	\$ 100,000.00	
Community Development- CDBG Funds		
Objective 3: Suitable Living Environment through Public Improvements	\$ 40,000.00	3%
1. Increase availability of handicapped access benefiting population with special needs (Streets ADA Compliance)	\$ 40,000.00	
Objective 4: Create Economic Development Opportunities and Community Development Opportunites (Parking Facilities)	\$ 646,727.00	52%
1. Improve economic opportunities for low-income persons through (job creation)	\$ 20,000.00	
2. Demonstrate a commitment to long-term economic growth by promoting expansion and (job retention) - Section 108 Loan- West Acequia	\$ 626,727.00	
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)	\$ 70,000.00	6%
1. Improve quality/increase availability of neighborhood facilities for low-income persons (Parks & Recreation- Village Park/Wittman)	\$ 70,000.00	
Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)	\$ -	0%
1. Support non profit agencies with accessibility to public services		
Non Homeless Special Needs Housing- CDBG Funds		
Objective 7: Suitable Living Environment by Supporting Special Needs Services	\$ 161,000.00	13%
1. Maintain quality of owner-occupied housing for elderly (Senior Home Repair Program)	\$ 91,000.00	
2. Increase accessibility and range of housing options for person with special needs (SHARP)	\$ 70,000.00	
Total CDBG Allocations	\$ 1,236,764.00	100%

Listed below are the allocation of Community Development Block Grant Funds and HOME Investment Partnership Funds as they pertain to each project and program identified for the 2007-2008 Action Plan Program Year.

Table II						
SUMMARY OF PROPOSED 2007/2008 ACTION PLAN						
		CDBG	HOME	TOTAL	UNITS	
SOURCES OF REVENUE:						
1	Cash - Beginning Balance		136,000	136,000		
2	Annual Grant Amount	1,221,135	509,032	1,730,167		
3	HOME matching funds - RDA Low/Mod			-		
4	Program Income	250,000	500,000	750,000		
5	Interest Earnings/Investment Earnings			-		
6	TOTAL REVENUE	1,471,135	1,145,032	2,616,167		
7						
EXPENDITURES:						
9	Operating	70,538	7,300	77,838		
10	Redevelopment Allocation	131,482	115,961	247,443		
11	Direct Allocations	26,351	16,092	42,443		
12	Loan Servicing	6,000		6,000		
13	Subtotal Admin and Operating	234,371	139,353	373,724		
14						
15	Net for Programs and Projects	1,236,764	1,005,679	2,242,443		
16						
AFFORDABLE HOUSING:						
<u>Homeownership</u>						
19	Homebuyers Assistance Program		719,326	719,326		10
20	CalHome FTHB Down Payment (Seed money)		50,000	50,000		10
21	Property Acquisition (CHDO)		76,353	76,353		1
22	Housing Rehabilitation		160,000	160,000		3
<u>Neighborhood Preservation/Services</u>						
24	Emergency Repairs and Basic Needs	100,000		100,000		9
25	Code Enforcement- Target Areas	70,000		70,000		120
26	Fairhousing Hotline	33,500		33,500		100
27	Loan Recapture Program (CHDO)	-	-	-		-
HOMELESSNESS						
<u>Special Needs Facilities</u>						
30	Housing for Disabled Project	100,000		100,000		1
31	Continuum of Care Project	15,537		15,537		1
COMMUNITY DEVELOPMENT						
<u>Public Improvements</u>						
34	ADA Compliance Projects	40,000		40,000		15
<u>Economic Development/Public Parking Facilities</u>						
36	West Parking Structure Loan Payment	626,727		626,727		1
37	Job Creation/Retention	20,000		20,000		1
<u>Public Park /Public Facilities</u>						
39	Village Park/Wittman Center Improvements	70,000		70,000		1
NON HOMELESS SPECIAL NEEDS HOUSING						
<u>Special Needs Services</u>						
42	Senior Home Minor Repairs	91,000		91,000		600
43	Senior Repair and Handicapped Access	70,000		70,000		14
REDEVELOPMENT PROJECTS:						
45	Habitat for Humanity Land Purchase			-		
46	Subtotal Programs & Projects	1,236,764	1,005,679	2,242,443		
47						
48						
49	TOTAL EXPENDITURES	1,471,135	1,145,032	2,616,167		
50						
REVENUE LESS EXPENDITURES						
51	Remaining to Carry Forward	-	-	-		

HOME Funded: Objective 1: Provide Decent Affordable Housing:

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

- **Community Services and Employment Training, Inc. (C-Set) administrator of the First Time Homebuyers.** HOME Investment Partnership Funds provided to C-Set to administer the First Time Homebuyers Program. The funds are provided as a second mortgage, up to \$75,000, at an interest rate of

two-percent (2%), making it possible for low-to-moderate income families to own a home within the City limits. City Staff continues to review the local housing market and interest rates so that the program's allocation continues to assist families at the very-low income levels (30%, 50% and 60%) up to the families at the 80% median income level. (HOME Funds allocated in the amount of: \$699,326; anticipated number of units to be completed: 10)

- **Central Valley Christian Housing, Inc. (CVC Housing), a CHDO and administrator of the Loan Recapture Program.** The Loan Recapture Program continues through the 2007-2008 Program Year, as the program funding provides low-to moderate-income families the opportunity to own affordable, decent housing through the recapture, rehabilitation and resale of foreclosed residential property. Additional CHDO funds were allocated prior years. Approximately \$200,000 to work with in recapturing foreclosed properties. CHDO, HOME funds are recycled for utilization for these types of transactions/purchases. Anticipated number of units to be recaptured: 2)

Outcome Goal #2: Provide decent affordable housing by promoting homeownership financial opportunities by leveraging HOME funds for low-and moderate-income households earning less than 80 percent of the area median family income

- **(If awarded) CalHome First Time Homebuyers Program Grant- Home Funds leveraging.** The City of Visalia is requesting a grant in the amount of \$600,000 through the California State Department of Housing and Community Development for funding under the Cal Home Program from the passage of Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006, to provide assistance to eligible households in the purchase of a single family dwelling through CalHome second mortgages up to \$35,000 plus non-recurring costs such as credit report, escrow, closing and recording fees, and title report and title insurance, title updates and/or related costs. ***If awarded the CalHome Grant, the City will utilize HOME Funds, up to \$5,000 per borrower as down payment assistance, in third position (3rd Lien)*** A requirement of CalHome is that the first mortgage be an FHA Type Loan, whereas the City's existing HOME Program allows CHAFA financing. Homebuyer education workshops will be offered and will include topics pertaining to homeownership, financing, loan-closing and homeownership responsibilities. ***It is the City's intention to utilize \$50,000 in HOME funds for 10 loans. If funding is not awarded, the allocated funding will be reallocated to the City's existing First Time Homebuyers Program.*** (proposed annual goal= #10 low income families)

Outcome Goal #3: Provide decent affordable housing through acquisition, by increasing the supply to meet the demand from the large population of lower to poverty level income households.

- **Habitat for Humanity.** Continue to provide Redevelopment Low-Mod funds to Habitat for financial assistance in purchasing property. Habitat for Humanity then identifies a qualified family and provides an opportunity for homeownership by building homes with charitable community donations and homeowner sweat equity. (proposed annual goal= # low income families)
- **Visalians Interest In Affordable Housing (VIAH), a CHDO.** HOME Investment Partnership Funds are provided as project specific assistance covering pre-construction costs, architectural plans and other allowed costs for the development of property to be used for the construction of affordable housing.

Outcome Goal #4: Provide decent affordable housing through rehabilitation of existing affordable housing units.

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Housing Rehabilitation Program (HRP).** HOME Investment Partnership Funds provided, allowing for the administration of the HRP Program. The funds are provided as a second mortgage, up to \$35,000, at an interest rate of two-percent (2%), making it possible for low-to-moderate income homeowners to maintain and upgrade the quality of their home, therefore upgrading the quality of the City's housing stock. An evaluation of surrounding city programs has indicated that an allocation, estimated at approximately \$60,000 per loan would assist in completing rehabilitations throughout the City, therefore, information pertaining to the analysis will be identified within the upcoming Request for Proposal. However, final review of the Request for Proposal is under review by the Loan Review and Change Order Committee. The funds address health and safety, housing quality standards and other maintenance issues. Examples of assistance are: Replacement of roofs, air conditioning units, flooring, paint, electrical, and plumbing. As noted above, a Request for Proposal to administer this program is currently underway and will be completed prior to the beginning of the 2007-2008 Program Year. (HOME Funds were allocated 2006-2007 and are being carried forward to expend. Funds for 2007-2008 will be utilized in the amount of \$160,000; anticipated units to be completed: 3)

Community Development Block Grant Funded (CDBG) Objective 1: Suitable Living Environment through Neighborhood Preservation:

Outcome Goal #1: Maintain and preserve quality housing by addressing substandard housing

- **Code Enforcement.** Provision of CDBG funding for the abatement of housing and building code violations which are detrimental to the health and safety of occupants in CDBG Targeted Areas. (CDBG Funds allocated in the amount of: \$70,000; anticipated number of code compliance issues addressed: 120)

Outcome Goal #2: Maintain and preserve quality housing through rehabilitation of owner-occupied substandard housing.

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Emergency Repair and Basic Needs Program (ERBN).** Community Development Block Grant (CDBG) Funds are provided allowing CVC Housing to administer the ERBN Program. The funds are provided as a second mortgage, up to \$10,000, at an interest rate of two-percent (2%), making it possible for extremely low-to-low income homeowners to address specifically health and safety issues. Examples of assistance are: replacement of roofs, flooring, electrical, plumbing and sewer, which pose immediate threat to the family's health and well-being. This program is going out to bid (Request for Proposal) and will be amended to reflect the goals, objectives, and revised program guidelines, with the funds being committed to owner-occupied substandard housing. (CDBG Funds allocated in the amount of: \$100,000; anticipated number of units to be assisted: 9)

Outcome Goal #3: Provide educational services to low-income families.

- **Tulare County Housing Authority (TCHA) administrator of the Fair Housing Hotline.** The program covers costs incurred for furthering fair housing in the Community this includes administration of the Housing Hotline through the Tulare County Housing Authority. The Housing Authority provides staffing for the Housing Hotline Monday through Friday. For each call, a Housing Hotline

Information/Referral Call Record Sheet is completed. Callers with Fair Housing complaints are assisted in filling out an official discrimination complaint form, which is then forwarded to the Department of Fair Employment and Housing. Brochures are distributed throughout the City and County. (CDBG Funds allocated in the amount of: \$33,500; anticipated number of persons assisted: 100)

CDBG Objective 2: Suitable Living Environment by supporting Special Needs facilities:

Outcome Goal #1: Increase accessibility to support facilities to end chronic homelessness

- **Kings and Tulare County Continuum of Care/ Homeless Project.** This organization created a Local Emergency Shelter Strategy (LESS) and also became eligible to be the Local Responsible Technical Entity (RTE) which recommends funding for Emergency Housing and Assistance Program (EHAP). They also create a yearly "Point in Time" homelessness survey. It is their mission to support the non-profits and agencies that are members of the Continuum. In addition to the support, the Continuum would also like to provide support for a project, deemed necessary, to fill the gap in services for the mentally disabled. The Continuum of Care members are in the process of working on the subcommittee for the development of this facility. The City works as a participant and partner with the COC by attending monthly meetings, sponsorship of the Conferences (CDBG funds) for "Creative Solutions to Homeless Challenges Facing our Communities" and providing funding and technical assistance. The City is contributing seed funds in the amount of \$15,537.00.

Outcome Goal #2: Increase accessibility and availability of housing for disabled persons.

- **Disabled Housing Projects:** The City understands the need for housing for disabled persons on limited or no-income. The City is working toward assisting Able Industries, a not-for-profit organization, serving individuals with disabilities in Tulare County, in identifying a site to purchase and/or renovate for a residential facility to address independent living opportunities for disabled adults. The allocation of CDBG funds would be directed toward acquisition or rehabilitation of a small complex (up to a four units). The housing opportunity would be complemented with provision of independent/supported living services, funding through the Central Valley Regional Center. Able Industries will be contributing a combination of funding sources in addition to the City's contribution of CDBG Funding.

Able Industries mission is to provide quality training, employment, life skill education, and community supportive services to individuals with disabilities and/or with social and economic barriers for the purpose of attaining maximum independence. Approximately \$100,000 has been allocated towards the project, which upon completion will assist with personal independence for disabled adults 18 years of age and older. (CDBG Funds allocated in the amount of \$100,000; anticipated goal: 1)

Outcome Goal #3 (not shown above): Increase availability of handicapped access benefiting population with special needs.

- **Facilities-Disability Compliance Projects:** The City will continue to fund improvements to public facilities for the modification or elimination of physical barriers for the disabled and elderly.

Outcome Goal #4 (not shown above): Provide decent affordable rental housing through partnerships with other non-profit agencies

- **Christian Church Homes of Northern California/Visalia Senior Housing, Inc.-** During the 2006-2007 Program Year, funds were committed in the amount of \$2,500,000 of HOME funds to this partnership that has three other successful affordable senior housing projects completed in Visalia, for the development of a 50 +/- unit affordable senior housing project. These funds were provided for land acquisition and other development costs if a Section 202 HUD grant is obtained. This project continues through the 2007-2008 Program Year.
- **Robinwood Court Project** – the City is partnering with Kaweah Management Company/Tulare County Housing Authority, in an effort to provide affordable housing to low-income families. One two-bedroom unit out of the ten unit development will be dedicated to a handicapped homeowner. During the 2006-2007 Program Year, HOME Investment Partnership Funds were allocated in the amount of \$1.1 million dollars.
- **Mill Creek Parkway** –The City is also partnering with Tulare County Housing Authority by providing Redevelopment Low/Moderate funds in the amount of \$3 million dollars to develop a 71-unit complex, adding to the stock of affordable housing options for low-income senior households.

CDBG Objective 3: Suitable Living Environment through Public Improvements

Outcome Goal #1: Increase availability of handicapped access benefiting population with special needs.

- **Streets-ADA Compliance Projects.** Yearly provision of CDBG funding for the construction of ADA compliant ramps, sidewalks and warning detection panels for the blind in the area of downtown and throughout the city as requested by the disabled community. Staff attends Disability Advocacy Meetings to obtain assistance requests and to provide government accessibility to the members and wider community.(CDBG Funds allocated in the amount of: \$40,000; anticipated number of compliance issues addressed: 15)

Outcome Goal #2 (not shown above): Improve quality and increase quantity of public improvements that benefit low-and moderate income residents. The City utilizes other funding for public improvement projects.

CDBG Objective 4: Create Economic Development Opportunities (Job Creation) and Community Development Opportunities (Parking Facilities)

Outcome Goal #1: Improve economic opportunities for low-income persons through Job Creation.

- **Job Creation.** CDBG funding will be utilized when a specific company is making a request for assistance. Approximately \$20,000 has been set aside. The City continues to work closely with VF Outdoor Inc. As of September 2006, CDBG funds were allocated in the amount of \$304,048 to facilitate completion of their new 810,000 square foot facility in the Industrial Park. The purpose, as indicated in the current year 2006-2007 Annual Action Plan, was to offer to pay a portion of its development and impact fees to facilitate job creation opportunities, which will create 350 jobs. VF must also meet and maintain employment thresholds as outlined in their agreement.

Outcome Goal #2: Demonstrate a commitment to long-term economic growth by promoting expansion of existing and job retention.

- **Parking Structure (East Acequia Parking Structures)- Section 108.**To further promote the expansion of jobs in Visalia, the City is committed to

providing adequate parking in the downtown area. Continued monitoring of jobs created in the area of the East Acequia Parking Structure will continue.

- **Parking Structure (West Acequia Parking Structures)- Section 108.**To further promote the expansion of jobs in Visalia, the City is committed to providing adequate parking in the downtown area. The City is presently constructing a second parking structure in the downtown area. This commitment will enable the expansion of the Kaweah Delta District Hospital which serves all income groups, which in turn will bring additional jobs to the City and maintain the economic engine of the hospital in the downtown area through the use of Section 108 funding. Expected jobs opportunities consist of approximately 200 new jobs anticipated from the \$105 million dollar hospital expansion, 10 jobs re-occupying a vacant building, 13 jobs from the construction of a new 15,456 square foot building, 10 additional jobs created with the anticipated results of the parking structure and the ability to serve additional clients at Buckman-Mitchell Insurance Company. Office construction on undeveloped property in the parking structure service area is anticipated also. (CDBG Funds allocated in the amount of: \$626,727)

CDBG Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)

Outcome Goal #1: Improve quality/increase availability of neighborhood facilities for low-income persons.

- **Parks and Recreation:** The City will continue to provide and improve park facilities and recreational opportunities in low and moderate income neighborhoods and physically challenged adults and children. During the 2006-2007 Program Year, funding was earmarked in the amount of \$101,000, specifically for the Village Park/Wittman Project. An additional \$70,000 is allocated to this project to complete the scope of work identified within the grant application. (CDBG Funds allocated in the amount of \$70,000; anticipated number of park improvements: 2)
- **Parking Structure (West Acequia Parking Structures)- Section 108.**To further promote the expansion of jobs in Visalia, the City is committed to providing adequate parking in the downtown area. The City is presently constructing a second parking structure in the downtown area. This commitment will enable the expansion of the Kaweah Delta District Hospital which serves all income groups, which in turn will bring additional jobs to the City and maintain the economic engine of the hospital in the downtown area through the use of Section 108 funding as noted above.

Outcome Goal #2: Improve quality/increase availability of neighborhood facilities through property acquisitions.

- **Acquisitions:** The City continues to improve community benefiting projects, such as the Community Campus, as referenced below. Properties surrounding the Community Campus are being purchased to benefit the Campus and provide opportunities in low and moderate income neighborhoods. (CDBG Funds in the amount of: \$15,537.00; anticipated 1)

CDBG Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)

Outcome Goal #1: Increase/support the accessibility of public services.

The Community Campus project has been providing opportunities to enhance the already strong partnerships between Social Service Agencies and the City. This City

project has been providing opportunities for many of the Social Service Agencies to locate their services closer to their clientele, and make many related services available to the public in one area. At the same time, provision of public amenities such as a park, road, bus stop, landscaping and fountain have improved the vacant sites. It will provide an economic stimulus to the area in after full build-out two ways: by providing an aesthetic improvement and by bringing in 300 people per day to the area.

The three greatest assets to meeting the needs of the underserved population are education, coordination of services and availability of resources. The City of Visalia continues to address all of these areas by forging cooperative efforts with public and private organizations sharing the common mission of improving the quality of life for individuals. Agencies with whom we will continue to collaborate social services, employment and skills training include:

- *Visalia Ecumenical Charities-* The City has provided them a building on the Community Campus for their operation that provides medical and legal services to very low income persons
- *Community Services and Employment Training (CSET)-* the City sub-contracts with them to implement the Senior Home Repair program, and works together with them on many City improvement projects. C-Set is now located at the Community Campus.
- *Family Services of Tulare County*
- *Hispanic Chamber of Commerce - Kings-Tulare County-* The City is providing a parcel of land for this organization to join the Community Campus to provide drug rehabilitation services and related family and educational services to the Hispanic community.
- *Kaweah Delta Health Care District-* The City has partnered with this organization to keep the hospital downtown, in order to save and increase jobs. The West Acequia parking structure was required by the hospital to allow it to remain and expand in the downtown area.
- *Manuel Hernandez Community Center-* A City owned recreation facility that provides basketball, after school programming and other community services to the surrounding low income area. Last years Action Plan included an outdoor stage roof for this facility.
- *Partners for Youth Vision-* a drop in center for runaway and homeless youth- They are a member of the continuum of Care and have expressed interest in joining the Community Campus
- *Proteus, Inc.-* the City is providing Proteus a site in the community Campus project
- *Pro-Youth Visalia*
- *Real Alternatives for Youth Organization (RAYO)*
- *Salvation Army*
- *Tulare County Health and Human Services Agency-* provides lead based paint evaluations for owner-occupied housing for city housing programs
- *Tulare County Mental Health Association*
- *Visalia Rescue Mission-* Provides housing to the homeless and job training ; City provided CDBG funding for their job training facility
- *Visalia Unified School District-* The city is providing a parcel of land in the community Campus for them to operate a language assessment center and adult evening school.

- *Visalia Emergency Aid Council*-Provides many services including groceries to a very low income area, and is financed by a successful second hand retail store that was partially funded by a CDBG grant.
- *Wittman Village Community Center*- City owned recreation facility that provides recreation opportunities, classes and after school programming for a very low income area.
- *YWCA and YMCA*- A previous CDBG grant provided an elevator to the YMCA for handicap and elderly access to the second floor of their building. They provide after school services and adult evening classes.

CDBG Objective 7: Suitable Living Environment by supporting Special Needs Services:

Outcome Goal #1: Maintain quality owner-occupied housing for elderly.

- **C-SET for Senior Home Minor Repair.** Provide funding to C-SET in order to administer the Senior Home Minor Repair Program. Assistance is provided to assist in minor repairs helping senior citizens remain in their homes. Examples of service are: Plumbing repairs, cooler/air conditioning repairs, roof repairs, door and window repairs, electrical repairs, appliance repairs, floor and carpentry repairs. (CDBG Funds allocated in the amount of: \$91,000; anticipated number of persons to be assisted: 180 clients with 600 service repairs)

Outcome Goal 2#: Increase accessibility and range of housing options for persons with special needs.

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Senior Handicapped and Repair Program (SHARP).** Community Development Block Grant Funds are provided allowing CVC Housing to administer the SHARP Program. This program is also under review and requires a "Request for Proposal" for its administration. The funds are provided as a grant, up to \$5,000, making it possible for extremely low and low-income senior citizens to make minor repairs to their mobile homes. Examples of assistance: Re-roof, handicapped access, heating furnace, hot water heater, electrical and plumbing fixtures; sanitary fixtures, and repair/replacement or purchase of an air conditioning unit which is required for a certified medical condition as prescribed by a licensed medical practitioner. (CDBG Funds allocated in the amount of: \$70,000; anticipated number of units to be assisted: 14)

Answer No. 4: The federal, state, and local resources expected to be made available to address the needs identified in the plan are HOME Investment Partnership Funds, Community Development Block Grant (CDBG) Funds, and Redevelopment Low-Moderate Funds. The City of Visalia does not receive direct funding of Section 8 funds, whereas these funds are allocated to the Tulare County Housing Authority which administers the Section 8 voucher program. McKinney-Vento Homeless Assistance Act funding is not allocated to the City of Visalia. The City of Visalia partners with Tulare County Housing Authority, which utilizes Low-Income Housing Tax Credits in conjunction with City funding to complete projects.

Managing the Process

1. *Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.*

- 2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*
- 3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.*

Program Year 3 Action Plan Managing the Process response:

Answer No. 1: The City of Visalia's Neighborhood Preservation Division is responsible for the development and implementation of the Consolidated Plan. As a part of the Consolidated Plan, the Action Plan for FY 2007-2008 is prepared by Neighborhood Preservation Division City Staff, with input and coordinated efforts between local public agencies, private non-profit agencies, internal departments, and citizen groups in the community.

Answer No. 2: The City's CDBG and HOME programs will be administered by the Neighborhood Preservation Division's City Staff and Sub-Recipients such as Tulare County Housing Authority (TCHA), Central Valley Christian Housing, Inc. (CVC Housing), Visalians Interested In Affordable Housing (VIAH), Community Services and Employment Training (C-SET).

Answer No. 3: The City's non profit agencies meet with City Staff bi-weekly and monthly to discuss projects and programs. The City also participates with the Continuum of Care in monthly meetings. Considerable effort will continue to be made to encourage community participation through several notices in the local newspaper, community meetings and public meetings with the City Council. This resulting Action Plan incorporates, to the extent possible, the suggestions received through this collaborative process.

Citizen Participation

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

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

Program Year 3 Action Plan Citizen Participation response:

Answer No. 1: The Citizen Participation Plan is an essential component of the Action Plan as indicated in the U.S. Department of Housing and Urban Development regulation Title 24, Part 91.105 and 91.200. This Citizen Participation Plan was developed from suggestions from HUD and the CDBG Subcommittee of the Citizens Advisory Committee and by The Community Redevelopment Agency of the City of Visalia.

The City of Visalia Citizen Participation Plan requires that citizens must be involved in determining the needs of neighborhoods and the community, and in implementing the use of federal funds to meet these needs. The City relied on information, participation and support from local citizens, public and private agencies, groups and organizations in the formulation of this Action Plan for Fiscal Year 2007/2008.

Additional procedures were put into place to allow citizens the opportunity to comment on substantial amendments to the Consolidated Plan and the Action Plan:

Definition of "Substantial Amendment"- Changes to the budget affecting a project more than 50% of the original budgeted amount, or the addition or deletion of a project.

1. Notification procedures and posting-

- a) Present proposed substantial changes in a Public Hearing before the City Council and consider comments or views of citizens
- b) Posting of Public Hearing notices at City Halls, library and post office.
- c) Notify groups in affected areas such as Concerned Citizens of North Visalia, North Visalia Neighborhood Advisory Committee, Washington Residents for a Better Community and the Disability Advocacy Committee.
- d) Provide for at least a 30 day comment period before the amendment is implemented

2. Additional City actions to encourage participation of all of it's citizens

- a) Bring the proposed Action Plan to the Disability Advocacy Committee meeting and the newly formed Washington Residents for a Better Community for their input.
- b) In addition to the offer to provide signing for the hearing impaired, all future advertisements and notices will also include an offer to provide interpreters with 24 hours advance notice. (Often, interpreters are provided without any notice as several members of City staff are bi-lingual)
- c) The Action Plan will be included in The City of Visalia Website. There will be a request for comments to be forwarded to a Redevelopment e-mail address. In addition, as previously done and advertised, copies of the Consolidated Plan and the Action Plan will be available at the front counter of 315 East Acequia, known as City Hall East.
- d) Schedule of Public meetings: All meetings will be held in March or April each year, or earlier, with the Public Hearing immediately following.
 - i. Citizens Advisory Committee- First Wednesday of every month;

In order to provide for citizen participation at the community-wide level, a citywide Citizens Advisory Committee (CAC) was established. The Committee consists of fifteen at-large representatives. Members on the CAC represent broad segments of the community including such segments as the elderly, disabled, and student populations, business community, and civic groups. The Council appoints the CAC and is responsible for assuring substantial involvement of low- and moderate-income persons and members of minority groups. The term of office is set at three years with a limit set at two (2) consecutive terms. The authority of the Citizen Advisory Committees is limited to making recommendations to the City Council.

- ii. The City's Housing Subcommittee of the CAC reviews housing related activities such as housing rehabilitation programs and policies.-Meetings as needed

The Housing Subcommittee is comprised of members who represent the housing industry interests, such as realtors, lending institutions, and non-profit housing development corporations. The Committee's chairperson serves as the primary contact person with City staff on housing related projects.

- iii. Concerned Citizens of North Visalia- As needed by determination of the Visalia Police Department;
- iv. North Visalia Neighborhood Advisory Committee-Fourth Tuesday of each month;

North Visalia is a CDBG target area where a significant amount of activity is proposed. The community groups participate in an advisory role in planning the CDBG program. The City encourages involvement by low- and moderate-income programs, members of minority groups, residents of target area, the elderly, persons with disabilities, the business community and civic groups.

The community groups have members who reside, own property or do business in the area. Members are selected annually at a public meeting. The community groups appoint a chairperson to conduct the meetings and serve as the primary contact person with City staff on applicable City projects.

- v. Disability Advocacy Committee- Second Monday of each month;

Staff attends the Citizens with Disabilities Committee meetings, and the Community Development Project Manager participates with this committee to solicit unmet needs and report on project accomplishments.

- vi. Washington Residents for a Better Community- First Thursday of each month or as needed

This group is a newly formed organization to advocate for needs in their neighborhood. They have had several meetings with City staff and management and have attended and made presentations to the City Council.

- vii. City Council Public Hearing- First and third Monday of each month;

Throughout the year, the City Council will hold their regularly scheduled Council meetings in various parts of the City. During the course of the meeting the Council accepts public comments.

The City relied on information, participation and support from local citizens, public and private agencies, groups and organizations in the formulation of this Action Plan for Fiscal Year 2006/2007.

The City encourages citizens, particularly low- and moderate-income persons and residents of blighted neighborhoods, to submit views and proposals regarding the Community Development Block Grant and HOME Investment Partnership Fund Program. Citizens will have the following opportunities to submit views and proposals:

1. At any time during the program year, directly to the Community Development Department.
2. At any community group, or CAC meeting.

3. At recognized neighborhood meetings scheduled by the City.
4. At formal public hearings.

The Community Development Department staff will provide responses to all complaints within 15 days. Whenever possible, staff directly contacts complainants and proceeds in accordance with established City policies. Written responses will be given to complaints submitted in writing, unless otherwise requested by the complainant.

A notice inviting comments for use of CDBG or HOME funds will be issued as a part of the annual planning process for use of grant funds (Exhibit "I"). The comment period will be established by the CAC. The CAC may establish criteria for evaluation of the comments received and the review process. Community Development Department staff will be responsible for determining the eligibility of the proposed or suggested activities. The CAC will forward its recommendations for allocation of funds for specific proposals to the City Council as a part of its priority list of projects and programs to be funded.

All comments received during the development of the Consolidated and Action Plans were accepted.

Answer No. 2: The City of Visalia encourages and works to accommodate public participation in all areas of the CDBG, HOME, and RDA Low/Mod programs. This report was made available to the public for review and comment beginning April 6, 2007, and ends May 6, 2007. Comments are welcomed in written form during that time.

On April 16, 2007, the City Council will review the City's DRAFT Annual Action Plan at a regular Work Session and provide direction. Staff will make the adjustments or notes:

Upon Council's review at the meeting, comments will be added to the final report.

Comments were also encouraged during the public hearing held on Monday, May 7, 2007. (A copy of the May 7, 2007, Visalia City Council Meeting Agenda containing the Public Hearing item is included herein). Exhibit "J"

A copy of the public notice of the comment period and public hearing notice published in the Visalia Times Delta is included in Exhibit "K".

Answer No. 3: Staff has taken additional steps toward broadening public participation.

As indicated within the Citizen Participation Plan, City Staff continue to publish notices within the local newspapers, publish annual reports on the City website, encourage public participation by conducting community meetings with the CAC Committee, CAC-Sub Committee (Loan Review Committee), North Visalia Advisory Committee, Disability Advocacy Committee, and the newly formed Washington Residence for a Better Community Committee.

Answer No. 4: All written comments are accepted. Additionally, all written comments included on the Community Survey are being distributed to the appropriate department for their review and understanding of the community's input.

Institutional Structure

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

Program Year 3 Action Plan Institutional Structure response:

Answer No. 1: The City of Visalia, California has five City Council members. The Council members are elected at-large (there are no council districts in Visalia) and serve for a four-year term. The Mayor, Jesus Gamboa, was selected by the Council and traditionally serves a two-year term. The City Manager, Chief Executive Officer Steven M Salomon, was appointed by City Council to direct all City/Government Functions. The City Manager is also the Executive Director of the Redevelopment Agency of the City of Visalia, in which the City Council also acts as the Redevelopment Agency Board.

The Economic and Redevelopment Department is responsible for the overall administration and fiscal management of the CDBG, HOME and Redevelopment projects and programs. As mentioned previously, the recruitments for Housing and Economic Development Director and a Housing Specialist are underway. The Housing and Economic Development Director position elevates the affordable housing and economic development programs to a department head level position and creates a separate department for these critical functions. By May 2007, these two new staff members should be on board and will assist in achieving the goals established in the use of Community Development Block Grant, HOME Investment Partnership and Redevelopment Funds.

The staff within the Neighborhood Preservation Division works closely with other City departments and the community in relation to developing programs, projects and activities that improve the City's neighborhoods. Administration of program activities include neighborhood preservation, housing, public facilities, public improvements redevelopment and economic development activities.

Recently the Neighborhood Preservation Division Staff created a "Loan and Change Order Review Committee, consisting of five staff members from the following departments:

- Community Development/Finance Staff Member
- Redevelopment Finance Staff Member
- Planning Staff Member
- Building Staff Member
- Engineering Staff Member

The Neighborhood Preservation Building Inspector, Neighborhood Preservation Manager and the Administrative Staff present housing application/files to the members of the committee for a recommendation. This allows for additional oversight of the housing programs.

City "Department Head" staff, finance and Economic and Redevelopment Director's Staff meet with the City Manager on a monthly basis to review CDBG, HOME and Redevelopment funded projects and programs allocated and unallocated funding and expenditures.

Public Housing within the City of Visalia is owned and operated by Tulare County Housing Authority. The City has a long-standing relationship with the Housing Authority and together look for opportunities to increase Visalia's supply of affordable public housing.

Monitoring

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

Program Year 3 Action Plan Monitoring response:

Answer No. 1: The City has established standards and procedures which provide monitoring of programs and budget expenditures. To be effective policies and strategies must be consistently monitored and, when necessary, revised. Throughout the program year, City Staff monitors program performance of housing, community and economic development activities.

The City keeps its City Council informed of each programs activity through its "Monthly Accomplishment Report". In addition, the City consults with the Citizens Advisory Committee, a citizen sub-committee of the City Council, on progress relating to housing and community development activities. The City submits HUD performance reports, budget and program changes to the City Council for final review and approval prior to submission to HUD.

The City monitors progress on community priorities established in the Consolidated Plan and reports these in the Consolidated Annual Performance Evaluation Report (CAPER) submitted to HUD for HOME and CDBG funded activities. The City submits this report to the City Council for final review and approval. Inclusive in this performance review, the City monitors progress on Minority Business Outreach activities by maintaining demographic data on our contractors, vendors and service providers and continues to actively solicit participation of minority and women-owned businesses through community outreach and marketing. The City developed a Minority Outreach Plan.

Monitoring includes deed restrictions for the use of HOME funds to ensure continued affordability for low income first time homebuyers.

The City will continue to prepare detailed agreements with sub-recipients outlining the responsibilities involved with the receipt of federal funds and the performance standards that must be met.

Lead-based Paint

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

Program Year 3 Action Plan Lead-based Paint response:

Estimates:

In 1990, the City's Housing Quality Survey identified 17,071 residential units in targeted areas with potential lead-based paint. This represented 65% of the total 1990 housing stock. Since that time, the City's rehabilitation programs have helped to reduce the potential units with lead-based paint. Because of the large growth in new housing units, only 48% of the total housing units in Visalia potentially have lead-based paint.

Abatement Actions:

Lead-based paint hazards are addressed in all housing rehabilitation and homebuyer assistance projects. For all of our housing programs, applicants are informed of the danger of lead-based paint through a brochure and part of the application process. Additionally, city building inspectors are alert to signs of this hazard as they perform their substandard housing inspections. All housing owners and occupants with whom the City interacts through its various programs are required to abate this hazard as a condition of assistance from the City. Asbestos evaluations are also performed on those houses where the City assists in relocation or restoration. The City is currently evaluating the costs to train current staff member(s) as Certified Lead Based Paint Inspector(s).

Tulare County Health Services has a Lead Poisoning Program that investigates cases of lead poisoning when testing reveals that a child has elevated levels of lead in their blood. Specially trained and certified environmental health staff conducts lead investigations in the child's home. Tulare County Health is also contacted in properties within the City limits.

The City is reviewing the SuperNofa guidelines regarding the application for grant funds, pertaining to Lead Based Paint Hazard Control, Lead-Technical Studies, and Outreach Grant Programs.

HOUSING

Specific Housing Objectives

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

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

Program Year 3 Action Plan Specific Objectives response:

Answer No. 1: The City of Visalia's goals are listed below and were identified through the community survey, community meetings, internal staff meetings and City Council.

HOME Investment Partnership Funds (HOME) - Objective and expected Outcome	Investment	Percentage of Investment
Affordable Housing- HOME Funds		
Objective 1: Provide Decent Affordable Housing	\$ 1,005,679.00	100%
1. Increase availability of affordable owner-occupied housing through (HAP)		\$ 719,326.00
2. Increase availability of affordable owner-occupied housing through leveraging HOME funds with possible CalHome FTHB Grant		\$ 50,000.00
3. Increase availability of affordable owner-occupied housing through acquisition		\$ 76,353.00
4. Increase quality of owner-occupied housing through rehabilitation (HRP)		\$ 160,000.00
Total HOME Allocations	\$ 1,005,679.00	100%

HOME Funded: Objective 1: Provide Decent Affordable Housing:

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

- **Community Services and Employment Training, Inc. (C-Set) administrator of the First Time Homebuyers.** HOME Investment Partnership Funds provided to C-Set to administer the First Time Homebuyers Program. The funds are provided as a second mortgage, up to \$75,000, at an interest rate of two-percent (2%), making it possible for low-to-moderate income families to own a home within the City limits. City Staff continues to review the local housing market and interest rates so that the program’s allocation continues to assist families at the very-low income levels (30%, 50% and 60%) up to the families at the 80% median income level. (HOME Funds allocated in the amount of: \$699,326; anticipated number of units to be completed: 10)

The Visalia housing market is evaluated on a quarterly basis, given the number of homes sold, quadrant, square footage, price per square foot, list and “sold” price and averages. All the information is taken into consideration in conjunction with the City’s program. It is the City’s priority to provide opportunities to the extremely low, very low and median income families. The program is designed to stay ‘in line’ with the local market. Currently, the City is completing it’s analysis in relation to the current housing costs, interest rates, and availability based upon funding, whereas a reduction in the allocation per loan may be brought forward to Council for a recommendation.

Outcome Goal #2: Provide decent affordable housing by promoting homeownership financial opportunities by leveraging HOME funds for low-and moderate-income households earning less than 80 percent of the area median family income

- **(If awarded) CalHome First Time Homebuyers Program Grant- Home Funds leveraging.** The City of Visalia is requesting a grant in the amount of \$600,000 through the California State Department of Housing and Community Development for funding under the Cal Home Program from the passage of Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006, to provide assistance to eligible households in the purchase of a single family dwelling through CalHome second mortgages up to \$35,000 plus non-recurring costs such as credit report, escrow, closing and recording fees, and title report and title insurance, title updates and/or related costs. ***If awarded the CalHome Grant, the City will utilize HOME Funds, up to \$5,000 per borrower as down payment assistance, in third position (3rd Lien)*** A requirement of CalHome is that the first mortgage be an FHA Type Loan, whereas the City’s existing HOME Program allows CHAFA financing. Homebuyer education workshops will be offered and will include topics pertaining to homeownership, financing, loan-closing and homeownership responsibilities. ***It is the City’s intention to utilize \$50,000 in HOME funds for 10 loans. If funding is not awarded, the allocated funding will be reallocated to the City’s existing First Time Homebuyers Program.*** (proposed annual goal= #10 low income families)

Outcome Goal #3: Provide decent affordable housing through acquisition, by increasing the supply to meet the demand from the large population of lower to poverty level income households.

- **Visalians Interest In Affordable Housing (VIAH), a CHDO.** HOME Investment Partnership Funds are provided as project specific assistance covering pre-construction costs, architectural plans and other allowed costs for the development of property to be used for the construction of affordable housing. (HOME Funds allocated in the amount of: \$76,353)
- **HELP Program Funds-** The City continues to monitor the HELP Program funded loans, provided by its subrecipients, Central Valley Christian Housing, Inc. (CVC Housing) and Visalians Interested In Affordable Housing (VIAH). \$500,000 was divided between the subrecipients. CVC Housing purchases, rehabilitates and places the property on the housing market, attracting families at or below 80% of the median family income range. Approximately 10 homes for low-income families have been purchased. The additional \$250,000 allocated to VIAH, allowed for the purchase of three R-1-6 designated lots and one R-M-2 lot for the construction of single family dwellings and a partnership project with Tulare County Housing Authority to construct multi-family dwellings.
- **Christian Church Homes of Northern California/Visalia Senior Housing, Inc. -** During the 2006-2007 Program Year, funds were committed in the amount of \$2,500,000 of HOME funds to this partnership that has three other successful affordable senior housing projects completed in Visalia, for the development of a 50 +/- unit affordable senior housing project. These funds were provided for land acquisition and other development costs if a Section 202 HUD grant is obtained. The land purchase, approximately 4.65 acres at Goshen Avenue and Burke Street was completed and the project is currently under the design and planning stage.
- **CalTrans Property Acquisition-** A portion of the 4.65 acres acquired at Goshen and Burke will be utilized for the development of housing.

Outcome Goal #4: Provide decent affordable housing through rehabilitation of existing affordable housing units.

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Housing Rehabilitation Program (HRP).** HOME Investment Partnership Funds provided, allowing for the administration of the HRP Program. The funds are provided as a second mortgage, up to \$35,000, at an interest rate of two-percent (2%), making it possible for low-to-moderate income homeowners to maintain and upgrade the quality of their home, therefore upgrading the quality of the City's housing stock. An evaluation of surrounding city programs has indicated that an allocation, estimated at approximately \$60,000 per loan would assist in completing rehabilitations throughout the City, therefore, information pertaining to the analysis will be identified within the upcoming Request for Proposal. However, final review of the Request for Proposal is under review by the Loan Review and Change Order Committee. The funds address health and safety, housing quality standards and other maintenance issues. Examples of assistance are: Replacement of roofs, air conditioning units, flooring, paint, electrical, and plumbing. As noted above, a Request for Proposal to administer this program is currently underway and will be completed prior to the beginning of the 2007-2008 Program Year. (HOME Funds were allocated 2006-2007 and are being carried forward to expend. Funds for 2007-2008 will be utilized in the amount of \$160,000; anticipated units to be completed: 3)

Community Development Block Grant Funds (CDBG) -Objective and expected Outcome	Investment	Percentage of Investment
Affordable Housing- CDBG Funds		
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	\$ 203,500.00	16%
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)		\$ 70,000.00
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)		\$ 100,000.00
3. Provide services for low-to -moderate income persons by providing (Fair Housing Education Program)		\$ 33,500.00

Community Development Block Grant Fund (CDBG) Objective 1: Suitable Living Environment through Neighborhood Preservation:

Outcome Goal #1: Maintain and preserve quality housing by addressing substandard housing

- **Code Enforcement.** Provision of CDBG funding for the abatement of housing and building code violations which are detrimental to the health and safety of occupants in CDBG Targeted Areas. (CDBG Funds allocated in the amount of: \$70,000; anticipated number of code compliance issues addressed: 120)

Outcome Goal #2: Maintain and preserve quality housing through rehabilitation of owner-occupied substandard housing.

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Emergency Repair and Basic Needs Program (ERBN).** Community Development Block Grant (CDBG) Funds are provided allowing CVC Housing to administer the ERBN Program. The funds are provided as a second mortgage, up to \$10,000, at an interest rate of two-percent (2%), making it possible for extremely low-to-low income homeowners to address specifically health and safety issues. Examples of assistance are: replacement of roofs, flooring, electrical, plumbing and sewer, which pose immediate threat to the family's health and well-being. This program is going out to bid (Request for Proposal) and will be amended to reflect the goals, objectives, and revised program guidelines, with the funds being committed to owner-occupied substandard housing. (CDBG Funds allocated in the amount of: \$100,000; anticipated number of units to be assisted: 9)

Outcome Goal #3: Provide educational services to low-income families.

- **Tulare County Housing Authority (TCHA) administrator of the Fair Housing Hotline.** The program covers costs incurred for furthering fair housing in the Community this includes administration of the Housing Hotline through the Tulare County Housing Authority. The Housing Authority provides staffing for the Housing Hotline Monday through Friday. For each call, a Housing Hotline Information/Referral Call Record Sheet is completed. Callers with Fair Housing complaints are assisted in filling out an official discrimination complaint form, which is then forwarded to the Department of Fair Employment and Housing. Brochures are distributed throughout the City and County. (CDBG Funds allocated in the amount of: \$33,500; anticipated number of persons assisted: 100)

Persons with Disabilities: According to the 2000 US Census 18.6% of the population over age 5 in Visalia has a physical disability. Currently there are no subsidized housing developments in Visalia reserved for persons with disabilities. The City received a \$250,000 grant in 2003/04 to make rental units accessible to people with physical disabilities. Several rental unit property owners have participated in this opportunity to improve the exterior accessibility, and several more are in the planning or bidding stages. Informational workshops have been made available to the Central Valley Regional Center regarding housing opportunities and exterior accessibility.

- **Robinwood Court Project** -One two-bedroom unit out of ten in the Robinwood Court project with the Tulare County Housing Authority/The Kaweah Management Company will be dedicated to a handicapped home owner.
- **Mill Creek Parkway Project**- A 71-unit multi-family complex with Low-Moderate Redevelopment Funds is in the planning stages, adding to the stock of affordable housing options for low-income senior households.

Answer No. 2: Home Investment Partnership Funds and Community Development Block Grant Funds will be committed to the projects and programs identified above. On a quarterly basis, City Staff conduct an analysis of the housing market to determine housing programs allocation accuracy. For an example, Data is collected pertaining to the supply available, cost, demand, shows the number of properties sold in each quadrant with calculations depicting the actual costs, average costs, average square footage, lot size, days on the market and other pertinent information. This information is taken into consideration when evaluating housing programs and allocation of funding per unit.

Through Code Enforcement, data is collected pertaining to vacant and abandoned properties. Funds will be utilized through the Emergency Repair and Basic Needs Program to assist in rehabilitation of these properties.

Vacant/Abandoned Properties						
Neighborhood Preservation/Code Enforcement	Vacancy Rate	Vacant	Boarded/ Abandoned	Substandard Units	Total	Rehabilitated
Occupied Units: Renter					0	
Occupied Units: Owner		38	12	29		
Vacant Units: For Sale	7%	4			4	
Total Units Occupied & Vacant		42			42	5
Rehabilitation Needs (in \$s)					100k	

The City uses CDBG funds to assist seniors with their home repair needs. The seniors pay for the costs of materials and CDBG funds pay for the labor which is provided by C-SET, through their job training program. These properties are primarily located within the CDBG and Redevelopment Areas.

As additional funding becomes available, leveraging private and public funds to create additional housing opportunities will be included.

Needs of Public Housing

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

Program Year 3 Action Plan Public Housing Strategy response:

Answer No. 1: Public Housing and Section 8: Assistance is available from the Tulare County Housing Authority which administers the Section 8 voucher program. Currently there are 2,800 households receiving rental assistance and over 2,685 on the waiting list. The Tulare County Housing Authority has a “Moving to Work” program that limits participation in the Section 8 voucher to a maximum of five years or until the family income exceeds 120% of median income, thus encouraging families to save money, become self-sufficient and hopefully be in a better position to buy a house. It also ensures that the assisted housing is made available to other needy families.

The City of Visalia is partnering with Tulare County Housing Authority, in their efforts to provide affordable housing to low-income families. Tulare County Housing Authority is developing a 71 unit multi-family complex with Low-Moderate Redevelopment Funds. A 10-unit affordable housing project with HOME funds is currently underway.

The current Housing Market Analysis displays the number of public housing units within the City of Visalia, city limits owned and managed by Tulare County Housing Authority.

Additionally, the Visalia housing market is evaluated on a quarterly basis, given the number of homes sold, quadrant, square footage, price per square foot, list and “sold” price and averages. All the information is taken into consideration in conjunction with the City’s program. It is the City’s priority to provide opportunities to the extremely low, very low and median income families. The program is designed to stay ‘in line’ with the local market.

Housing Market Analysis		<i>Complete cells in blue.</i>					
Housing Stock Inventory		Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch							
Occupied Units: Renter			3234	4879	3400	11513	192
Occupied Units: Owner			1108	2919	15405	19432	342
Vacant Units: For Rent	8%		121	630	180	931	21
Vacant Units: For Sale	2%		4	89	305	398	4
Total Units Occupied & Vacant			4467	8517	19290	32274	559
Rents: Applicable FMRs (in \$s)			481	538	625		
Rent Affordable at 30% of 50% of MFI (in \$s)			476	571	660		
Public Housing Units							
Occupied Units			21	70	88	179	0
Vacant Units			0	0	0	0	0
Total Units Occupied & Vacant			21	70	88	179	0
Rehabilitation Needs (in \$s)						0	

Answer No. 2: The County of Tulare Housing Authority does not have a designation of “troubled”. Tulare County Housing Authority has established a solid reputation for providing safe, affordable housing to low-income persons.

Barriers to Affordable Housing

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

Program Year 3 Action Plan Barriers to Affordable Housing response:

Answer No. 1: As detailed within the 2005-2010 Consolidated Plan and the City of Visalia Housing Element, the following policies are designed to assist with barriers to affordable housing:

General Policies

- The City, in a leadership role, shall continue to utilize all available funds 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 accessible to the public

Specific Policy Implementations

- The Visalia Zoning Ordinance will grant a 25% density bonus over the housing unit density allowed by existing zoning if the developer agrees to meet one of the following conditions:
 - At least 10% of the units are for very low income households
 - At least 20% of the units are for lower income households
 - At least 50% of the units are for seniors
- The Visalia Zoning Ordinance permits manufactured housing parks in three residential zones with a Conditional use permit.
- The City has no policies that would constrain the development of farm worker housing
- On January 8, 2004 the city adopted a second dwelling unit ordinance that follows the requirements of State law.
- The Visalia Zoning Ordinance permits group homes in four residential zones
- The City has approved three emergency shelters through the use of the CUP process in the last decade and will continue to do this on a case by case basis.
- Brochures regarding housing programs are regularly distributed to the public via the Redevelopment Agency, Code Enforcement Officer, the Tulare County Regional Center, the Police and the sub-recipients of our housing grants.

HOME/ American Dream Down payment Initiative (ADDI)

1. *Describe other forms of investment not described in § 92.205(b).*
2. *If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.*
3. *If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:*
 - a. *Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.*

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

Program Year 3 Action Plan HOME/ADDI response:

Answer No. 1: HOME Funds will be used by the City of Visalia for the First Time Homebuyers (HAP) for down payment assistance loans. The HOME program requires local or state matching funds. The Federal HOME funds must be matched by non-federal resources (Sec. 92.218-222). All HOME eligible activities require a match of 25% (one dollar of local or state resources for every four federal dollars spent) unless specific exemptions have been granted by HUD. Since 1998 HUD has reduced the matching requirement to 12.5% for the City of Visalia. The City has chosen to provide the required matching local funds in the form of Redevelopment Low-Mod funds.

The City of Visalia maximizes Federal funds for housing and community development by leveraging other public funds and private investment. By using all available resources, the City has achieved more objectives. The city will continue to leverage its Federal Fiscal Year 2007/2008 CDBG and HOME Entitlement dollars and will continue to cooperate with local public and non-profit agencies to develop affordable housing. By working with these agencies, CDBG and HOME funds expand opportunities for low- and moderate-income families. Local Community Leveraging Partners are as follows:

- Housing Authority of the County of Tulare
- Self Help Enterprises
- Community Services and Employment Training (C-SET)
- Habitat for Humanity of Visalia
- Visalians Interested In Affordable Housing (VIAH)

The Homebuyers Assistance Program leveraged an average of 4 to 1. That is, for every \$10,000 invested in loans for a household, an average of \$40,000 is invested by other lenders (CHFA, FHA, VA or conventional financing). For Fiscal Year 2007-2008, \$1,000,000 in HOME funds will leverage over \$4,000,000.

The City has not funded the Rental Rehabilitation Program as the City continues to review policies and procedures.

Answer No. 2: The City will adhere to the resale and recapture guidelines as required in 24 CFR 92.254. The City imposes the "Recapture" requirements. The recapture provisions are identified under the 24 CFR 92.254 (iii) HOME Final Rule. The recapture provisions ensure the Agency recoups all or a portion of the HOME assistance, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. The Agency may recapture the entire amount of the HOME investment from the homeowner.

Answer No. 3: The City of Visalia does not utilize HOME funds to refinance existing debt secured by multi-family dwellings for rehabilitation loans.

Answer No. 4: The City of Visalia has not been allocated funds for the American Dream Down Payment Initiative (ADDI).

HOMELESS

Specific Homeless Prevention Elements

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

1. *Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.*
2. *Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.*
3. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*
4. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*
5. *Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.*

Program Year 3 Action Plan Special Needs response:

Answer No. 1: The City of Visalia uses a small portion of CDBG funds to assist the Continuum of Care.

Community Development Block Grant Funds (CDBG) -Objective and expected Outcome	Investment	Percentage of Investment
Homelessness- CDBG Funds		
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities	\$ 115,537.00	9%
1. Increase accessibility to support facilities to end chronic homelessness (Continuum of Care/Homeless Project)	\$	15,537.00
2. Increase accessibility and availability of housing for disabled persons	\$	100,000.00

Answer No. 2, 3 & 4: The City of Visalia has allocated funds to Continuum of Care and Able Industries as follows.

- **Disabled Housing Projects:** The City understands the need for housing for disabled persons on limited or no-income. The City is working toward assisting Able Industries, a not-for-profit organization, serving individuals with disabilities in Tulare County, in identifying a site to purchase and/or renovate for a residential facility to address independent living opportunities for disabled adults. The allocation of CDBG funds would be directed toward acquisition or rehabilitation of a small complex (up to a four units). The housing opportunity would be complemented with provision of independent/supported living services, funding through the Central Valley Regional Center. Able Industries will be contributing a combination of funding sources in addition to the City's contribution of CDBG Funding.
- **Kings and Tulare County Continuum of Care/ Homeless Project.** This organization created a Local Emergency Shelter Strategy (LESS) and also became eligible to be the Local Responsible Technical Entity (RTE) which recommends funding for Emergency Housing and Assistance Program (EHAP). They also create a yearly "Point in Time" homelessness survey. It is their mission to support the non-profits and agencies that are members of the Continuum. In addition to the support, the Continuum would also like to provide support for a project, deemed necessary, to fill the gap in services for the mentally disabled. The Continuum of Care members are in the process of working on the subcommittee for the development of this facility. The City works as a participant and partner with the COC by attending monthly meetings, sponsorship of the Conferences (CDBG funds) for "Creative Solutions to Homeless Challenges Facing our Communities" and providing funding and technical assistance. The City is contributing seed funds in the amount of \$15,537.00.

A portion of yearly CDBG funds have been used to finance Homeless needs. In 2005/6 funds were expended to sponsor the Kings/Tulare Continuum of Care "Hope Housing Conference on Homelessness". A portion of CDBG funds finance the Code Enforcement Officer who works with the homeless community on a daily basis. CDBG funds were used by the City to purchase property and a building that is occupied by a non-profit (Visalia Ecumenical Charities) that provides free medical and legal services to the indigent and homeless. These activities will be continued in the 2006/07 fiscal year

Visalia presently has organizations that provide services to the homeless, each one addressing a specific population:

- Visalia Rescue Mission- a faith based recovery program that has a 52 bed (has been expanded) men's shelter and a short term women's shelter, and a soup kitchen
- Partner's for Youth Vision-a program for homeless teens

- Alternative Services-a program for recently released prisoners/drug court clients that has a transitional house for men (6 beds) and women (6 beds)
- El Primer Paso- a culturally specific recovery center with eight beds for substance abusing Latinas
- Central California Family Crisis Center- a domestic violence shelter for 38 women and children with a 16 bed transitional housing program

These organizations are valuable first responders and they also provide many counseling and referral services with the goal of eliminating some of the causes of homelessness. The City historically participates in the prevention of one of the major causes of homelessness; lack of employment.

As a member and participant of COC, the City has provided technical assistance to help establish a Respite center for the Chronically Homeless with mental disabilities. As indicated previously, the City provided funding in the amount \$7,000 towards the sponsorship of the "Hope" Conference.

Several meetings have been convened at the City to bring together service providers and to define the mission and the program. It is anticipated that this year, the program will be finalized and project funding and a site location will be sought.

Barriers to achieving this are:

- a. Volunteer only staff at the Continuum of Care
- b. Lack of funding at this time
- c. City project management

City Staff participated in the "Point-In-Time" survey. The results are identified as Exhibit "L".

The City will continue to make every attempt to increase jobs and provide low cost housing, as well as continue to be an active and supportive member of the Continuum of Care.

Answer No. 5: The City is not in a position to implement a Discharge Coordination Policy.

The Homeless Need Table (Continuum of Care Homeless Population and Subpopulations Chart) Exhibit "M".

Emergency Shelter Grants (ESG)

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

Program Year 3 Action Plan ESG response:

Not applicable.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook (Exhibit "N").

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

**Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.*

Program Year 3 Action Plan Community Development response:

Answer No. 1: As noted in the Consolidated Plan and the recent community Survey, Visalia's priority non-housing community development needs are as follows:

Community Development Block Grant Funds (CDBG) -Objective and expected Outcome	Investment	Percentage of Investment
Objective 3: Suitable Living Environment through Public Improvements	\$ 40,000.00	3%
1. Increase availability of handicapped access benefiting population with special needs (Streets ADA Compliance)	\$ 40,000.00	
Objective 4: Create Economic Development Opportunities and Community Development Opportunities (Parking Facilities)	\$ 646,727.00	52%
1. Improve economic opportunities for low-income persons through (job creation)	\$ 20,000.00	
2. Demonstrate a commitment to long-term economic growth by promoting expansion and (job retention) - Section 108 Loan- West Acequia	\$ 626,727.00	
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)	\$ 70,000.00	6%
1. Improve quality/increase availability of neighborhood facilities for low-income persons (Parks & Recreation- Village Park/Wittman)	\$ 70,000.00	
Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)	\$ -	0%
1. Support non profit agencies with accessibility to public services		

Objective 3: Suitable Living Environment through Public Improvements

Outcome Goal #1: Increase availability of handicapped access benefiting population with special needs.

- **Streets-ADA Compliance Projects.** Yearly provision of CDBG funding for the construction of ADA compliant ramps, sidewalks and warning detection panels for the blind in the area of downtown and throughout the city as requested by the disabled community. Staff attends Disability Advocacy Meetings to obtain assistance requests and to provide government accessibility to the members and wider community.(CDBG Funds allocated in the amount of: \$40,000; anticipated number of compliance issues addressed: 15)

Outcome Goal #2 (not shown above): Improve quality and increase quantity of public improvements that benefit low-and moderate income residents. The City utilizes other funding for public improvement projects.

Objective 4: Create Economic Development Opportunities (Job Creation) and Community Development Opportunities (Parking Facilities)

Outcome Goal #1: Improve economic opportunities for low-income persons through Job Creation.

- **Job Creation.** CDBG funding will be utilized when a specific company is making a request for assistance. Approximately \$20,000 has been set aside. The City continues to work closely with VF Outdoor Inc. As of September 2006, CDBG funds were allocated in the amount of \$304,048 to facilitate completion of their new 810,000 square foot facility in the Industrial Park. The purpose, as indicated in the current year 2006-2007 Annual Action Plan, was to offer to pay a portion of its development and impact fees to facilitate job creation opportunities, which

will create 350 jobs. VF must also meet and maintain employment thresholds as outlined in their agreement. (CDBG Funds allocated in the amount of \$20,000; anticipated goal: 1)

Outcome Goal #2: Demonstrate a commitment to long-term economic growth by promoting expansion of existing and job retention.

- **Parking Structure (East Acequia Parking Structures)- Section 108.**To further promote the expansion of jobs in Visalia, the City is committed to providing adequate parking in the downtown area. Continued monitoring of jobs created in the area of the East Acequia Parking Structure will continue.
- **Parking Structure (West Acequia Parking Structures)- Section 108.**To further promote the expansion of jobs in Visalia, the City is committed to providing adequate parking in the downtown area. The City is presently constructing a second parking structure in the downtown area. This commitment will enable the expansion of the Kaweah Delta District Hospital which serves all income groups, which in turn will bring additional jobs to the City and maintain the economic engine of the hospital in the downtown area through the use of Section 108 funding.(CDBG Funds allocated in the amount of: \$626,727)

Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)

Outcome Goal #1: Improve quality/increase availability of neighborhood facilities for low-income persons.

- **Parks and Recreation:** The City will continue to provide and improve park facilities and recreational opportunities in low and moderate income neighborhoods and physically challenged adults and children. During the 2006-2007 Program Year, funding was earmarked in the amount of \$101,000, specifically for the **Village Park/Wittman Project**. An additional \$70,000 is allocated to this project to complete the scope of work identified within the grant application. (CDBG Funds allocated in the amount of \$70,000; anticipated number of park improvements: 2)
- **Parking Structure (West Acequia Parking Structures) - Section 108.**To further promote the expansion of jobs in Visalia, the City is committed to providing adequate parking in the downtown area. As noted previously, the City is presently constructing a second parking structure in the downtown area. This commitment will enable the expansion of the Kaweah Delta District Hospital which serves all income groups, which in turn will bring additional jobs to the City and maintain the economic engine of the hospital in the downtown area through the use of Section 108 funding. Expected jobs opportunities consist of approximately 200 new jobs anticipated from the \$105 million dollar hospital expansion, 10 jobs re-occupying a vacant building, 13 jobs from the construction of a new 15,456 square foot building, 10 additional jobs created with the anticipated results of the parking structure and the ability to serve additional clients at Buckman-Mitchell Insurance Company. Office construction on undeveloped property in the parking structure service area is anticipated also. (CDBG Funds allocated in the amount of: \$626,727)

Outcome Goal #2: Improve quality/increase availability of neighborhood facilities through property acquisitions.

- **Acquisitions:** The City continues to improve community benefiting projects, such as the Community Campus, as referenced below. Properties surrounding the Community Campus are being purchased to benefit the Campus and provide opportunities in low and moderate income neighborhoods.

Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)

Outcome Goal #1: Increase/support the accessibility of public services.

The Community Campus project has been providing opportunities to enhance the already strong partnerships between Social Service Agencies and the City. This City project has been providing opportunities for many of the Social Service Agencies to locate their services closer to their clientele, and make many related services available to the public in one area. At the same time, provision of public amenities such as a park, road, bus stop, landscaping and fountain have improved the vacant sites. It will provide an economic stimulus to the area in after full build-out two ways: by providing an aesthetic improvement and by bringing in 300 people per day to the area.

As indicated previously, the three greatest assets to meeting the needs of the underserved population are education, coordination of services and availability of resources. The City of Visalia continues to address all of these areas by forging cooperative efforts with public and private organizations sharing the common mission of improving the quality of life for individuals. Agencies with whom we will continue to collaborate social services, employment and skills training are once again, listed below:

- *Visalia Ecumenical Charities-* The City has provided them a building on the Community Campus for their operation that provides medical and legal services to very low income persons
- *Community Services and Employment Training (CSET)-* the City sub-contracts with them to implement the Senior Home Repair program, and works together with them on many City improvement projects. C-Set is now located at the Community Campus.
- *Family Services of Tulare County*
- *Hispanic Chamber of Commerce - Kings-Tulare County-* The City is providing a parcel of land for this organization to join the Community Campus to provide drug rehabilitation services and related family and educational services to the Hispanic community.
- *Kaweah Delta Health Care District-* The City has partnered with this organization to keep the hospital downtown, in order to save and increase jobs. The West Acequia parking structure was required by the hospital to allow it to remain and expand in the downtown area.
- *Manuel Hernandez Community Center-* A City owned recreation facility that provides basketball, after school programming and other community services to the surrounding low income area. Last years Action Plan included an outdoor stage roof for this facility.
- *Partners for Youth Vision-* a drop in center for runaway and homeless youth- They are a member of the continuum of Care and have expressed interest in joining the Community Campus
- *Proteus, Inc.-* the City is providing Proteus a site in the community Campus project
- *Pro-Youth Visalia*
- *Real Alternatives for Youth Organization (RAYO)*
- *Salvation Army*
- *Tulare County Health and Human Services Agency-* provides lead based paint evaluations for owner-occupied housing for city housing programs
- *Tulare County Mental Health Association*

- *Visalia Rescue Mission*- Provides housing to the homeless and job training ; City provided CDBG funding for their job training facility
- *Visalia Unified School District*- The city is providing a parcel of land in the community Campus for them to operate a language assessment center and adult evening school.
- *Visalia Emergency Aid Council*-Provides many services including groceries to a very low income area, and is financed by a successful second hand retail store that was partially funded by a CDBG grant.
- *Wittman Village Community Center*- City owned recreation facility that provides recreation opportunities, classes and after school programming for a very low income area.
- *YWCA and YMCA*- A previous CDBG grant provided an elevator to the YMCA for handicap and elderly access to the second floor of their building. They provide after school services and adult evening classes.

Answer No. 2: In summary, the statutory overall goal of the community planning and development programs “is to develop viable urban communities by providing a suitable living environment and expanding economic opportunities principally for low and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing”.

Community Development long-term objectives would be to comply with the goals stated in the adopted Housing Element, to continue to bring new jobs to the community and to continue to support the agencies and non-profits that provide job training. In order to achieve the goals stated in the Housing Element the City's housing programs are in the process of being evaluated and will be adjusted to achieve maximum benefit.

The City has had great success in attracting new businesses and will continue to pursue companies that bring a large number of jobs to the area. In 2005 two large corporations moved their operations to Visalia: VF Outdoor Inc. and CTX Builders Supply. VF will have 250 employees in 2006, and 350 by 2008. CTX Builders Supply will have 125 employees by 2008.

The City purchased property and developed sites for six non-profits and public agencies, to create a service campus that offers many job training programs.

Community development short-term objectives developed in accordance with the statutory goals are to continue ongoing programs and in-progress housing projects:

Antipoverty Strategy

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

Program Year 3 Action Plan Antipoverty Strategy response:

The City of Visalia is located in Tulare County which historically has high unemployment and a high number of poverty level families. Although Tulare County has been experiencing a decrease in the rate of unemployment, the City of Visalia will continue to make the issue of unemployment a priority in FY 2007-2008. In

2005, the unemployment rate decreased from 10% to 7%. Nearly 1.2 million square feet of new industrial building were built in Visalia's Industrial Park creating 1000+ new jobs. The City will continue to address this need through its increased efforts in FY 2006-2007 to improve the economic development and expansion opportunities city-wide including the Industrial Park. Included in these efforts is assistance to those businesses which will provide job retention and creation opportunities. This will be done in conjunction with current City and private efforts as part of a community consolidated process.

Recently, **California Dairies** purchased the Frito Lay building in the Industrial Park requiring a \$225 million dollar retooling of the plant, requiring a City Height Variance for 120 feet in height, 10 story building for its powdered milk operation. There were no special concessions made, however, the City did facilitate meetings, coordinated the Planning Commission Variance and Building Permits concurrently within 60 days. Upon reconstruction brings job creation to the Industrial Park.

City Council recently authorized **Fresno Pacific University** to move forward with a Conditional Use Permit in the Business Research Park Zone, which allows "Fast Track", or application priority submission in advance of a Master Plan. Again, upon completion of the relocation/expansion, jobs will be created and educational opportunities within the Central Valley will be expanded.

On January 12, 2007, Governor Arnold Schwarzenegger declared a State of Emergency for the State of California. Tulare County formed a **freeze relief** task force, collaboration between Government and Community Based Organizations to address the needs of freeze victims. The City worked closely with Proteus and provided employment opportunities to 21 displaced workers. The City conducted orientations and scheduled medical examinations, thereafter, placing the displaced workers within the Waste Water Treatment Plant, Visalia City Coach, Traffic Safety, Parks, Solid Waste, Streets, Fire, Fleet and Administration. These jobs provided three months, 40 hour per week employment. To date, 17 remain employed through the City. The City also provided "warming centers" throughout the community during the months of January and February.

As indicated within the report earlier, the three greatest assets to meeting the needs of the underserved population are education, coordination of services and availability of resources. The City of Visalia continues to address all of these areas by forging cooperative efforts with public and private organizations sharing the common mission of improving the quality of life for individuals eligible for HUD assistance. Agencies with whom we will continue to collaborate on housing, social services, employment and skills training, neighborhood revitalization and economic development include:

- Builders Exchange - Tulare/Kings Counties
- Catholic Social Services - The Good New Center
- Central Valley Christian Housing Development Corporation
- City of Visalia - Citizens Advisory Committee
- City of Visalia Council
- Community Lenders Council
- Community Services and Employment Training (CSET)
- Family Services of Tulare County
- Friends of the Homeless of Visalia
- Hispanic Chamber of Commerce - Kings-Tulare County

Habitat For Humanity
 Kaweah Delta Health Care District
 Manuel Hernandez Community Center
 North Visalia Neighborhood Advisory Committee
 Proteus, Inc.
 Pro-Youth/Heart Visalia
 Real Alternatives for Youth Organization (RAYO)
 Salvation Army
 Self-Help Enterprises
 Tulare County Resource Management Agency
 Tulare County Health and Human Services Agency
 Tulare County Mental Health Association
 Visalia Association of Realtors
 Visalia Chamber of Commerce
 Valley Regional Center
 Visalia Economic Development Council
 Visalia Rescue Mission
 Visalia Unified School District
 Visalian's Interested in Affordable Housing (VIAH)
 Visalia Emergency Aid Council
 Wittman Village Community Center
 YWCA and YMCA

The City will continue to pool its resources with these and other organizations to provide a continuum of services addressing the full range of needs of low and moderate-income families of Visalia. The City will continue working to obtain additional funds from State and Federal sources for housing and community development projects in FY 2003-2004.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

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

Program Year 3 Action Plan Specific Objectives response:

Community Development Block Grant Funds (CDBG) -Objective and expected Outcome	Investment	Percentage of Investment
Non Homeless Special Needs Housing- CDBG Funds		
Objective 7: Suitable Living Environment by Supporting Special Needs Services	\$ 161,000.00	13%
1. Maintain quality of owner-occupied housing for elderly (Senior Home Repair Program)	\$	91,000.00
2. Increase accessibility and range of housing options for person with special needs (SHARP)	\$	70,000.00

Answer No. 1: The objective and outcomes identified for Special Needs are listed below:

Outcome Goal #1: Maintain quality owner-occupied housing for elderly.

- **C-SET for Senior Home Minor Repair.** Provide funding to C-SET in order to administer the Senior Home Minor Repair Program. Assistance is provided to assist in minor repairs helping senior citizens remain in their homes. Examples of service are: Plumbing repairs, cooler/air conditioning repairs, roof repairs, door and window repairs, electrical repairs, appliance repairs, floor and carpentry repairs. (CDBG Funds allocated in the amount of: \$91,000; anticipated number of persons to be assisted: 180 clients with 600 service repairs)

Outcome Goal 2#: Increase accessibility and range of housing options for persons with special needs.

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Senior Handicapped and Repair Program (SHARP).** Community Development Block Grant Funds are provided allowing CVC Housing to administer the SHARP Program. This program is also under review and requires a "Request for Proposal" for its administration. The funds are provided as a grant, up to \$5,000, making it possible for extremely low and low-income senior citizens to make minor repairs to their mobile homes. Examples of assistance: Re-roof, handicapped access, heating furnace, hot water heater, electrical and plumbing fixtures; sanitary fixtures, and repair/replacement or purchase of an air conditioning unit which is required for a certified medical condition as prescribed by a licensed medical practitioner. (CDBG Funds allocated in the amount of: \$70,000; anticipated number of units to be assisted: 14)

Housing Opportunities for People with AIDS

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

1. *Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.*
2. *Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.*
3. *Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.*
4. *Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*
5. *Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.*

6. *Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.*
7. *Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.*
8. *Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.*
9. *Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.*

Program Year 3 Action Plan HOPWA response:

Not applicable, as the City of Visalia does not receive HOPWA funding.

Specific HOPWA Objectives

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

Program Year 3 Specific HOPWA Objectives response:

Not applicable, as the City of Visalia does not receive HOPWA funding.

Other Narrative

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

- Exhibit "A"- Notice of Community Meetings- Visalia Survey
- Exhibit "B" – CAC Committee Meeting Agenda
- Exhibit "C" – Disability Advocacy Committee Meeting Agenda
- Exhibit "D" – North Visalia Neighborhood Advisory Committee Meeting Agenda
- Exhibit "E" – Washington Residents for a Better Community Meeting Agenda
- Exhibit "F" - 2000 Population by Race (Tract Level)
- Exhibit "G"- 2000 Household Income Ranges (Tract Level)
- Exhibit "H"- CDBG Target Areas
- Exhibit "I"- Public Hearing Notice
- Exhibit "J"- City Council Agenda
- Exhibit "K"-Notes from City Council
- Exhibit "L"- Continuum of Care- Point-In-Time Survey
- Exhibit "M"- The Homeless Need Table (Continuum of Care Homeless Population and Subpopulations Chart)
- Exhibit "N" –Community Development Needs Table
- Exhibit "O" – Housing Needs Table

Exhibit "A" Notice of Community Meeting- Visalia Survey

NOTICE OF COMMUNITY MEETINGS

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

Through the Five (5) Year Consolidated Plan (2005 – 2010) the high priority needs of the community were identified as Affordable Housing, Neighborhood Preservation, Code Enforcement and Economic Opportunities.

Public community meetings will be held to encourage public participation in identifying and reviewing the 5 year Consolidated Plan priority needs. Listed below are community meetings that the public is invited to attend. A community survey will be distributed to City of Visalia citizen's for an opportunity to identify high, medium and low priorities. The City encourages all citizens to participate through attending a community meeting. The survey has also been published on the City of Visalia website at www.ci.visalia.ca.us, copies of the survey are also available at the City of Visalia, City Hall, 707 West Acequia, Visalia, and the City of Visalia, Community Development Department, 315 East Acequia, Visalia.

COMMUNITY MEETINGS

CITIZENS ADVISORY COMMITTEE

Community Development Division

Joint Meeting (Needs Survey)

Survey Discussion on Wednesday, February 7, 2007

@ 6:00 p.m.

Located at: City Hall, Council Chambers, 707 W. Acequia Avenue

DISABILITY ADVOCACY COMMITTEE

Meeting on Monday, February 12, 2007

@ 4:00 p.m.

Located at: 310 North Locust Street, Visalia

NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE

Meeting on Wednesday, February 14, 2007

@ 6:30 p.m.

Located at: Fire Station #4, Conference Center, 440 West Ferguson, Visalia

WASHINGTON RESIDENTS FOR A BETTER COMMUNITY

Meeting on Monday, February 12, 2007

Community Needs Survey Discussions begins @ 6:30 p.m.

Located at 650 South Bridge, Iglesia de Cristo, MIEL

Upon completion of the survey, community input and the Draft Annual Action Plan, a public noticing period and additional community meetings, will provide an opportunity to review and comment on the Draft Plan. Public Hearing Notices will be published to identify the City Council meeting date, comment periods and community meeting date, time and locations.

Any questions or written comments may be directed to Rhonda Haynes, at the City of Visalia, 315 East Acequia, Visalia, or by telephoning Redevelopment Division at (559) 713-4364.

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

For hearing impaired, if signing is desired, please call (559) 713-4512 twenty-four (24) hours in advance of the Meeting and such services will be provided as soon as possible following the meeting.

Publishing dates:


Visalia Times Delta (legal & retail) Tuesday, February 7, 2007, and Monday, February 12, 2007

El Sol: Friday, February 9, 2007

Visalia Weekly: Thursday, February 8, 2007

Exhibit "A" Notice of Community Meeting- Visalia Survey continued

NOTICE OF COMMUNITY MEETINGS

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

Through the Five (5) Year Consolidated Plan (2005 – 2010) the high priority needs of the community were identified as Affordable Housing, Neighborhood Preservation, Code Enforcement and Economic Opportunity.

Public community meetings will be held to encourage public participation in identifying and reviewing the 5-year Consolidated Plan priority needs. Listed below are community meetings that the public is invited to attend. A community survey will be distributed to City of Visalia citizens for an opportunity to identify high, medium and low priorities. The City encourages all citizens to participate through attending a community meeting. The survey has also been published on the City of Visalia website at www.cityofvisalia.com. Copies of the survey are also available at the City of Visalia, City Hall, 707 West Acacia, Visalia, and the City of Visalia, Community Development Department, 315 East Acacia, Visalia.

COMMUNITY MEETINGS

CITIZENS ADVISORY COMMITTEE
Community Development Division
Joint Meeting (Needs Survey)
Survey Discussion on Wednesday, February 7, 2007
@ 6:00 p.m.
Located at: City Hall, Council Chambers, 707 West Acacia Avenue

DISABILITY ADVOCACY COMMITTEE
Meeting on Monday, February 12, 2007
@ 4:00 p.m.
Located at: 310 North Loomis Street, Visalia

NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE
Meeting on Wednesday, February 14, 2007
@ 6:30 p.m.
Located at: Fire Station #4, Conference Center, 440 West Ferguson, Visalia

WASHINGTON RESIDENTS FOR A BETTER COMMUNITY
Meeting on Monday, February 12, 2007
Community Needs Survey Discussion begins @ 6:30 p.m.
Located at 650 South Bridge, Igouia de Cristo, MEEL.

Upon completion of the survey, community input and the Draft Annual Action Plan, a public noticing period and additional community meetings, will provide an opportunity to review and comment on the Draft Plan. Public Hearing Notices will be published to identify the City Council meeting date, comment period and community meeting date, time and location.

Any questions or written comments may be directed to Rhonda Hayes, at the City of Visalia, 315 East Acacia, Visalia, or by telephoning Redevelopment Division at (559) 713-4366.

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.

For hearing impaired, if signing is desired, please call (559) 713-4512 twenty-four (24) hours in advance of the meeting and such services will be provided as soon as possible following the meeting.

0000053805-CityVisalia-0206-12
Feb
w/bc

Exhibit "B" – CAC Committee Meeting Agenda

<p>CAC Working Agreements</p> <ul style="list-style-type: none"> ❖ Start/End on time ❖ Be committed to CAC and subcommittees ❖ Listen to one person at a time ❖ Volunteer time liberally- be available and participate in events ❖ Agree to disagree- Respect others ❖ Follow through on commitments ❖ Express your opinions- Seek balanced input ❖ Enjoy our time together! 	<p style="text-align: center;">City of Visalia Joint Meeting of the Citizens Advisory Committee and the Community Development Division</p> <p style="text-align: center;">Wednesday February 7, 2007 5:30 p.m.</p> <p style="text-align: center;">City Hall West 707 West Acequia Visalia, California</p> <p style="text-align: center;">AGENDA</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 20%; vertical-align: top;">5:30 p.m.</td> <td style="vertical-align: top;">Welcome and public comment</td> </tr> <tr> <td style="vertical-align: top;">5:35 p.m.</td> <td style="vertical-align: top;">Approval of January 6 minutes</td> </tr> <tr> <td style="vertical-align: top;">5:40 p.m.</td> <td style="vertical-align: top;">Recommendation of appointment to the Airport Committee</td> </tr> <tr> <td style="vertical-align: top;">5:45 p.m.</td> <td style="vertical-align: top;">Subcommittee updates</td> </tr> <tr> <td style="vertical-align: top;">6:00 p.m.</td> <td style="vertical-align: top;">Public Opinion Survey CAC data gathering</td> </tr> <tr> <td style="vertical-align: top;">6:00 p.m.</td> <td style="vertical-align: top;">Community Needs Survey through Community Development Division</td> </tr> <tr> <td style="vertical-align: top;">7:30 p.m.</td> <td style="vertical-align: top;">Good of the order/adjourn</td> </tr> </table>	5:30 p.m.	Welcome and public comment	5:35 p.m.	Approval of January 6 minutes	5:40 p.m.	Recommendation of appointment to the Airport Committee	5:45 p.m.	Subcommittee updates	6:00 p.m.	Public Opinion Survey CAC data gathering	6:00 p.m.	Community Needs Survey through Community Development Division	7:30 p.m.	Good of the order/adjourn
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6:00 p.m.	Public Opinion Survey CAC data gathering														
6:00 p.m.	Community Needs Survey through Community Development Division														
7:30 p.m.	Good of the order/adjourn														

Exhibit "C" – Disability Advocacy Committee Meeting Agenda

<p>DAC Working Agreements</p> <ul style="list-style-type: none">❖ Start/End on time❖ Be committed to DAC❖ Listen to one person at a time❖ Volunteer time liberally- be available and participate in events❖ Agree to disagree- Respect others❖ Follow through on commitments❖ Express your opinions- Seek balanced input❖ Enjoy our time together!	<p>City of Visalia Disability Advocacy Committee Agenda</p> <p>For the regular meeting of:</p> <p><u>Monday, February 12, 2007</u></p> <p>Starting Time: 4:00 p.m.</p> <p>Location: Visalia Senior Center 310 N. Locust</p> <table border="0"><tr><td>Chair:</td><td>Sharon Miles</td></tr><tr><td>Vice-Chair:</td><td>Karen Davidson</td></tr><tr><td>Board Member:</td><td>Bienca Fiovez</td></tr><tr><td>Board Member:</td><td>Georgia Franz</td></tr><tr><td>Board Member:</td><td>Kathleen Holzwarth</td></tr><tr><td>Board Member:</td><td>Rick Jones</td></tr><tr><td>Board Member:</td><td>Mary Wheeler</td></tr><tr><td>Alternate Member:</td><td>Rosemarie Holbert</td></tr><tr><td>Alternate Member:</td><td>Kathy Papove</td></tr></table> <hr/> <ol style="list-style-type: none">1. Call meeting to Order/Roll Call2. Public Comment or Written Communication <i>At this time, those in the audience are encouraged to address the Committee on any item not already included on tonight's agenda. The Committee cannot legally act on a matter that is not on the agenda. However, the Committee can investigate an issue and respond within a reasonable period of time.</i>3. Review and Approve the minutes of the January 8, 2006 meeting.4. Community Development Neighborhood Perseveration Community Survey – Rhonda Hayes5. Aquatic Center Committee Up-date – Mary Wheeler6. Old Business<ul style="list-style-type: none">• Compile list for Sharon Sheltzer for improvements• Connectivity of City Sidewalks in Public Right of Way Areas• Review of By-Laws7. Meeting Adjourn	Chair:	Sharon Miles	Vice-Chair:	Karen Davidson	Board Member:	Bienca Fiovez	Board Member:	Georgia Franz	Board Member:	Kathleen Holzwarth	Board Member:	Rick Jones	Board Member:	Mary Wheeler	Alternate Member:	Rosemarie Holbert	Alternate Member:	Kathy Papove
Chair:	Sharon Miles																		
Vice-Chair:	Karen Davidson																		
Board Member:	Bienca Fiovez																		
Board Member:	Georgia Franz																		
Board Member:	Kathleen Holzwarth																		
Board Member:	Rick Jones																		
Board Member:	Mary Wheeler																		
Alternate Member:	Rosemarie Holbert																		
Alternate Member:	Kathy Papove																		

Exhibit "D" – North Visalia Neighborhood Advisory Committee Meeting Agendas

North Visalia Neighborhood Advisory Committee Meeting Agenda to participate in the Survey- February 14, 2007

NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE
Wednesday February 14, 2007 at 6:30 p.m.
Fire Department Station 4
440 West Ferguson
Visalia, California
Phone: 713-4205 ~ Fax: 713-4820

AGENDA

Introductions

Approval of Minutes January 10, 2007 meeting

• CITIZEN'S REQUESTS•

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

•Discussion•

Rhonda Haynes ~ The Neighborhood Preservation Division
City of Visalia Resident survey,
Community Development Block Grant (CDBG)
And
Home Investment Partnership Grant (HOME)

•Good of the Order•

•UPCOMING EVENTS•

Next Meeting Date

Wednesday
March 14, 2007

Adjournment

North Visalia Neighborhood Advisory Committee Meeting for Public comment and review of Draft Annual Action Plan- April 11, 2007

NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE
Wednesday April 11, 2007 at 6:30 p.m.
Fire Department Station 4
440 West Ferguson

Visalia, California

Phone: 713-4205 ~ Fax: 713-4820

AGENDA

Introductions

Approval of Minutes March 14, 2007 meeting

• CITIZEN'S REQUESTS •

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

• Discussion •

**Rhonda Haynes ~ The Neighborhood Preservation Division
City of Visalia Resident Survey Results**

• Good of the Order •

• UPCOMING EVENTS •

Next Meeting Date

**Wednesday
May 9, 2007**

Adjournment

Exhibit "E" – Washington Residents for a Better Community Meeting Agenda

<p>Washington Residents for a Better Community Feb. 12, 2007 Agenda</p> <p>6:30 Sign-in, nametags, Introduce ourselves briefly 6:40 Opening Prayer 6:45 Review our purposes, our strategies 6:50 Introducing: Rhonda Haynes, City of Visalia: Survey 7:00 Neighborhood Watch Groups: How is it going? 7:30 Closing Prayer</p>

Exhibit "F" - 2000 Population by Race (Tract Level)

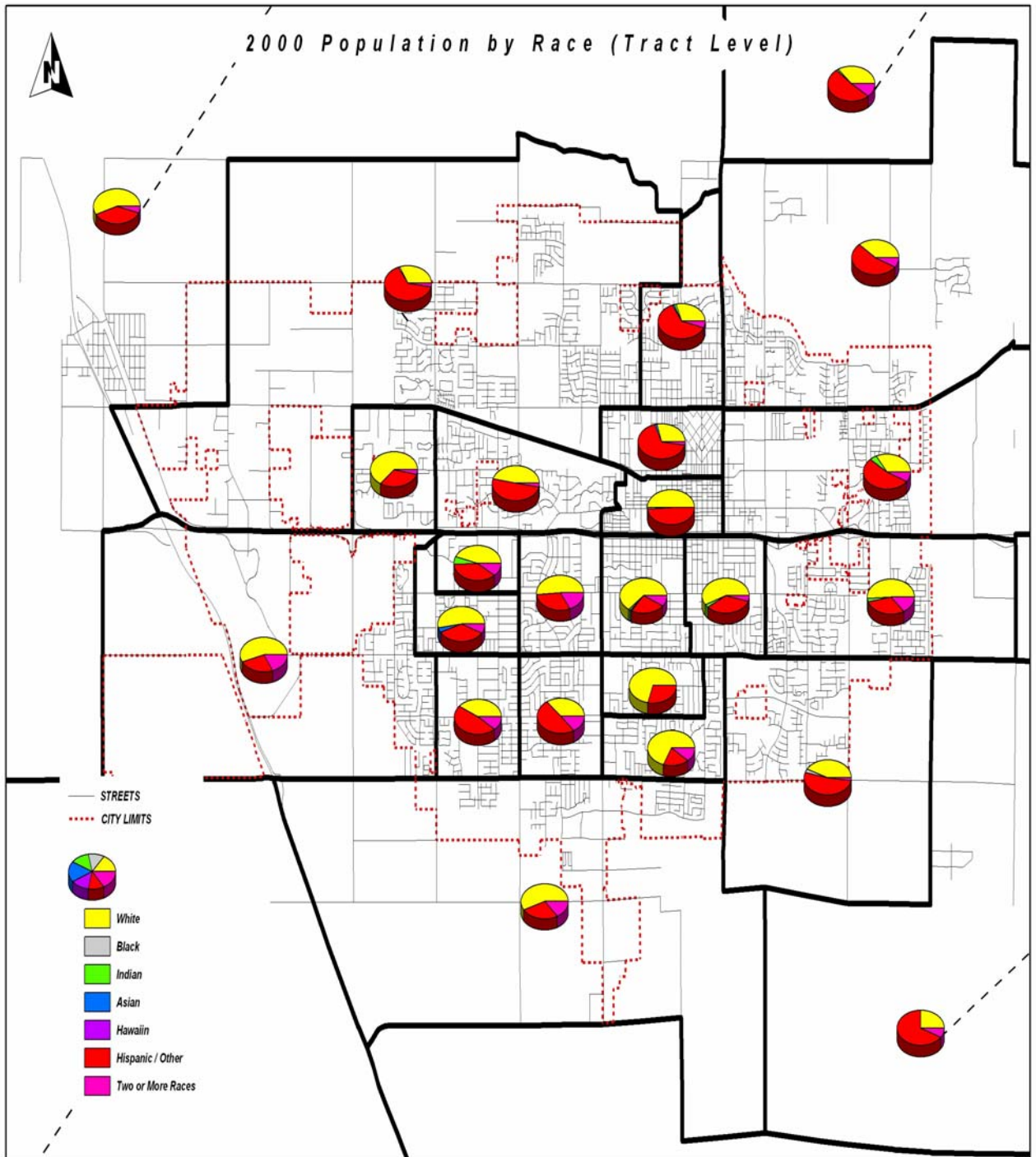


Exhibit "G" 2000 Household Income Ranges (Tract Level)

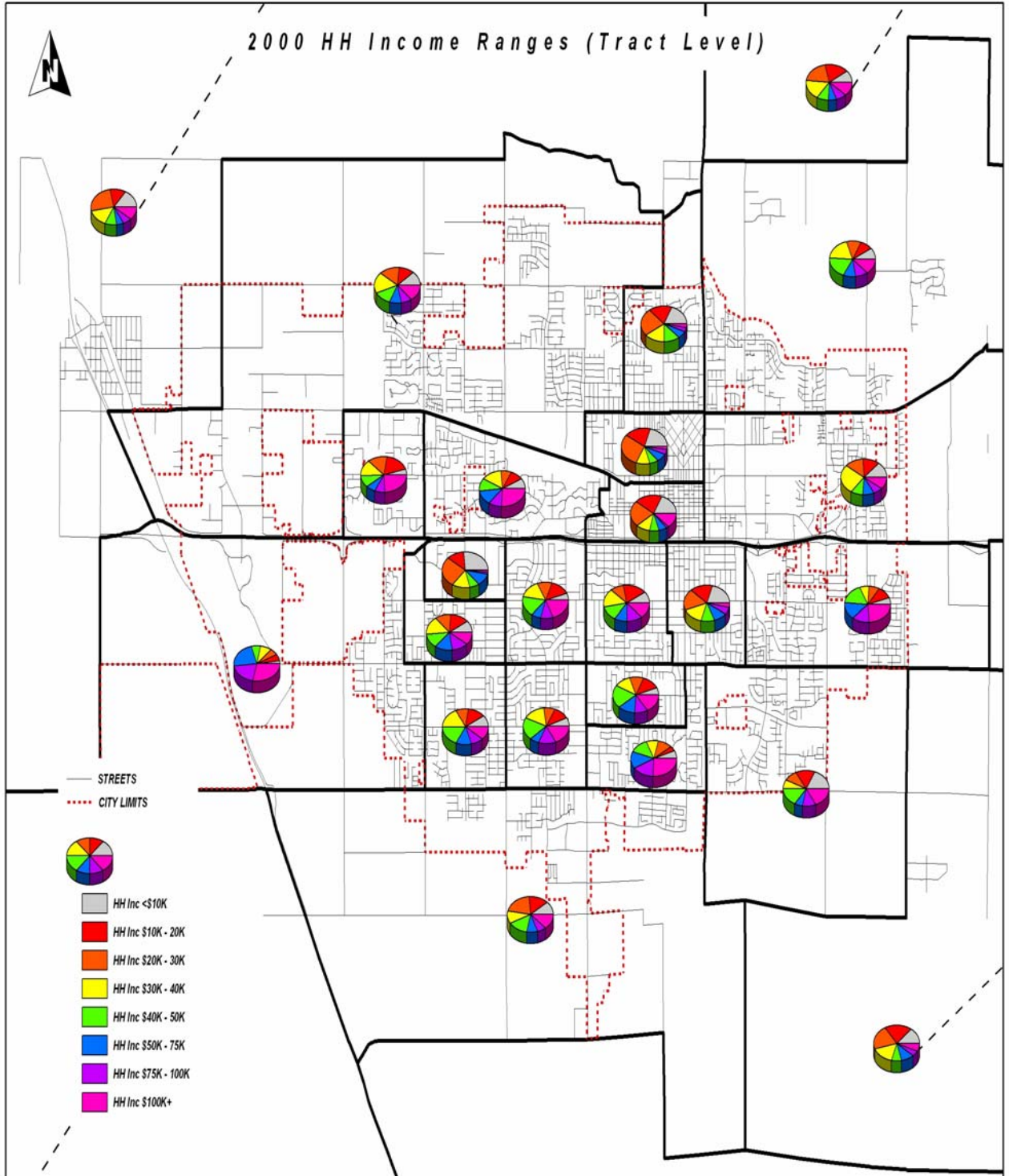


Exhibit "H" CDBG Target Areas

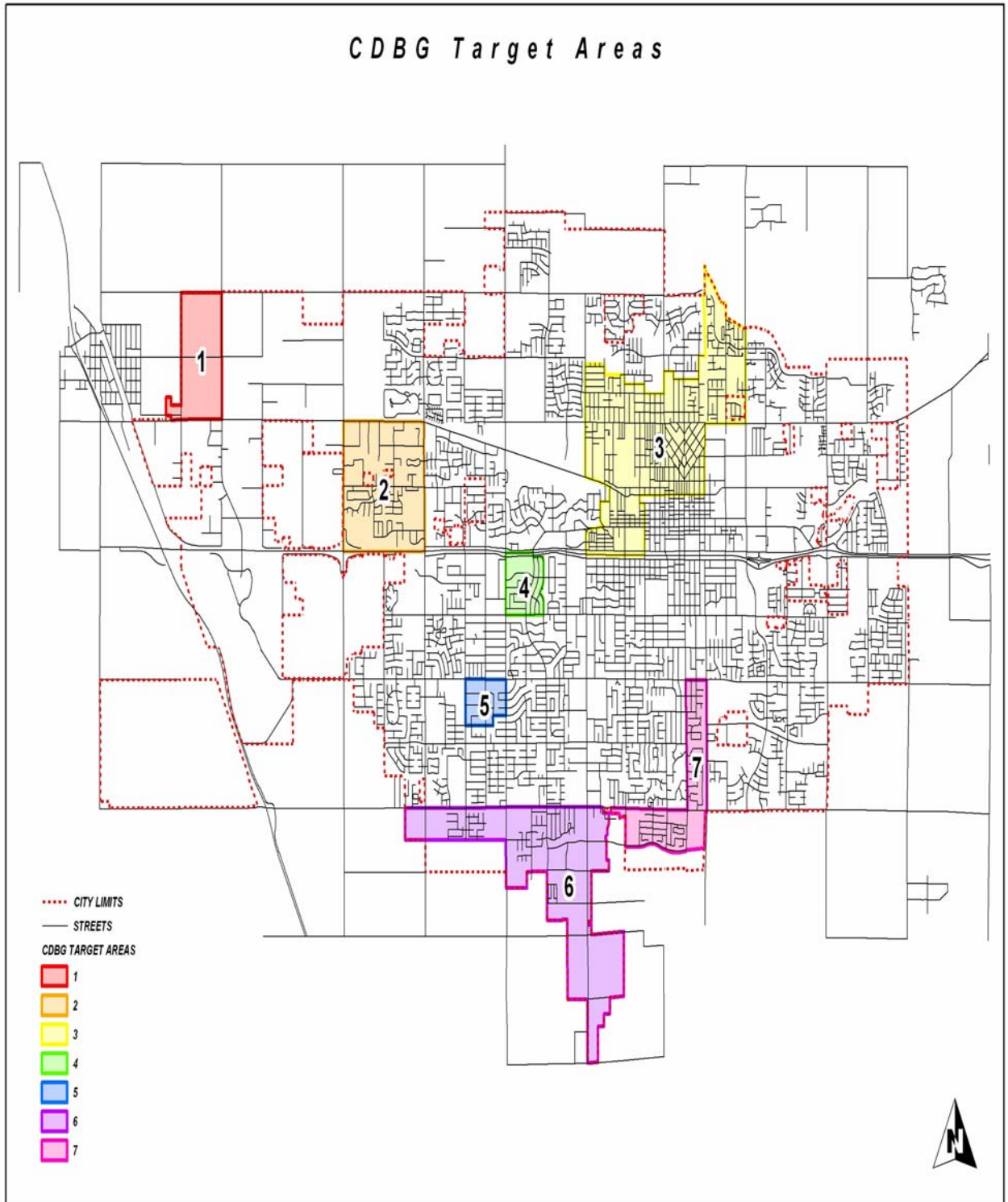


Exhibit "I" - Public Hearing Notice

**NOTICE OF PUBLIC HEARING
AND
THE ADOPTION OF 2007/2008 ANNUAL ACTION PLAN**

The City Council of the City of Visalia will hold a Public Hearing on Monday, May 7, 2007, at 7:00 PM. The meeting will be held at City Hall, Council Chambers, 707 West Acequia Avenue, Visalia, to adopt the 2007/2008 Annual Action Plan.

The City Council of the City of Visalia will hold a Work Session on Monday, April 16, 2007, at 4:00 PM. The meeting will be held at, City Hall, Council Chambers, 707 West Acequia Avenue, Visalia, to review the 2007/2008 Annual Action Plan. The public is invited to attend this meeting.

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

The grant amount available for the fiscal year 2007/2008 CDBG Program is \$1,221,135 and for the 2007/2008 HOME Program is \$509,032. The proposed 2007/2008 Action Plan addresses the housing and community development needs identified in the adopted Consolidated Plan for the fiscal year 2007/2008 and the proposed use of these funds to meet these needs.

The City has scheduled the following community public meetings to discuss the plan adoption, and the public is encouraged to attend:

COMMUNITY MEETINGS

CITIZEN'S ADVISORY COMMITTEE
City Council Chambers
Located at 707 West Acequia, Visalia
City Hall, Council Chambers,
April 11, 2007, @ 5:30 PM

WASHINGTON RESIDENCE FOR A BETTER COMMUNITY
Located at 650 South Bridge, Visalia
Iglesia de Cristo, MIEL
April 23, 2007 @ 6:30 PM

DISABILITY ADVOCACY COMMITTEE
Located at 310 North Locust Street, Visalia
Community Senior Center
April 9, 2007, @ 4:00 PM

NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE
Located at 440 Ferguson, Visalia
Fire Station No. 4, Conference Center
April 11, 2007 @ 6:30 PM

The Public comment period on the proposed 2007/2008 Action Plan begins **April 6, 2007**, and ends **May 6, 2007**. During this time the 2007/2008 Action Plan may be viewed and obtained at The Community Redevelopment Agency of the City of Visalia, located at 315 E. Acequia, Visalia or by telephoning The Community Redevelopment Agency of the City of Visalia at (559) 713-4361. The Draft Action Plan has also been published on the City of Visalia website at www.ci.visalia.ca.us

Any questions or written comments may be directed to Tim Burns, Neighborhood Preservation Manager of the City of Visalia at the address and telephone number listed above.

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

For hearing impaired, if signing is desired, please call (559) 713-4512 twenty-four (24) hours in advance of the Meeting and such services will be provided as soon as possible following the meeting.

Publishing dates: (Legal and Retail) April 06, 2007, and April 23, 2007

El Sol publishing dates: April 13, 2007 and April 27, 2007

Visalia Weekly dates: Thursday, April 12, 2007, April 26, 2007

Exhibit "J"- City Council Agenda
Exhibit "K"-Notes from City Council

To be inserted

Exhibit "L"-Continuum of Care- Point-In-Time Survey conducted

Kings/Tulare County Continuum of Care Survey Results

Location: Visalia
 Total number of surveys: 224
 Total number of adult homeless: 224
 Total number of children homeless: 73
 Total homeless population on 1: 297

Survey Language (224)		
English	217	97%
Spanish	7	3%

Age (220)		
<20	6	3%
20-29	67	30%
30-39	52	24%
40-49	50	23%
50-59	32	15%
60-69	11	5%
70+	2	1%

Sex (224)		
Male	159	71%
Female	65	29%

Ethnicity (224)		
African American	18	8%
Native American	7	3%
White	103	46%
Asian/Pacific Islander	2	1%
Hispanic/Latino	79	35%
Mutli-Cultural	12	5%
Other	3	1%

Primary Language (224)		
English	203	91%
Spanish	21	9%
Hmong	0	0%
Lao	0	0%
Other	0	0%

Highest Level of Education (224)		
Grade School	53	24%
High School/GED	115	51%
Some College	41	18%
College Degree	9	4%
Never Attended School	6	3%

How Long Homeless (193)		
1 mo. or <	30	16%
2-6 mo.	73	38%
7-12 mo.	39	20%
13-24 mo.	17	9%
25-36 mo.	14	7%
37+ mo.	20	10%

Homeless Before (216)		
Yes	105	49%
No	111	51%

Employed (219)		
Yes	31	14%
No	188	86%

If No, Length Unemployed (41)		
<3 mo.	10	24%
3<6 mo.	6	15%
6<9 mo.	5	12%
9<12 mo.	1	2%
12<18 mo.	4	10%
18<24 mo.	3	7%
24<36 mo.	2	5%
36<48 mo.	2	5%
48<60 mo.	1	2%
>60 mo.	7	17%

Veteran (215)		
Yes	18	8%
No	197	92%

Ex-Offender (217)		
Yes	103	47%
No	114	53%

DV Victim (within last 6 mo.) (222)		
Yes	26	12%
No	196	88%

Current Housing (209)		
Emergency Shelter	70	33%
Transitional Housing	40	19%
Relative/Friend	45	22%
Street	49	23%
Motel/Hotel	1	0%
Car	4	2%

Previous Housing (216)		
Kings County	18	8%
Tulare County	154	71%
Another County	21	10%
Out of State	19	9%
Out of Country	4	2%

Disabled (215)		
No	160	74%
Yes	55	26%
If yes, what type of disability? (55)		
Physical	27	49%
Mental	19	35%
HIV/AIDS	2	4%
Substance Abuse	16	29%
Dual Diagnosis	2	4%
Post Traum. Stress Di	4	7%
Other	6	11%

Services Needed (218)		
Food/Hot Meal	161	72%
Health Care	142	63%
Dental Care	147	66%
Vision Care	113	50%
Sub. Abuse Treat.	79	35%
Mental Health Care	35	16%
Job Training	85	38%
Transportation	129	58%
Education	75	33%
Housing Assistance	149	67%
Legal	67	30%
Child Care	29	13%

Size house/apt. needed (217)		
Studio	61	28%
1 bedroom	64	29%
2 bedroom	52	24%
3 bedroom	17	8%
4 bedroom	6	3%
5 bedroom	3	1%
None	14	6%

Services Unable to Access (218)		
Food/Hot Meal	42	19%
Health Care	80	36%
Dental Care	101	45%
Vision Care	82	37%
Sub. Abuse Treat.	21	9%
Mental Health Care	23	10%
Job Training	69	31%
Transportation	25	11%
Education	34	15%
Housing Assistance	96	43%
Legal	49	22%
Child Care	19	8%

Homeless w/Spouse (Partner) (221)		
Yes	47	21%
No	174	79%

Ages of Children							
	Living with you	Family/Friends	CPS/CWS	Foster Care	Other Parent	Pregnant	
<1 year	6	1					
1	5	1					
2	7						
3	4						
4	4						
5	2						
6	3						
7	5						
8	1						
9	6	1					
10	1						
11	3					1	
12	1						
13	3					1	
14	5					1	
15	1						
16	5						
17	4	2					
Unknown	7	74	7	8	44		
Total	73	80	7	8	48	5	

The Homeless Need Table (Continuum of Care Homeless Population and Subpopulations Chart) Exhibit "M".

CPMP Version 1.3																				
Continuum of Care Homeless Population and Subpopulations Chart																				
Part 1: Homeless Population			Sheltered		Un-sheltered	Total	Jurisdiction													
			Emergency	Transitional			Data Quality													
1. Homeless Individuals			557	0	0	557	(E) estimates													
2. Homeless Families with Children					0	0														
2a. Persons in Homeless with Children Families			148	0	0	148														
Total (lines 1 + 2a)			705	0	0	705														
Part 2: Homeless Subpopulations			Sheltered		Un-sheltered	Total	Jurisdiction													
							Data Quality													
1. Chronically Homeless				0	0	0	(S) statistically reliable sam													
2. Severely Mentally Ill				121	0	121														
3. Chronic Substance Abuse				34	0	34														
4. Veterans				0	0	0														
5. Persons with HIV/AIDS				0	0	0														
6. Victims of Domestic Violence				30	0	30														
7. Youth (Under 18 years of age)				0	0	0														
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H.M.L.	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPEWA, ESG, or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	60	0	60	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Transitional Housing	513	0	513	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Permanent Supportive Housing	169	0	169	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Total	742	0	742	0	0	0	0	0	0	0	0	0	0	0	0	###			
Chronically Homeless																				
Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H.M.L.	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPEWA, ESG, or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	38	0	38	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Transitional Housing	148	0	148	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Permanent Supportive Housing	199	0	199	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Total	385	0	385	0	0	0	0	0	0	0	0	0	0	0	0	###			
<p>Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).</p> <p>Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).</p> <p>Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.</p> <p>Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.</p>																				

Exhibit "N" –Community Development Needs Table

Jurisdiction		CPMP Version 1.3													Only complete blue sections.						
Housing and Community Development Activities		Needs	Current	Gap	5-Year Quantities										% of Goal	Priority/Next H.M.L.	Dollars to Address	Plan to Fund?	Fund Source		
					Year 1		Year 2		Year 3		Year 4		Year 5							Cumulative	
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						Goal	Actual
01	Acquisition of Real Property 570.201(a)	5	0	5	1	1	1	1	1	1	1	1	5	1	20%	H	1E+06	Y	H		
02	Disposition 570.201(b)	0	0	0									0	0	###						
03	Public Facilities and Improvements (General) 570.201(c)	0	20	-20	1	1							1	1	100%	M	20000	Y	C		
03A	Senior Centers 570.201(c)	0	0	0									0	0	###						
03B	Handicapped Centers 570.201(c)	0	0	0									0	0	###						
03C	Homeless Facilities (not operating costs) 570.201(c)	0	14	-14									0	0	###						
03D	Youth Centers 570.201(c)	0	1	-1									0	0	###						
03E	Neighborhood Facilities 570.201(c)	0	1	-1									0	0	###						
03F	Parks, Recreational Facilities 570.201(c)	11	0	11	3	1	2	2	2	2	2	11	1	9%	M	2E+05	Y	C			
03G	Parking Facilities 570.201(c)	1	0	1	1	1						1	1	100%	M	97344	Y	C			
03H	Solid Waste Disposal Improvements 570.201(c)	0	0	0									0	0	###						
03I	Flood Drain Improvements 570.201(c)	0	0	0									0	0	###						
03J	Water/Sewer Improvements 570.201(c)	0	4	-4									0	0	###						
03K	Street Improvements 570.201(c)	0	14	-14									0	0	###						
03L	Sidewalks 570.201(c)	15	0	15	9	9	5					14	9	64%	H	57000	Y	C			
03M	Child Care Centers 570.201(c)	0	0	0									0	0	###						
03N	Tree Planting 570.201(c)	0	0	0									0	0	###						
03O	Fire Stations/Equipment 570.201(c)	0	4	-4									0	0	###						
03P	Health Facilities 570.201(c)	0	3	-3									0	0	###						
03Q	Abused and Neglected Children Facilities 570.201(c)	0	0	0									0	0	###						
03R	Asbestos Removal 570.201(c)	0	0	0									0	0	###						
03S	Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0									0	0	###						
03T	Operating Costs of Homeless/AIDS Patients Programs	1	0	1	0	0	0	1	0	0	0	1	0	0%	H	1E+05	Y	C			
04	Clearance and Demolition 570.201(d)	0	0	0									0	0	###						
04A	Clean-up of Contaminated Sites 570.201(d)	0	0	0									0	0	###						
05	Public Services (General) 570.201(e)	0	0	0									0	0	###						
05A	Senior Services 570.201(e)	0	0	0									0	0	###						
05B	Handicapped Services 570.201(e)	0	0	0									0	0	###						
05C	Legal Services 570.201(e)	0	0	0									0	0	###						
05D	Youth Services 570.201(e)	0	0	0									0	0	###						
05E	Transportation Services 570.201(e)	0	0	0									0	0	###						
05F	Substance Abuse Services 570.201(e)	0	0	0									0	0	###						
05G	Battered and Abused Spouses 570.201(e)	0	0	0									0	0	###						
05H	Employment Training 570.201(e)	0	0	0									0	0	###						
05I	Crime Awareness 570.201(e)	0	0	0									0	0	###						
05J	Fair Housing Activities (if CDBG, then subject to 570.201(e))	0	0	0									0	0	###						
05K	Tenant/Landlord Counseling 570.201(e)	0	0	0									0	0	###						
05L	Child Care Services 570.201(e)	0	0	0									0	0	###						
05M	Health Services 570.201(e)	0	0	0									0	0	###						
05N	Abused and Neglected Children 570.201(e)	0	0	0									0	0	###						
05O	Mental Health Services 570.201(e)	0	0	0									0	0	###						
05P	Screening for Lead-Based Paint/Lead Hazards Poison 570.201	0	0	0									0	0	###						
05Q	Subsistence Payments 570.204	0	0	0									0	0	###						
05R	Homeownership Assistance (not direct) 570.204	0	124	-124									0	0	###						
05S	Rental Housing Subsidies (if HOME, not part of 5% 570.204)	0	0	0									0	0	###						
05T	Security Deposits (if HOME, not part of 5% Admin c)	0	0	0									0	0	###						
06	Interim Assistance 570.201(f)	0	0	0									0	0	###						
07	Urban Renewal Completion 570.201(h)	0	0	0									0	0	###						
08	Relocation 570.201(i)	0	0	0									0	0	###						
09	Loss of Rental Income 570.201(j)	0	0	0									0	0	###						
10	Removal of Architectural Barriers 570.201(k)	75	0	75	15	15	15	15	15	15	15	75	15	20%	H	2E+05	Y	C			
11	Privately Owned Utilities 570.201(l)	0	0	0									0	0	###						
12	Construction of Housing 570.201(m)	80	2	78	70	0	10					80	0	0%	H	4E+06	Y	H			
13	Direct Homeownership Assistance 570.201(n)	75	0	75	20	9	31	8	8	8	8	75	9	12%	H	4E+06	Y	H			
14A	Rehab: Single-Unit Residential 570.202	3145	0	3145	629	751	629	629	629	629	629	3145	751	24%	H	2E+06	Y	C,H			
14B	Rehab: Multi-Unit Residential 570.202	0	4	-4								0	0	###							
14C	Public Housing Modernization 570.202	0	0	0								0	0	###							
14D	Rehab: Other Publicly-Owned Residential Buildings 570.202	0	0	0								0	0	###							
14E	Rehab: Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0								0	0	###							
14F	Energy Efficiency Improvements 570.202	0	0	0								0	0	###							
14G	Acquisition - for Rehabilitation 570.202	0	3	-3								0	0	###							
14H	Rehabilitation Administration 570.202	0	31	-31								0	0	###							
14I	Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0								0	0	###							
15	Code Enforcement 570.202(c)	600	0	600	120	190	120	120	120	120	120	600	190	32%	H	2E+05	Y	C			

Exhibit "O" – Housing Needs Table

CPMP Version 1.3		Grantee:		3-5 Year Quantities												Households with a Disabled Member	Disproportionate Racial/Ethnic Needs?	# of Households in lead-Hazard Housing	Total Low Income #/V/AIDS Population					
Housing Needs Table		Only complete blue sections. Do NOT type in sections other than blue.		Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year						% of Goal	Priority Need?	Plan AL Fund?	Fund Source	% HSHLD
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems		Current % of Households	Current Number of Households	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual							
Household Income <=30% MFI	Elderly	NUMBER OF HOUSEHOLDS	100%	383													0				100%	15	N	17071
		Any housing problems	72.8	279													0	#DIV/0!						
		Cost Burden > 30%	67.6	258	60	0											0	#DIV/0!	H	Y	H			
	Small Related	NUMBER OF HOUSEHOLDS	100%	819													0							
		With Any Housing Problems	88.4	724													0	#DIV/0!						
		Cost Burden > 30%	83.5	684	2	0	2										0	#DIV/0!	H	Y	H			
	Large Related	NUMBER OF HOUSEHOLDS	100%	465													0							
		With Any Housing Problems	95.7	445													0	#DIV/0!						
		Cost Burden > 30%	87.1	405													0	#DIV/0!						
	All other household	NUMBER OF HOUSEHOLDS	100%	439													0							
		With Any Housing Problems	78.4	344													0	#DIV/0!						
		Cost Burden > 30%	78.4	344													0	#DIV/0!						
Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	384												0								
		With Any Housing Problems	71.6	275												0	#DIV/0!							
		Cost Burden > 30%	71.6	275	4	2	4	4	4	4	4	4	4	4	4	4	4	2	#DIV/0!	H	Y	C		
	Small Related	NUMBER OF HOUSEHOLDS	100%	205													0							
		With Any Housing Problems	73.2	150	80	84	80	80	80	80	80	80	80	80	80	84	84	84	#DIV/0!	M	Y	C		
		Cost Burden > 30%	73.2	150													0	#DIV/0!						
	Large Related	NUMBER OF HOUSEHOLDS	100%	103													0							
		With Any Housing Problems	100	103													0	#DIV/0!						
		Cost Burden > 30%	90.8	93													0	#DIV/0!						
	All other household	NUMBER OF HOUSEHOLDS	100%	134													0							
		With Any Housing Problems	77.6	104													0	#DIV/0!						
		Cost Burden > 30%	77.6	104	4	4	4	4	4	4	4	4	4	4	4	4	4	4	#DIV/0!	H	Y	C		
Household Income >30 to <=50% MFI	Elderly	NUMBER OF HOUSEHOLDS	100%	373												0					100%			
		With Any Housing Problems	75.9	283													0	#DIV/0!						
		Cost Burden > 30%	74.8	279													0	#DIV/0!						
	Small Related	NUMBER OF HOUSEHOLDS	100%	870													0							
		With Any Housing Problems	89.1	775													0	#DIV/0!						
		Cost Burden > 30%	81	705													0	#DIV/0!						
	Large Related	NUMBER OF HOUSEHOLDS	100%	493													0							
		With Any Housing Problems	94	463													0	#DIV/0!						
		Cost Burden > 30%	58.9	294													0	#DIV/0!						
	All other household	NUMBER OF HOUSEHOLDS	100%	314													0							
		With Any Housing Problems	84.1	264													0	#DIV/0!						
		Cost Burden > 30%	84.1	264													0	#DIV/0!						
Owner Related	Elderly	NUMBER OF HOUSEHOLDS	100%	694												0								
		With Any Housing Problems	54.6	330													0	#DIV/0!						
		Cost Burden > 30%	53	320	6	8	6	6	6	6	6	6	6	6	6	6	6	8	#DIV/0!	H	Y	C		
	Small Related	NUMBER OF HOUSEHOLDS	100%	240													0							
		With Any Housing Problems	81.3	195	70	76	75	75	75	75	75	75	75	75	75	76	76	76	#DIV/0!	H	Y	C		
		Cost Burden > 30%	81.3	195	7	6	7	7	7	7	7	7	7	7	7	7	7	7	4	#DIV/0!	H	Y	H	
	All other household	NUMBER OF HOUSEHOLDS	100%	163													0							
		With Any Housing Problems	100	163													0	#DIV/0!						

**City of Visalia
Agenda Item Transmittal**

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Public Safety Communication Services

Deadline for Action: N/A

Submitting Department: Information Services / Police Department

Contact Name and Phone Number: Bob Carden, Chief of Police
Ext. 4215; Eric Frost, Administrative Services Director Ext. 4474

Department Recommendation: The Information Services Department and the Visalia Police Department recommend that the City move forward with the Public Safety Master Plan as presented to City Council on June 12, 2006 to include:

- Begin the planning process for the construction of a new Public Safety Headquarters / 911 Center.
- Explore the potential for providing contracted dispatch services and establish a "User's Group" for those entities interested in forming a partnership.
- Identify Public Safety Systems, Inc (PSSI) as the vendor for the upgrade of Dispatch and MDT software.

Summary / Background: Last year, the County of Tulare completed a study funded by a \$40,000 FEMA Grant to evaluate the feasibility of consolidating Public Safety Answering Points (PSAP's) in Tulare County. This report, conducted by GeoComm Inc., while answering a number of questions related to a future consolidation, left a number of questions unanswered. As a result, staff was directed by City Council to approach GeoComm to seek answers to the questions identified in the staff report. Also, staff was directed to gauge the level of interest of other cities in forming a consolidated dispatch and address the question of "governance" should a consolidation or partnership seem probable.

Since that meeting, staff members have contacted representatives of GeoComm and have discussed some of the items that were identified during the November 6th presentation. Staff understands, after speaking with GeoComm representatives, that the study provided to Tulare County was defined as a "feasibility study", and the questions that we were presenting to GeoComm would normally be addressed through an "implementation study". To clarify the matter further, GeoComm recommended that an "implementation study", which is a much more extensive and in-depth report, would be the next logical step in addressing

For action by:

City Council
 Redev. Agency Bd.
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For placement on which agenda:

Work Session
 Closed Session

Regular Session:

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Est. Time (Min.): _____

Review:

Dept. Head _____
(Initials & date required)

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

City Mgr _____
(Initials Required)

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our questions. They added that the cost of this type of study, to address a project the scope of a county wide consolidation, while only a rough estimate, would probably be \$200,000 or more. They estimated the time to complete a county wide “implementation study” would be approximately 18 months.

GeoComm suggested that if there were an interest in further pursuing a consolidation, it would be their recommendation that a steering committee to oversee the project be set up prior to initiating an “implementation study”. GeoComm would consider facilitating such a meeting on a contractual basis for an additional cost.

On January 10th, City staff met with Mr. Ray Bullick, Program Manager with Tulare County Emergency Services, and Juliet Webb, an Administrative Specialist with the County Administrators Office. The purpose of this meeting, requested by the County of Tulare, was to discuss further the potential for dispatch consolidation. From this meeting, it seemed apparent that if cities in Tulare County elected to invest in a dispatch consolidation, that a number of issues would need to be resolved. Key among these issues are:

1. Determining what level of participation in the consolidation could be expected.
2. Defining acceptable levels of service provided to member agencies of a consolidated dispatch center.
3. Identifying an ongoing method for financially supporting the infrastructure of a project of this magnitude.
4. Determining a formula for governance or oversight of the communications center.
5. The acquisition of land and subsequent construction of a building to house a communications center.

In their study, GeoComm went into little detail about the cost of construction and land acquisition. Therefore, this remains a major cost issue that would require resolution before any consolidation could take place.

Determining “what level of participation could be expected in a consolidation effort” is still not clearly resolved. With the exception of the FEMA grant funds, which were expended to complete the “feasibility study”, neither the County nor other cities within the county have expressed a heightened desire to commit funds to further evaluate the potential for consolidation. In fact, it has become apparent that not all cities in the county are going to have interest in participating and sharing costs in a consolidated dispatch center. Recently, the City of Tulare has expressed that at this time they have no interest in pursuing further the idea of consolidation, and an informal survey of Police Chief’s in other county communities provides a mixed result. Without a solid commitment from other cities to participate and share expenses, the costs associated with pursuing a consolidation will increase, as will the shared costs of operating a consolidated dispatch center, should a JPA be formed. Shared cost allocations for major projects such as building construction, computer hardware and software could be significantly higher.

Another key issue, “determining acceptable levels of service”, is a critical component of any communications center. For a partnership to be effective, agencies utilizing the dispatching service would want to have a level of comfort with a “defined level of service” that would be acceptable to their constituents. Approaches to “police service” vary widely, depending on service demand and available staff. This can become problematic if not addressed at the outset, especially for smaller agencies who may not receive the “locally personalized” service to which they are accustomed. Issues such as these can

usually be overcome by forming a “users group” and creating a system in which user agencies have a significant voice in developing service standards.

The issue of addressing “on-going costs” associated with the upkeep of communication equipment and identifying an “on-going” funding mechanism is of vital importance to any consolidated effort. The cost of ensuring that Computer Aided Dispatch (CAD), Records Management Systems, and Field Reporting Programs are up-to-date is a critical component of a consolidated dispatch center. By developing a partnership for services, it may be possible to reduce some ongoing costs. A well defined formula for “user fees” would need to be identified and accepted by all participating entities. There are a number of methods that can be used to address cost sharing and these methods could be addressed should a more “in-depth” study be conducted. As mentioned earlier, any cost benefit is directly tied into the number of entities willing to participate in the JPA.

As mentioned previously, there has been little detail provided regarding land acquisition and the cost of construction for a consolidated dispatch center, however it can be anticipated that cost would be significant. As Council is aware, included in Measure “T” are plans and funding to construct a new “state of the art” Public Safety Headquarters/911 Center in Visalia, with the intent of improving fire and police services in our community. This funding, already approved by voters, may subsequently provide the opportunity for the City of Visalia to design a center that would be capable of providing dispatch services to other government public safety entities. It seems plausible, that with proper planning, Visalia could have a Communications Center designed that would allow the Visalia Police Department to provide contractual “dispatching services” while at the same time, ensuring that contracted entities maintain control over their communication (radio) infrastructure. Staff believes that Visalia should move forward with the Public Safety Master Plan and begin the planning process that will lead to the construction of a new Public Safety Headquarters/911 Center. In the interim, staff can continue to work with other cities and the county to explore future partnering options for communication services.

Selection of Computer Aided Dispatch/Records Management System:

As Council may recall, Staff recommended awarding a consulting services contract to DELTAWRX Management Consultants for an evaluation of Computer Aided Dispatch / Records Management Systems. Within the Master Plan was a recommendation to upgrade the City’s existing computer-aided dispatch (CAD) system and mobile data or computer systems (MDT’s) with the latest software offering from Public Safety Systems, Inc. (PSSI). It was suggested that Visalia also look at the computer aided dispatch system and records management system used by Tulare County. The software system used by Tulare County is designed and offered by Application Data Systems, Inc (ADSi). The evaluation was intended to evaluate both systems through an independent and objective analysis and assess the vendor’s (ADSi and PSSI) ability to implement the systems. Additionally, the evaluation was to determine one-time implementation costs, on-going costs (software maintenance, hardware requirements, etc.) and operational costs (training, reporting writing, support staff, etc.)

Recently, the City was notified that Application Data Systems, Inc. had made a decision to not participate in the evaluation process. Because of that decision, Staff is recommending that the City move forward to implement the Public Safety Master Plan as proposed, with Public Safety Systems, Inc. as the City’s software vendor for Police and Fire Computer Aided Dispatch and Records Management. Monies for the project have already been budgeted but were frozen until a CAD provider was determined.

Conclusion: Staff agrees that developing efficient and improved service delivery is important. With solid support from participating cities, which would include a commitment of funds, a properly planned consolidation of public safety communication services could succeed. GeoComm suggested that if this type of project were to move forward, an “implementation study” would need to be completed. They

estimated the time to complete such a study is approximately 18 months and the cost could exceed \$200,000. At this time, there does not seem to be a consensus to move forward or commit funds to a project of this magnitude. The software and hardware needs for public safety communications in Visalia have been well documented in the Public Safety Master Plan and there is a sense of immediacy. Staff believes that the City of Visalia needs to move forward with needed communication / records management software upgrades and the planning process to construct a new Public Safety Headquarters / 911 Center. Staff is recommending that the City of Visalia continue with the implementation of the Public Safety Master Plan as presented to Council on June 12, 2006.

Prior Council/Board Actions:

Committee/Commission Review and Actions:

Alternatives:

Attachments:

Recommended Motion (and Alternative Motions if expected):

I move that City staff move forward with the implementation of the Public Safety Master Plan as presented on June 12, 2006, to include an upgrade of the City's existing Computer-Aided Dispatch (CAD), mobile data and records management systems with the latest software offerings from Public Safety Systems, Inc (PSSI) and also begin the planning process to construct a new Public Safety Headquarters / 911 Center.

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

City of Visalia Agenda Item Transmittal

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Authorize the City Manager to execute the Memorandum of Understanding for Police Managers and Supervisors Association (City of Visalia Employee Bargaining Unit Group A) for the period March 31, 2007 through June 30, 2009.

Deadline for Action: April 16, 2007

Submitting Department: Administrative Services

Contact Name and Phone Number: Janice Avila, Human Resources Manager, 713-4417 and Eric Frost, Administrative Services Director, 713-4474.

Department Recommendation:

That the Visalia City Council authorize the City Manager to execute the Memorandum of Understanding between the City of Visalia and employee bargaining unit Group A (Police Managers and Supervisors Association) for the period March 31, 2007 through June 30, 2009.

Summary/background:

In early March, 2007, the City's negotiations team and Group A representatives began the negotiations process for the MOU that was set to expire on June 30, 2007. On March 29, the City and Group A came to a tentative agreement and City staff presented the following elements to Council for consideration and authorization, at the April 2, 2007, closed session. These items are reflected in the attached MOU.

- **Term of Contract:** Two years
- **Contract Date:** March 31, 2007 through June 30, 2009
- **Salary:**
 - First year, effective with the pay period beginning March 31, 2007:
 - 4% or Group B increase, whichever is greater.
 - Second year, effective with pay period including July 1, 2008.
 - 4%, or California CPI, or Group B increase, whichever is greater.Maintain current salary spreads between Police Officer, Agent, Sgt, Lt classifications

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

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Est. Time (Min.): 5

Review:

Dept. Head _____
(Initials & date required)

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

City Mgr _____
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- **Health Benefits:**
 - Share increases in future health plan costs (if any) - 50% City and 50% Employee, over current cost. In no case will the cost sharing be more than what Group B (Police Officers and Police Agents) agrees to pay. The employee portion of health cost increases may be paid via changes in health plan, as confirmed by the plan's actuary, if all represented groups agree to the changes. If agreed to by all bargaining groups via MOU, a supermajority (all but one bargaining group & management) may implement changes in the health plan without complete consensus.
 - Participation in a Health Benefits Committee

- **Other Benefits:**
 - Continue the Sick Leave program implemented in December 2004.
 - Any changes in Group B benefits will apply to Group A benefits.

- **Long Term Disability:**
 - Current premium paid by City will be converted to salary. Group A salaries shall be increased by 0.52%, the premium amount currently paid by the City. Employees will begin paying their own LTD premium, as soon as operationally feasible.

- **Section 125:**
 - All (employee and dependent) health premiums shall be taken on a pre-tax basis unless opted out by written notification by the employee during open enrollment period.

- **PERS:**
 - Inclusion of the optional in-service death benefit (Pre-retirement Optional Settlement 2 Death Benefit, section 21548) which provides the surviving spouse the same retirement benefit as if the employee had retired at the time of death. The benefit would be added, if agreed to by Group B, and made effective as soon as allowed by PERS.

Prior Council/Board Actions: April 2, 2007, closed session item, approving staff's recommendation.

Committee/Commission Review and Actions:

Alternatives:

Attachments: Group A Memorandum of Understanding, March 31, 2007 through June 30, 2009.

Recommended Motion (and Alternative Motions if expected):

I move authorization for the City Manager to execute a two-year memorandum of understanding by and between the City of Visalia and the Police Managers and Supervisors Association (Bargaining Group A) for the period of March 31, 2007 to June 30, 2009.

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

City of Visalia Agenda Item Transmittal

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording:

Introduction of Ordinance No. 2007-___ authorizing the lease of three parcels of property at the Visalia Municipal Airport and authorizing the City Manager to execute a new agreement with Dennis Lipson for the continued operation of the Federal Express Facility.

Deadline for Action: None

Submitting Department: Administrative Services

Contact Name and Phone Number:

Mario Cifuentez, Airport Manager: 713-4480

Department Recommendation:

City staff recommends that Council adopt ordinance No. 2007-___ and authorize the City Manager to execute an agreement with Dennis Lipson who has a long term contract with Federal Express for an operation at the Visalia Airport.

Summary/background:

Federal Express began operation at the Airport in 1987. The company has a long standing relationship with Dennis Lipson, the agent that brought them to Visalia, and desire to continue to work with him for their facility needs.

This lease agreement is a Standard Airport Facilities Agreement containing the same terms and conditions as all other agreements executed since 1995. The agreement has a five (5) year term, with one five year option. The initial lease rate will be \$1,912.00 per month, adjusted annually based on the California Consumer Price Index. This lease rate is based on a rate of \$.20 per square foot and represents an increase of 18% over our current facility lease rate. Staff consulted with a commercial broker and the rate is consistent with rates for warehouse properties on the market. This new lease agreement will provide an additional \$6,800 per year in revenue to the airport operating fund in the first year.

If the Federal Express operation continues to grow, their current location will not provide adequate enough space. By executing this Agreement, the City maintains the tenancy of the largest cargo operation, in terms of volume, at the Visalia Airport, while allowing the airport to explore the feasibility of alternate sites. Ultimately, the goal is to co-locate all of the cargo operations in one area, most likely on the West Side of the airport. The airport has three cargo

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(Initials & date required)

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City Atty _____
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City Mgr _____
(Initials Required)

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operations consisting of Federal Express, UPS and DHL Express, with FedEx being larger, in total volume, than the two other operations combined.

Prior Council/Board Actions:

October 7, 1996 – Council adopted Ordinance 9626 authorizing the Execution of Option and Amendment to Lease Agreement for three parcels of property at the Visalia Municipal Airport to Dennis Lipson.

Committee/Commission Review and Actions: The Airport Committee concurs with staff's recommendations and recommends execution of this lease.

Alternatives: Choose not to adopt the ordinance lose the Federal Express operation.

Attachments:

1. Lease Agreement
2. Proposed Ordinance
3. Aerial of Property Location

Recommended Motion (and Alternative Motions if expected): I move to: Adopt Ordinance No. 2007-__ and authorize the City Manager to execute the new agreement with Dennis Lipson for the continued operation of the Federal Express Facility.

Environmental Assessment Status

CEQA Review: N/A

NEPA Review: N/A

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Execution of the referenced Agreement after Ordinance Process
Coordinate billing with Finance

ORDINANCE NO. 2007-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VISALIA

AUTHORIZING THE CITY MANAGER TO EXECUTE A NEW LEASE AGREEMENT WITH DENNIS LIPSON FOR THREE PARCELS AT THE VISALIA MUNICIPAL AIRPORT FOR THE CONTINUED OPERATION OF THE FEDERAL EXPRESS FACILITY

WHEREAS, the City of Visalia entered into an agreement with Dennis Lipson, a licensed real estate broker, on the 10th day of July 1987 and;

WHEREAS, Dennis Lipson, the lessee, desires to execute a new lease agreement effectively extending his tenancy for an additional ten (10) years; and

WHEREAS, Dennis Lipson has a long term contract with Federal Express for the operation of an air cargo facility and;

WHEREAS, Federal Express is the largest cargo operation at the Visalia Airport and;

WHEREAS, the premises is comprised of a total of three parcels more particularly and legally described as follows:

Parcel No. 1: Beginning at a point which is 630 feet South of the NW corner of the NE 1/4 of Section 32, R. 18, T. 24, M.D.B. &M., situated in the County of Tulare, State of California, thence due East 155 feet; thence due South 195 feet; thence due West 190 feet to a point 35' West of the westerly line of the NE 1/4 of Section 32, R. 18, T. 24; thence North 195 feet along a line parallel to said quarter section line; thence East 35' to the point of beginning.

Parcel No. 2: Beginning at a point which is 630 feet South and 35' due West of the NW corner of the NE 1/4 of Section 32, R. 18, T.24, M.D.B. & M, situated in the County of Tulare, State of California, which is also known as the NW corner of the above described existing parcel No. 1, thence South 195 feet along the W'ly line of said parcel No. 1, thence due West 177.35 feet to a point that is parallel and 5' East of a "V" gutter, thence North 195 feet parallel to said "V" gutter, thence due East 177.35 feet to the point of beginning.

Parcel No. 3: Beginning at a point which is 630 feet South along the quarter section line of the NW corner of the NE 1/4 of Section 32, R. 18, T. 24, M.D.B. & M. situated in the County of Tulare, State of California; Thence East 155 feet to the NE corner of Parcel No. 1; Thence South 30.80 feet to be the True Point of Beginning; Thence South 260.15 feet along the East line of Parcel No. 1 to the SW corner of said Parcel No.3; Thence North 84 57'57" East a distance of 91.31 feet to a point on a non-tangent curve with a Radius of 48.31 feet concave to the South East, with a Radial bearing of South 61 26'23" East through said point; Thence North and East along said curve, 78.92 feet having a central angle of 93 35'40"; Thence North 37 22'39" East a distance of 11.59 feet; Thence North 28 47'13" West a distance of 256.65; Thence West a distance 42.48 feet to the true Point of Beginning.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VISALIA:

Section 1. The City Manager of the City of Visalia be, and is hereby authorized to execute on behalf of the City of Visalia, that certain Lease Agreement by and between the City of Visalia as Lessor and Dennis Lipson as Lessee, dated as of April 1, 2007 is hereby approved and the City Manager of the City of Visalia is hereby authorized to execute the same on behalf of the City of Visalia.

Section 2. This ordinance shall go into effect thirty (30) days after its passage.



**City of Visalia
Agenda Item Transmittal**

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Appointment of Mary Wheeler to the Transit Advisory Committee.

Deadline for Action: April 16, 2007

Submitting Department: Administration Department – Transit Division

Contact Name and Phone Number: Monty Cox, X4591

Department Recommendation

It is recommended that Mary Wheeler be appointed to the Transit Advisory Committee for a three year term.

Summary/Background

The Transit Advisory Committee currently has 1 vacancy. Applicants were recruited from various organizations in addition to the general public. An interview process was held by the Transit Advisory Committee on March 7 to review the applications that were received. During this process, the committee felt Mary Wheeler had skills, experience and interest that the committee requires, especially in her role as a disabled advocate. The committee recommend Mary Wheeler be appointed. The Citizens Advisory Committee (CAC) reviewed and approved this recommendation on April 4. The recommendation is now being forwarded to the City Council for approval and appointment.

Prior Council/Board Actions:

Committee/Commission Review and Actions:

Alternatives: A new recruitment be undertaken.

Attachments: Application for Mary Wheeler.

For action by:

- City Council
- Redev. Agency Bd.
- Cap. Impr. Corp.
- VPFA

For placement on which agenda:

- Work Session
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Review:

Dept. Head _____
(Initials & date required)

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

City Mgr _____
(Initials Required)

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Recommended Motion (and Alternative Motions if expected):

I move to appoint Mary Wheeler to the Transit Advisory Committee.

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

City of Visalia Agenda Item Transmittal

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: City Council Authorization to Send Letters of Support for SB 59 (Cogdill) RELIABLE WATER SUPPLY BOND ACT OF 2008

Deadline for Action:

April 16, 2007

Submitting Department:

Contact Name and Phone Number: Carol L. Cairns, Assistant City Manager 713-4324

Department Recommendation: Staff recommends that City Council support SB 59 (Cogdill) RELIABLE WATER SUPPLY BOND ACT OF 2008.

Summary/background: SB 59 (Cogdill) would enact the RELIABLE WATER SUPPLY BOND ACT OF 2008 which, if approved by the voters during a statewide election in 2008 and would authorize the issuance of \$3.95 billion in General Obligation bonds to finance a water supply program. Locally, the Temperance Flat Reservoir is a cited project. Additionally, SB 59 would authorize the sale of \$2 billion in Revenue Bonds once 75% of the developed water has been contracted for.

California's water system is in great need of improvements. California's population is expected to grow by more than 600,000 each year; by 2020, California's population is expected to increase from 42 million to 48 million.

Recent studies project that California will lose 25% of its snowpack by 2050. These anticipated changes in hydrology necessitate greater storage capacity for dry years, as well as increased flood protection for wet years. The Department of Water Resources' projections indicate California's average annual water demand will increase by between 1.7 and 6 million acre-feet by 2030.

To accommodate the growth in California as well as these anticipated hydrological changes, California must be prepared to manage its water in a comprehensive, efficient manner. There are many impediments to doing so, including a tangible shortage of facilities, the lack of effective conveyance, and the problems in the Delta.

For action by:

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Californian's approved of \$42.6 billion in Infrastructure Bonds in November 2006. These bond funds did not include funding for the creation of additional water storage.

The RELIABLE WATER SUPPLY BOND ACT OF 2008 will build upon the success of the 2006 Infrastructure Bonds and will supply the funding necessary to improve California's aging and insufficient water infrastructure.

Principal Coauthor of SB 59: Senator Ackerman. Coauthors: Senators Cox, Denham & Runner; Assemblymembers Aghazarian, Arambula, Benoit, Berryhill, Fuller, Galiani, Houston, La Malfa, **Maze, & Parra**.

Prior Council/Board Actions:

Council Supported SB 902 (Denham) The Upper San Joaquin River Storage and San Joaquin River Restoration Bond Act of 2006

Committee/Commission Review and Actions:

Alternatives:

Do not support SB 59

Attachments:

Recommended Motion (and Alternative Motions if expected): I move Council authorize staff to send letters of support to the appropriate parties supporting SB 59 (Cogdill) RELIABLE WATER SUPPLY BOND ACT OF 2008.

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

**City of Visalia
Agenda Item Transmittal**

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Authorization to bid the following projects without the requirement of the payment of the established State and Federal Prevailing Wages pursuant to Resolution No. 83-02.

1. Ferguson / Babcock Park (Project No. 1211-0000-720000-9743)
2. Linwood / Prospect Park (Project No. 1211-0000-720000-0-9598)
3. County Center Dr. / Dans Ln (Project No.1211-0000-720000-0-9579)
4. McAuliff / Tulare Ave Park & Basin (Project No. 3011-0000-720000-0-9386)
5. Rd 148 / St Johns Parkway Park & Basin (3011-0000-720000-0-9529)
6. Mill Creek Garden Park Playground (Project No. 1711-0000-720000-0-9936)
7. Plaza Park Irrigation Renovation (Project No. 0011-0000-720000-0-9754)

Deadline for Action: N/A

Submitting Department: Park and Recreation Department

Contact Name and Phone Number: Don Stone, 713-4397

For action by:

- City Council
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Department Recommendation: Staff recommends that authorization be given to advertise the above referenced park projects, including all future phases, without the requirement for the payment of established State and Federal Prevailing Wage Rates. Staff has determined that these projects are of local concern and, pursuant to Resolution 83-02; a prevailing wage rate will not be specified for this project. Council is empowered to authorize the construction of capital improvement projects without the requirement of paying prevailing wage if only locally generated funds are used to pay for the project. In this case, the City will use locally generated park and storm impact fees, Northeast District, and General Fund to finance the project.

Staff is in the process of selecting design consultants for the projects. A recommendation will be forth coming to the Council at the May 7th meeting.

Project Summary:

Project	Area	Description	Design	Construction
1. Ferguson / Babcock Park	6 acres +/-	Neighborhood park and storm basin.	Schematic design- Fall 2007	Phased construction as residential development occurs
2. Linwood / Prospect Park	4.5 acres	Neighborhood park adjacent to Oak Grove School.	Spring 2007	Fall 2007
3. County Center Dr. / Dans Ln	6 acres +/-	Neighborhood park adjacent to Cottonwood Ck. School.	Sp. 2007	Fall 2007
4. McAuliff / Tulare Ave Park & Basin	7.5 acres	Neighborhood park & Storm Basin	Summer 2007	Spring 2008
5. Rd 148 / St Johns Parkway Park & Basin	6.5 acres	Neighborhood park / storm basin	Schematic design- Fall 2007	Phased construction as residential development occurs
6. Mill Creek Garden Park Playground	N/A	Addition of playground to neighborhood park	Summer 2007	Spring 2008
7. Plaza Park Irrigation Renovation	N/A	Replace 35 year old irrigation system	Sp. 2007	Fall 2007

Prior Council/Board Actions:

Committee/Commission Review and Actions:

Alternatives:

Attachments:

8. **Recommended Motion (and Alternative Motions if expected):** Move to authorize the bidding of the following projects without the requirement of payment of the established State and Federal Prevailing Wages pursuant to Resolution No. 83-02. Project No's. 1211-0000-720000-9743 ; 1211-0000-720000-0-9598 ; 1211-0000-720000-0-9579 ; 3011-0000-720000-0-9386 ; 3011-0000-720000-0-9529 ; 1711-0000-720000-0-9936 ; 0011-0000-720000-0-9754

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

City of Visalia Agenda Item Transmittal

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Authorize the Recordation of the Final Map for Park Place 4, located north of Caldwell Avenue, between Pinkham Street and Lovers Lane (16 lots) and the Annexation of Park Place Unit 4 into Landscape and Lighting District No. 04-04, Park Place/Crossroads (Resolution Nos. 2007-____ and 2007-____ required). APN: 126-840-028, 128-850-028

Deadline for Action:

Submitting Department: Public Works Department

Contact Name and Phone Number:

Andrew Benelli 713-4340
Steven Son 713-4259

Department Recommendation and Summary:

Final Map

Staff recommends that City Council approve the recordation of the final map for Park Place 4 containing 16 lots. At this time all major improvements have been completed by Centex Homes. The only item that has not been completed by Centex is the pedestrian path and landscaping that is planned between lots 6 and 7. In lieu completing these improvements, the City has accepted a cash deposit in the amount of \$17,257.50, which is 150% of the construction estimate for the improvements. The pedestrian path and landscaping improvements will be completed with the apartment construction in the near future.

The Faithful Performance Bond covers the cost of constructing the public improvements noted in the subdivision agreement and the Labor and Material Bond covers the salaries and benefits as well as the materials supplied to install the required public improvements. As required by the Subdivision Ordinance, the Faithful Performance Bond covers 100% of the cost of the public improvements. The Labor and Material Bond is valued at 50% of the Faithful Performance Bond. A Maintenance Bond valued at 10% of the cost of the public improvements will be required prior to recording the Notice of Completion. The Maintenance Bond is held for one year after the recording and acts as a warranty for the public improvements installed per the subdivision agreement. The cash payment covers Development Impact Fees such as storm water acquisition, waterways, sewer front foot fees and any outstanding plan check and inspection fees. The plan check and inspection fees are estimated at the beginning of the final

For action by:

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Est. Time (Min.): 1 Min.

Review:

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(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

map process and are not confirmed until the subdivision agreement is finalized. Differences are due in cash at the time of City Council approval of the final map.

Landscape & Lighting

Staff recommends that the City Council: adopt Resolution No. 2007-____ Initiating Proceedings for Annexation to Assessment District No. 04-04, Park Place/Crossroads; adopt the Engineer's Report as submitted; and adopt Resolution No. 2007-_____ confirming the Engineer's Report, ordering the improvements and levying the annual assessments.

The City of Visalia has been allowing the developers of subdivisions to form assessment districts under the Landscape and Lighting Act of 1972, and now under Proposition 218, in lieu of using homeowners associations for the maintenance of common features such as landscaping, irrigation systems, street lights and trees on local streets. The maintenance of these improvements is a special benefit to the development and enhances the land values to the individual property owners in the district.

On October 24, 2004, City Council approved the formation of a Landscape and Lighting District for Park Place and Crossroads. This district included the assessor's parcel numbers for all phases of the Park Place Unit 1, Unit 2 and Crossroads subdivisions. When this landscape and lighting district was formed initially, additional phases would be added and the maintenance cost would be shared equally among all the property owners for all phases of Park Place and Crossroads.

The amount of assessment shown in the attached Engineer's Report was established in October 2004 when the district was formed. However, City staff recently circulated ballots for this entire district asking landowners to consider an increase to pay for maintenance of future small park, street tree maintenance and landscaping maintenance. The district has been operating in a deficit. The ballots were opened on November 20, 2006. The majority of the landowners voted to increase the annual assessment. This final map will be recorded prior to recording the results of the ballot so that future landowners in Park Place #4 will pay the annual assessment.

The Landscape and Lighting Act allows for the use of summary proceedings when all the affected property owners have given their written consent. This process waives the requirement for public hearing since the owners of this development have given their written consent to form this district.

Prior Council/Board Actions: The City has been allowing the use of the Landscape and Lighting Act of 1972 for maintaining common area features that are a special benefit and enhance the subdivision.

Committee/Commission Review and Actions: The tentative subdivision map for 2005-11 subdivision was approved by the Planning Commission on August 11, 2003. The tentative map will expire on August 11, 2006.

Alternatives: N/A

Attachments: Resolution Initiating Proceedings; Clerk's Certification; Resolution Ordering the Improvements; Exhibits "A", "B", "C", "D"

City Manager Recommendation:

Recommended Motions (and Alternative Motions if expected):

"I move to authorize the recordation of the Final Map for 2005-11 and I move to adopt Resolution No. 2007-_____ Initiating Proceedings for Annexation to Assessment District No. 04-04 "Park Place/Crossroads" and adopt Resolution No. 2007-_____ Ordering the Improvements for Assessment District No. 04-04 "Park Place/Crossroads."

Financial Impact

Funding Source:

Account Number: _____ (Call Finance for assistance)

Budget Recap:

Total Estimated cost: \$	New Revenue:	\$
Amount Budgeted: \$	Lost Revenue:	\$
New funding required:\$	New Personnel:	\$
Council Policy Change: Yes_____ No_____		

Copies of this report have been provided to:

Environmental Assessment Status

CEQA Review:

Required? Yes No

Review and Action: Prior:
Required:

NEPA Review:

Required? Yes No

Review and Action: Prior:
Required:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Review and Approval - As needed:

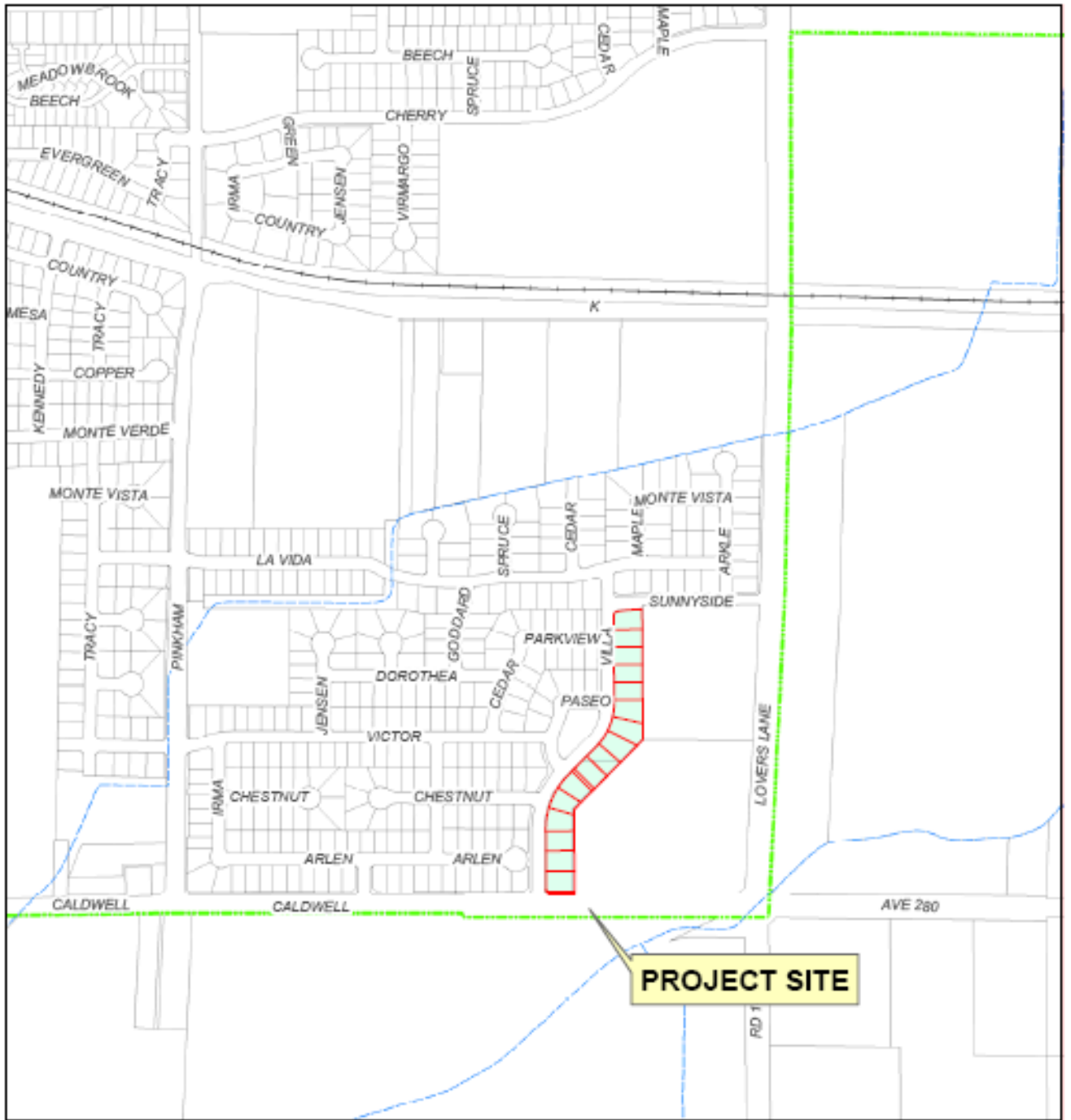
Department Head Review (Signature):

Risk Management Review (Signature):

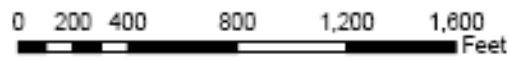
City Attorney Review (Signature):

Administrative Services Finance Review (Signature):

Others:



LOCATION MAP



RESOLUTION NO. 07-_____

RESOLUTION INITIATING PROCEEDINGS
FOR ANNEXATION TO
ASSESSMENT DISTRICT 04-04
PARK PLACE/CROSSROADS
(Pursuant to Landscape and Lighting Act of 1972)

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council proposes to annex to an assessment district pursuant to the Landscaping & Lighting act of 1972 (Section 22500 and following, Streets & Highways Code) for the purpose of the following improvements:

Maintenance of turf, shrub area, irrigation systems, trees, walls and any other applicable equipment or improvements.
2. The district, including the annexation, shall continue with the designation established with the initial formation, which is "Assessment District No. 04-04, City of Visalia, Tulare County, California" and shall include the land shown on the map designated "Assessment Diagram, Assessment District No. 04-04, City of Visalia, Tulare County, California", which is on file with the City Clerk and is hereby approved and known as "Park Place/Crossroads".
3. The City Engineer of the City of Visalia is hereby designated engineer for the purpose of these formation proceedings. The City Council hereby directs the Engineer to prepare and file with the City Clerk a report in accordance with Article 4 of Chapter 1 of the Landscape & Lighting Act of 1972.

PASSED AND ADOPTED:

CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 04-04
PARK PLACE/CROSSROADS
(Pursuant to Landscaping & Lighting Act of 1972)

TO THE COUNTY AUDITOR OF THE COUNTY OF TULARE:

I hereby certify that the attached document is a true copy of that certain Engineer's Report, including assessments and assessment diagram, for "Assessment District No. 04-04, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on the 16th day of April, 2007 by its Resolution No. 07-_____

This document is certified, and is filed with you, pursuant to Section 22641 of the Streets and Highways Code.

RESOLUTION NO. 07-_____

RESOLUTION ORDERING IMPROVEMENTS FOR
ASSESSMENT DISTRICT NO. 04-04
PARK PLACE/CROSSROADS
(Pursuant to the Landscape & Lighting Act of 1972)

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council adopted its Resolution Initiating Proceedings for Assessment District No. 04-04, City of Visalia, Tulare County, California, and directed the preparation and filing of the Engineer's Report on the proposed formation.
2. The Engineer for the proceedings has filed an Engineer's Report with the City Clerk.
3. Owners of all land within the boundaries of the proposed landscape and lighting district have filed their consent to the formation of the proposed district, and to the adoption of the Engineer's Report and the levy of the assessments stated therein.
4. The City Council hereby orders the improvements and the annexation to the assessment district described in the Resolution Initiating Proceedings and in the Engineer's Report.
5. The City Council hereby confirms the diagram and the assessment contained in the Engineer's Report and levies the assessment for the fiscal year 2007-08.
6. The City Council hereby forwards the following attachments to Tulare County Recorder's Office for recordation:
 - a. Clerk's Certification to County Auditor
 - b. Resolution Initiating Proceedings
 - c. Resolution Ordering Improvements
 - d. Engineer's Report:
 - Exhibit A - Assessment Diagram showing all parcels of real property within the Assessment District
 - Exhibit B - Landscape Location Diagram
 - Exhibit C - Tax Roll Assessment
 - Exhibit D - Engineer's Report

PASSED AND ADOPTED

Exhibit "A"

Assessment Diagram Assessment District No. 04-04 City of Visalia, Tulare County, California

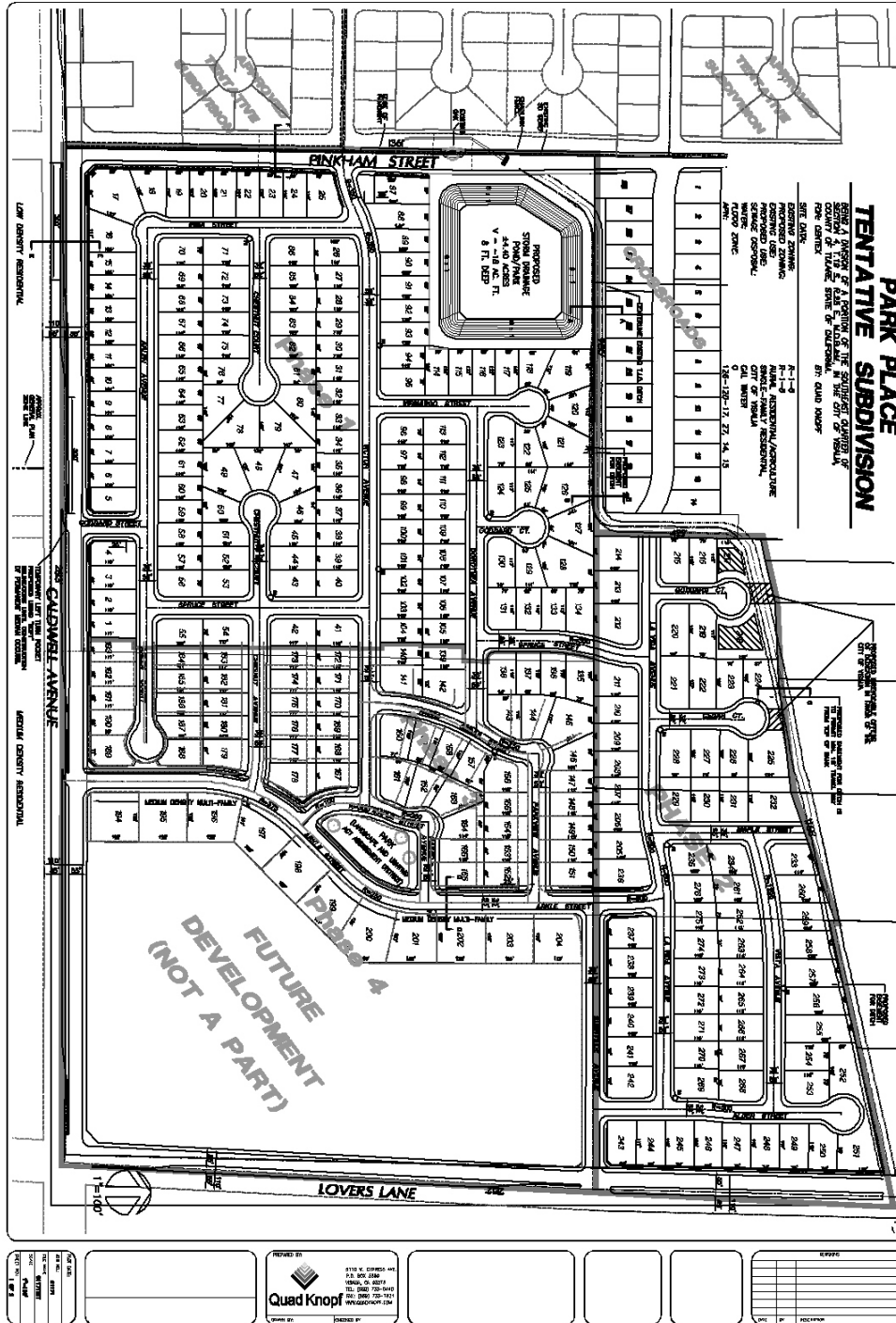


Exhibit "A"

Assessment Diagram
 Assessment District No. 04-04
 City of Visalia, Tulare County, California

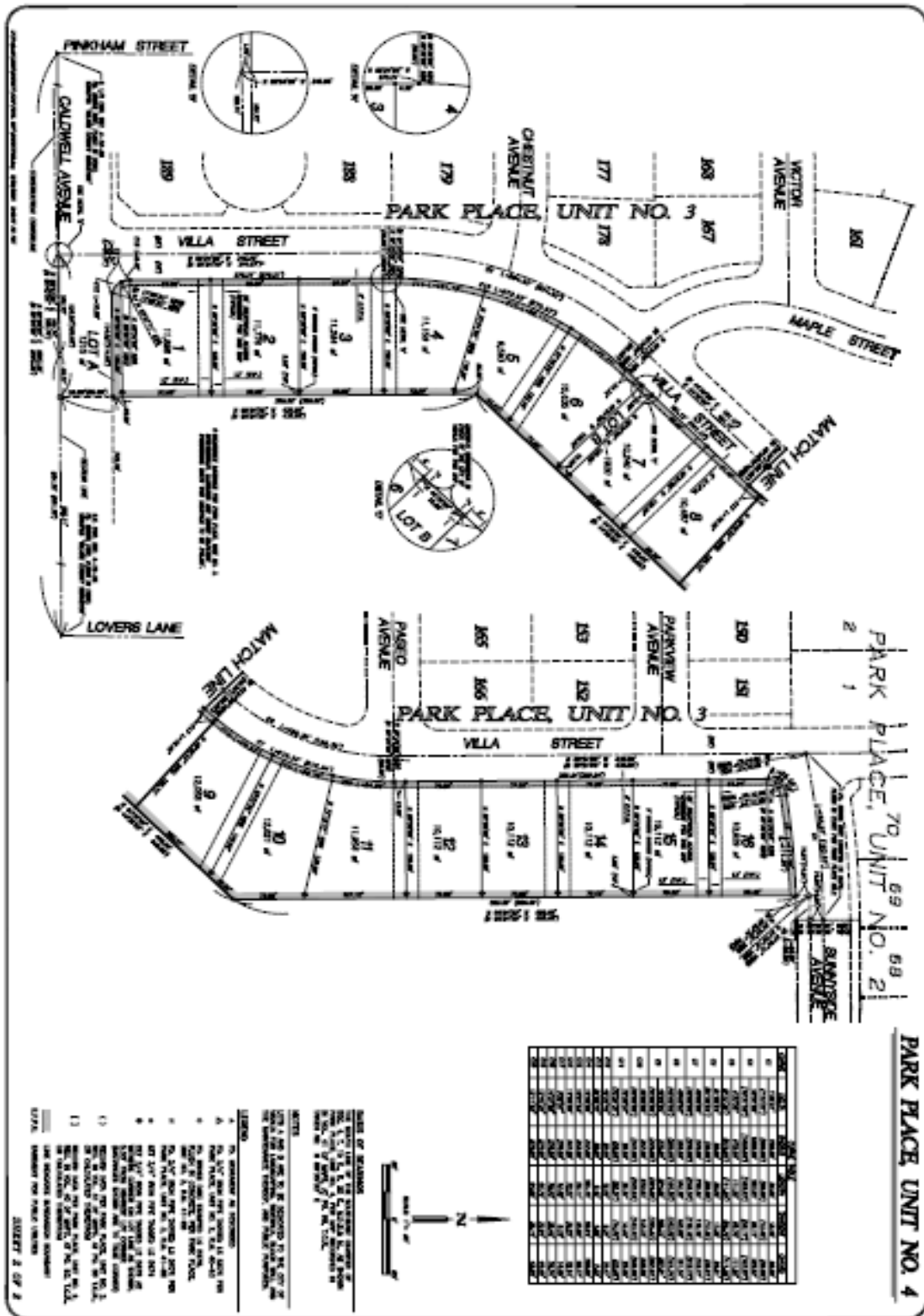


Exhibit "B"

Assessment Diagram
Assessment District No. 04-04
City of Visalia, Tulare County, California

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To Be Assigned	\$119.31	To Be Assigned	04-0401	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0402	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0403	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0404	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0405	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0406	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0407	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0408	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0409	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0410	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0411	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0412	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0413	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0414	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0415	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0416	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0417	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0418	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0419	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0420	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0421	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0422	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0423	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0424	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0425	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0426	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0427	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0428	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0429	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0430	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0431	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0432	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0433	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0434	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0435	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0436	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0437	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0438	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0439	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0440	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0441	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0442	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0443	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0444	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0445	Park Place/Crossroads

Exhibit "B"

**Assessment Diagram
Assessment District No. 04-04
City of Visalia, Tulare County, California**

<u>APN #</u>	<u>Assesment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To Be Assigned	\$119.31	To Be Assigned	04-0446	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0447	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0448	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0449	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0450	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0451	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0452	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0453	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0454	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0455	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0456	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0457	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0458	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0459	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0460	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0461	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0462	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0463	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0464	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0465	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0466	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0467	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0468	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0469	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0470	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0471	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0472	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0473	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0474	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0475	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0476	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0477	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0478	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0479	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0480	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0481	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0482	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0483	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0484	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0485	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0486	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0487	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0488	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0489	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0490	Park Place/Crossroads

Exhibit "B"

Assessment Diagram
Assessment District No. 04-04
City of Visalia, Tulare County, California

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To Be Assigned	\$119.31	To Be Assigned	04-0491	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0492	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0493	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0494	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0495	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0496	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0497	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0498	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-0499	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04100	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04101	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04102	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04103	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04104	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04105	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04106	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04107	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04108	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04109	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04110	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04111	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04112	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04113	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04114	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04115	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04116	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04117	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04118	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04119	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04120	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04121	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04122	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04123	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04124	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04125	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04126	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04127	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04128	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04129	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04130	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04131	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04132	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04133	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04134	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04135	Park Place/Crossroads

Exhibit "B"

Assessment Diagram
Assessment District No. 04-04
City of Visalia, Tulare County, California

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To Be Assigned	\$119.31	To Be Assigned	04-04136	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04137	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04138	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04139	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04140	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04141	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04142	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04143	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04144	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04145	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04146	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04147	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04148	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04149	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04150	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04151	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04152	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04153	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04154	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04155	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04156	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04157	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04158	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04159	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04160	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04161	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04162	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04163	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04164	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04165	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04166	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04167	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04168	Park Place/Crossroads
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To Be Assigned	\$119.31	To Be Assigned	04-04172	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04173	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04174	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04175	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04176	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04177	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04178	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04179	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04180	Park Place/Crossroads

Exhibit "B"

Assessment Diagram
Assessment District No. 04-04
City of Visalia, Tulare County, California

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To Be Assigned	\$119.31	To Be Assigned	04-04181	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04182	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04183	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04184	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04185	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04186	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04187	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04188	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04189	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04190	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04191	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04192	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04193	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04194	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04195	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04196	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04197	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04198	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04199	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04200	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04201	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04202	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04203	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04204	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04205	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04206	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04207	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04208	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04209	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04210	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04211	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04212	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04213	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04214	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04215	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04216	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04217	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04218	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04219	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04220	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04221	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04222	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04223	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04224	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04225	Park Place/Crossroads

Exhibit "B"

Assessment Diagram
Assessment District No. 04-04
City of Visalia, Tulare County, California

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To Be Assigned	\$119.31	To Be Assigned	04-04226	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04227	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04228	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04229	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04230	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04231	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04232	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04233	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04234	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04235	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04236	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04237	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04238	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04239	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04240	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04241	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04242	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04243	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04244	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04245	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04246	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04247	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04247	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04248	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04249	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04250	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04251	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04252	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04253	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04254	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04255	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04256	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04257	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04258	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04259	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04260	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04261	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04262	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04263	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04264	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04265	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04266	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04267	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04268	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04269	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04270	Park Place/Crossroads

Exhibit "B"

Assessment Diagram
Assessment District No. 04-04
City of Visalia, Tulare County, California

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To Be Assigned	\$119.31	To Be Assigned	04-04271	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04272	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04273	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04274	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04275	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04276	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04277	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04278	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04279	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04280	Park Place/Crossroads
To Be Assigned	\$119.31	To Be Assigned	04-04281	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04282	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04283	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04284	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04285	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04286	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04287	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04288	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04289	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04290	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04291	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04292	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04293	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04294	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04295	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04296	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04297	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04298	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04299	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04300	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04301	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04302	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04303	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04304	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04305	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04306	Park Place/Crossroads
To Be Assigned	\$191.31	To Be Assigned	04-04307	Park Place/Crossroads

Exhibit "C"

Engineer's Report
Landscape & Lighting Assessment District 04-04
Park Place/Crossroads
Fiscal Year 2007-08

General Description

This Assessment District (District) is located between Pinkham Ave and Lovers Lane, north of Caldwell Avenue. Exhibit "A" is a map of Assessment District 04-04. This District includes the maintenance of turf areas, shrub areas, irrigation systems, trees, block walls and any other applicable equipment or improvements. The maintenance of irrigation systems and block includes, but is not limited to, maintaining the structural and operational integrity of these features and repairing any acts of vandalism (graffiti, theft or damage) that may occur. The total number lots within the district are 290.

Determination of Benefit

The purpose of landscaping is to provide an aesthetic impression for the area. The lighting is to provide safety and visual impressions for the area. The block wall provides security, aesthetics, and sound suppression. The maintenance of the landscape areas, street lights and block walls is vital for the protection of both economic and humanistic values of the development. In order to preserve the values incorporated within developments, the City Council has determined that landscape areas, street lights and block walls should be included in a maintenance district to ensure satisfactory levels of maintenance.

Method of Apportionment

In order to provide an equitable assessment to all owners within the District, the following method of apportionment has been used. All lots in the District benefit equally, including lots not adjacent to landscape areas, block walls and street lights. The lots not adjacent to landscape areas, block walls and street lights benefit by the uniform maintenance and overall appearance of the District.

Estimated Costs

The estimated costs to maintain the District includes the costs to maintain turf areas, shrub areas, irrigation systems, trees, block walls and any other applicable equipment or improvements.

Exhibit "C"

Engineer's Report
Landscape & Lighting Assessment District 04-04
Park Place/Crossroads
Fiscal Year 2007-08

The quantities and estimated costs are as follows:

<u>Description</u>	<u>Unit</u>	<u>Amount</u>	<u>Cost per unit</u>	<u>Total Cost</u>
Turf Area	Sq. Ft.	61575	\$0.015	\$923.63
Shrub Area	Sq. Ft.	54995	\$0.060	\$3,299.70
Water	Sq. Ft.	116510	\$0.030	\$3,495.30
Electricity	Sq. Ft.	116510	\$0.012	\$1,398.12
Trees	Each	536	\$22.34	\$11,974.24
Street Lights	Each	62	\$105.00	\$6,510.00
Project Management Costs	Each	306	\$18.00	\$5,508.00
TOTAL				\$33,108.99
10% Reserve Fund				\$3,310.90
GRAND TOTAL				\$36,419.88
Multi-family lots				\$1,820.99
Single Family lots				\$34,598.89
AVG COST PER SINGLE FAMILY LOT (290 Lots)				\$119.31
AVG COST PER MULTIFAMILY UNIT (47 units)				\$38.74
(TO SEE THE ACTUAL COST PER LOT-PLEASE SEE ASSESMENT TABLES.)				

Annual Cost Increase

This assessment district shall be subject to a maximum annual assessment (A_{max}) for any given year "n" based on the following formula:

$$A_{max} \text{ for any given year "n"} = (\$36,419.88) (1.05)^{(n-1)}$$

where "n" equals the age of the assessment district with year one (1) being the year that the assessment district was formed;

Exhibit "C"

Engineer's Report
Landscape & Lighting Assessment District 04-04
Park Place/Crossroads
Fiscal Year 2007-08

The actual annual assessment for any given year will be based on the estimated cost of maintaining the improvements in the district plus any prior years' deficit and less any carryover. In no case shall the annual assessment be greater than maximum annual assessment as calculated by the formula above. The maximum annual increase for any given year shall be limited to 10% as long as the annual assessment does not exceed the maximum annual assessment as calculated by the formula above.

The reserve fund shall be maintained at a level of 10% of the estimated annual cost of maintaining the improvements in the district. If the reserve fund falls below 10%, then an amount will be calculated to restore the reserve fund to a level of 10%. This amount will be recognized as a deficit and applied to next year's annual assessment.

Example 1. The estimated year four cost of maintaining the improvements in the district is \$37,713.59 [a 9% increase over the base year estimated cost of \$34,599.62]. The maximum annual assessment for year four is \$40,053.39 [$A_{\max} = (\$34,599.62)^{(4-1)}(1.05)$]. The assessment will be set at \$37,713.59 because it is less than the maximum annual assessment and less than the 10% maximum annual increase.

Example 2. The estimated year four cost of maintaining the improvements in the district is \$39,097.57 [a 7% increase over the previous year assessment and a 13.0% increase over the base year estimated cost of \$34,599.62]. The reserve fund is determined to be at a level of 8% of the estimated year four cost of maintaining the improvements in the district. An amount of \$781.95 will restore the reserve fund to a level of 10%. This amount is recognized as a deficit. The maximum annual assessment for year four is \$64,226.33 [$A_{\max} = (\$34,599.62)^{(4-1)}(1.05)$]. The year four assessment will be set at \$39,097.57 plus the deficit amount of \$781.95 which equals \$40,351.44 [a 9% increase over the previous year assessment] because it is less than the maximum annual assessment and less than the 10% maximum annual increase.

Example 3. The estimated year four cost of maintaining the improvements in the district is \$37,713.59 [a 9% increase over the base year assessment of \$34,599.62] and damage occurred to the masonry wall raising the year five expenses to \$42,211.54 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$41,484.94 (a 10% increase over the previous year) and below the maximum annual assessment of \$42,056.05 [$A_{\max} = (\$34,599.62)^{(5-1)}(1.05)$]. The difference of \$726.60 is recognized as a deficit and will be carried over into future years' assessments until the masonry wall repair expenses are fully paid.

City Engineer Certification

Exhibit "C"

Engineer's Report
Landscape & Lighting Assessment District 04-04
Park Place/Crossroads
Fiscal Year 2007-08

I hereby certify that this report was prepared under my supervision and this report is based on information obtained from the improvement plans of the subject development.

Andrew Benelli
Public Works Director

RCE 50022

Date

City of Visalia Agenda Item Transmittal

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Award a contract to LDV, Inc. in the amount of \$149,221.00 for the purchase of one Special Weapons and Tactical (SWAT) Team Response vehicle.

Deadline for Action: April 16, 2007

Submitting Department: Administrative Services/Police Department.

Contact Name and Phone Number:

Renee Nagel - Financial Analyst, ext. 4375
Perry Phipps – Police Sergeant, ext. 4159

Department Recommendation

Staff recommends that the City Council award a contract to LDV, Inc. in the amount of \$149,221.00 for the purchase of one SWAT Team Response vehicle and approve a budget transfer of \$18,221 from current police vehicle replacements that are under budget.

Summary/Background

On December 6, 2006 a Request for Bids was issued to replace the Police Departments SWAT Team Response vehicle that is approved for replacement in the City's 2006/07 Vehicle Replacement Fund Budget for \$131,000.

The City received three bids from the following companies:

1. Quality Vans from Arizona \$140,000
2. LDV, Inc from Wisconsin \$149,221
3. OBS, Inc from Ohio \$168,781

The low bidder Quality Vans was rejected due to not meeting bid specifications. The bid specification calls for bonded front side doors, I-beams, and side panels. Quality Vans bid substituted the required bonding with riveting.

The bonding specification was chosen over riveting due to the type of vehicle and use of the vehicle. The SWAT vehicle needs to be able to support weight on the roof from Officers and the air conditioning unit and hold weight from cabinets affixed to the walls. Research from other companies stated that riveting has less longevity due to rivet locations forming weak points that may tear, show friction stress, and corrosion. Bonding is considered stronger because it has a solid bond throughout the frame and is typically used on specialty vehicles.

For action by:

- City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

- Work Session
 Closed Session

Regular Session:

- Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 2

Review:

Dept. Head _____
(Initials & date required)

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

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

The second low bidder, LDV, Inc., meets all bid specifications. LDV, Inc. has been designing and manufacturing custom vehicles for approximately thirty years and all references were pleased with their products.

Prior Council/Board Actions:

In June 2006 Council approved the replacement of the SWAT vehicle in the 2006/07 Budget.

Committee/Commission Review and Actions:

Alternatives: Reject all bids and re-issue a request for bid.

Attachments: LDV, Inc Bid

Recommended Motion (and Alternative Motions if expected):
Authorize staff to purchase one SWAT Team Response vehicle from LDV, Inc. in the amount of \$149,221 and transfer \$18,221 from current police vehicle replacements that are under budget.

<i>Environmental Assessment Status</i>
CEQA Review:
NEPA Review:

Tracking Information: <i>(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)</i>

ORDINANCE NO. 2007-_____

**AMENDING TITLE 9 OF THE VISALIA MUNICIPAL CODE BY ADDING
CHAPTER 9.32 RELATED TO PUBLIC DISTURBANCES**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VISALIA

Section 1: Recitals. This ordinance is adopted with reference to the following findings of the City Council:

Whereas, the City Council has determined that a small percentage of persons who own or control real property in this City cause, or allow others on their property to cause, disturbances in their neighborhood necessitating multiple responses from the City's various Departments; and

Whereas, oftentimes public disturbance calls will require multiple responses by the Visalia Police Department within minutes or hours of their initial response, and certain properties will generate multiple public disturbance calls from month to month; and

Whereas, these repeat offenders create a negative financial impact upon City services by numerous calls for service from various City departments; and

Whereas, such properties create a significant impact upon the living conditions in the City's neighborhoods and has raised justifiable concerns about public safety; and

Whereas, the City Council has determined that repeated public disturbances interfere with the comfort, health, solitude and quality of life of the individuals residing in the neighborhood, and lower the value of surrounding properties; and

Whereas, the City Council has determined that it is appropriate defray the cost of time and materials utilized by the City in responding to repeated public disturbance calls to a property by assessing a service charge for same, and to give such property owners additional incentives to ameliorate the problems that their property is creating.

Section 2: Title 9 of the Visalia Municipal Code is hereby amended by adding thereto Chapter 9.32, which shall read as follows:

9.32.010 Purpose.

A. This Chapter is enacted to remedy and defray the costs associated with responding to public disturbances that repeatedly occur or exist at certain properties, and to ameliorate those conditions and hold responsible the owners or persons in charge of such property.

B. This Chapter is not an exclusive remedy available under any state or local laws and may be used in conjunction with such other laws.

9.32.020 Definitions.

As used in this Chapter, the following definitions apply:

A. "Disturbance" shall include conduct creating any disturbing or loud noise or sound; any conduct which disrupts the peace and quiet of a neighborhood; and any conduct which interferes with the quiet enjoyment of neighboring property by persons lawfully thereon.

B. "Owner" means the person(s) (including individual(s), corporation, partnership or other entity) having legal or equitable title to the property.

C. "Property" means any real property and any improvement thereon incidental or appurtenant, including but not limited to any room, apartment, house, building, structure or any separate part or portion thereof, whether permanent or not.

D. "Response" shall mean the arrival of a police officer at the scene of a disturbance to render whatever service is reasonably required in order to stop a disturbance.

E. "Responsible Party" is any person who owns, leases or is lawfully in charge of the property where the disturbance takes place, or any person who organizes, controls or participates in a disturbance. If the responsible person is a minor, then the parent or guardian who has physical custody of the child at the time of the disturbance shall be the responsible person who is liable.

9.32.030 Public Disturbances Prohibited.

No person shall disturb the peace, quiet and comfort of any neighborhood by creating therein any disturbing or unreasonably loud noise.

9.32.040 Disturbing Noises Designated.

A. It is the intent of this chapter to prohibit all noises which are disturbing or unreasonably loud. The types of noises set out in this Section shall not be deemed or construed as in any way exclusive, but merely illustrative.

B. The following types of noises are declared to be disturbing to the peace, quiet and comfort of the neighborhood in which they are heard, and persons creating such noises are in violation of Section 9.32.030:

1. The sounding of any horn, signal or noise device on any automobile, motorcycle, bus, truck or other vehicle, in any other manner or for any other purpose than allowed by the California Vehicle Code or other laws of the state;
2. The noise from an exhaust system of any vehicle which is not equipped or constructed so as to prevent any disturbing or unreasonably loud noise;
3. The revving of the engine of any motor vehicle while such vehicle is not in motion, except when done in the course of repairing, adjusting or testing it;
4. Disturbing or unreasonably loud shouting or crying of peddlers, hawkers, vendors or newspaper carriers;
5. The playing or operating of any radio, phonograph, orchestra or other musical device or instrument in a manner that is disturbing or unreasonably loud to a reasonable person outside the facility or unit from which the noise emanates; and
6. Disturbing or unreasonably loud shouting, screaming, wailing or other vocalization that is disturbing or unreasonably loud to a reasonable person outside the facility or unit from which the noise emanates.

9.32.050 Responses to Disturbances.

A. At the first response to a public disturbance call at a property, the responding police officer shall determine if a violation of Section 9.32.030 has occurred. If the police officer determines that a violation has occurred, the officer shall inform a responsible party at the property that the disturbance must cease immediately and shall issue a

written “Notice of Public Disturbance Violation” to all responsible parties. The notice required by this Section shall advise the responsible parties that any subsequent responses to the property for a public disturbance in violation of this Chapter within one (1) year following such notice will result in the assessment of a service charge as provided herein.

B. If a police officer determines that a subsequent violation of Section 9.32.030 has occurred at a property where a written “Notice of Public Disturbance Violation” specified by this Section was issued to a responsible party or parties within the last year, the responsible party or parties for said subsequent violations shall be liable for a service charge payable to the Visalia Police Department to defray the cost of time and materials utilized by the Visalia Police Department for each subsequent response. The service charge shall be in an amount as designated by resolution of the City Council.

C. The Visalia Police Department shall cause to be issued an invoice for the service charges accrued by a responsible party pursuant to this Chapter. Such bill shall be due and payable within fifteen (15) days after the billing date. Failure to pay after sixty (60) days from the billing date shall result in an additional ten percent late charge per each response invoice. Collection of fines for violation of this Chapter shall be made pursuant to any of the methods set forth in VMC Section 1.13.060(F).

D. All responsible parties at a property shall be jointly and severally liable for any service charges authorized pursuant to this Section regardless of whether or not that responsible party received “Notice of Public Disturbance Violation” to this Section.

9.32.060 Appeal; Defenses and Mitigation.

A. A responsible party found to be liable for a service charge pursuant to this Chapter shall have the right to an administrative appeal and hearing pursuant to the procedures set forth in Chapter 1.13.060(D) of the Visalia Municipal Code.

B. It is a defense to an action brought pursuant to this Chapter, that the responsible party, at the time the alleged action(s) or behavior(s) occurred resulting in a violation Section 9.32.030, could not, in the exercise of reasonable care or diligence, determine that a public disturbance occurred at the property, or could not, in spite of the exercise of reasonable care and diligence, control the conduct leading to the determination that a public disturbance had occurred at the property. The assertion that the responsible party was not present at the

property at the time the alleged public disturbance occurred upon the property, shall not, alone, be a defense to the action.

C. For any appeal made pursuant to this Section, the hearing officer may consider any of the following factors, as appropriate, in its decision, and shall cite those found applicable in any decisions:

1. The effort taken by the responsible party to mitigate or correct the alleged action or behavior which occurred at or near (as defined in this Chapter) and in relation to the property;
2. The degree to which the alleged action or behavior at the property was repeated or continuous;
3. The magnitude or gravity of the alleged action or behavior;
4. The cooperativeness of the responsible party with the City in causing the abatement of the alleged action or behavior;
5. The cost to the City of investigating and abating action or behavior or attempting to correct the condition; or,
6. Any other factor deemed by the court to be relevant.

9.32.070 Severability.

If any provision of this Chapter, or its application to any person or circumstance, is held to be invalid for any reason, the remainder of the Chapter, or the application of its provisions to other persons or circumstances, shall not in any way be affected.

9.32.080 Nonexclusive Remedy.

The remedies described in this Chapter shall not be the exclusive remedies of the City in enforcement of the prohibition of the acts and behaviors described in this Chapter.

Section 3: Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council of the City of Visalia hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more

other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 4: Construction. The City Council intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this Ordinance shall be construed in light of that intent.

Section 5: Effective Date. This Ordinance shall take effect thirty days after its adoption pursuant to California Government Code section 36937.

Section 6: Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED AND ADOPTED:

Jesus Gamboa, Mayor

ATTEST:

Steven M. Salomon, City Clerk

APPROVED AS TO FORM
BY CITY ATTORNEY:

Daniel M. Dooley

**City of Visalia
Agenda Item Transmittal**

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Authorize City Manager to sign contract agreement with the Downtown Visalians Inc. to provide security and cleaning services for the two Acequia parking structures.

Deadline for Action: April 16, 2007

Submitting Department: Public Works Department

Contact Name and Phone Number:

Earl Nielsen, 713-4533
Andrew Benelli, 713-4340

Department Recommendation:

Staff recommends that Council authorize the City Manager to enter into a contract agreement (attachment 1) with the Downtown Visalians Inc. to provide security and cleaning services for both the existing Acequia/Bridge parking structure and the new Acequia/Court parking structure.

Discussion:

This contract provides for security and cleaning services through the Downtown Visalians Inc., to both the existing parking structure at 300 Acequia, and the newly built parking structure on Acequia between Floral and Locust. Security and cleaning services have been provided for the existing parking structure by the Downtown Visalians Inc. under a contract that expires this month and it has worked well for the existing structure over the last five years. Coverage is sufficient and the Downtown Visalians respond quickly and effectively to the City's requests and needs. The new contract continues those services at the existing parking structure provided by the current contract, adds security and cleaning services for the new parking structure and provides for additional elevator cleaning services at both parking structures along with steam cleaning services. The term of the new contract is until June 30, 2010 (three years). The contract can be extended annually for two additional years with the total term not to exceed five years.

Security:

The contractor (Downtown Visalians Inc.) will provide eight hours of security each day seven days per week (including most holidays) for each parking structure. The hours will be flexible depending on circumstances. Contract cost to provide security services at both parking structures is \$10,218/month.

For action by:

- City Council
- Redev. Agency Bd.
- Cap. Impr. Corp.
- VPFA

For placement on which agenda:

- Work Session
- Closed Session

Regular Session:

- Consent Calendar
- Regular Item
- Public Hearing

Est. Time (Min.): 3

Review:

Dept. Head _____
(Initials & date required)

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

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

Cleaning Services in both parking structures:

- Weekly steam cleaning of stairwells. Contract cost \$900/month.
- Steam cleaning services at the Garden Street Plaza located south of Main Street and north of the alley and the Acequia Parking Structure. These duties will be performed once a month following major event activities as needed April through November and as requested by the City or by the Contractor. Contract cost is \$195 per cleaning.
- Weekly cleaning services for all parking structure elevators. Contract cost is \$270/month.

Total monthly contract cost is \$11,388/month plus \$195 per instance for any Garden Street Plaza cleaning.

The contract also provides additional foot or bike patrols at the request of the City with a minimum of two eight-hour shifts and with one week notice. Total compensation for additional short-term security services is based on \$212.50 per eight-hour shift, or a minimum of \$425.00 per occurrence.

Prior Council/Board Actions:

None

Committee/Commission Review and Actions:

None

Alternatives:

Attachments:

Attachment #1 Contract Agreement with Downtown Visalians Inc.

City Manager Recommendation:

Recommended Motion (and Alternative Motions if expected):

Financial Impact

Funding Source:

Account Number: 0011-31005-579701 and 0011-31005-579702

Budget Recap:

Total Estimated cost:	\$ 140,000	New Revenue:	\$
Amount Budgeted:	\$ 140,000	Lost Revenue:	\$
New funding required:	\$0	New Personnel:	\$

Council Policy Change: Yes No

Copies of this report have been provided to:

Environmental Assessment Status

CEQA Review:

Required? Yes No
Review and Action: Prior:
Required:

NEPA Review:

Required? Yes No
Review and Action: Prior:
Required:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

AGREEMENT FOR SERVICES

Bridge/Acequia Parking Structure Security
Floral/Locust/Acequia Parking Structure Security
Steam Cleaning of Garden Street Plaza
Steam Cleaning of Parking Structures Stairwells

This Agreement entered into this date, _____, by and between the CITY OF VISALIA, hereinafter referred to as "CITY" and **DOWNTOWN VISALIANS, INC.**, a California non-profit corporation, hereinafter referred to as "**CONTRACTOR.**"

WITNESSTH

WHEREAS, the CITY is authorized and empowered to employ contractors and specialists in the performance of its duties and functions; and

WHEREAS, the CITY has the desire to secure certain technical and professional services for preparation and completion of the items of work described hereinafter referred to as "SERVICES;"

WHEREAS, the **CONTRACTOR** represents it is qualified and willing to provide such services pursuant to terms and conditions of this Agreement;

NOW, THEREFORE, BE IT AGREED, by and between the CITY and the **CONTRACTOR** as follows:

I. SECURITY SERVICES TO BE PERFORMED BY THE CONTRACTOR

- A. The **CONTRACTOR** agrees to perform all work necessary to complete in a manner satisfactory to the CITY those tasks described herein.
1. **CONTRACTOR** agrees to provide fully trained security officers who possess a current "Guard Card." All officers are cleared by the Department of Justice, Federal Bureau of Investigation and have a clearance from the State of California. All officers are equipped with a cell phone and are able monitor the Visalia Police Department dispatch. All officers will have a minimum of 40 hours of classroom training. Additional training will be given on as need basis.
 2. **CONTRACTOR** further agrees all foot patrol officers stationed at the parking structures will be in radio contact with PBID 24-hour Bike Patrol and will monitor Visalia Police Department dispatch to provide an integrated program of security.
 3. **CONTRACTOR** will provide written reports to the City and interact as requested.
- B. **CONTRACTOR** will provide security services at the parking structure located on the northwest corner of **Acequia and Bridge Streets** in Downtown Visalia. **CONTRACTOR** will be responsible for providing all qualified personnel and equipment necessary to secure the structure for the period of the agreement. Security will be provided at a minimum level of 8 hours of foot patrol during a 24-hour period, 7 days per week including most holidays. **CONTRACTOR** shall adjust the 8-hour shift as necessary.
- C. **CONTRACTOR** will provide security services at the parking structure located between **Floral Street and Locust Street on Acequia Street** in Downtown Visalia. **CONTRACTOR** will be responsible for providing all qualified personnel and equipment necessary to secure the structure for the period of the agreement. Security will be provided at a minimum level of 8 hours of foot patrol during a 24-hour period 7 days per week including most holidays. **CONTRACTOR** shall have the ability to adjust the shifts as necessary.

- D. At the request of the CITY, CONTRACTOR will provide additional foot or bike patrols under the following criteria:
1. a minimum of 2 8-hour shifts will be provided per request
 2. The request will be submitted to the CONTRACTOR at least one week prior to the beginning date the service is being requested for.

II. OTHER SERVICES TO BE PERFORMED BY THE CONTRACTOR

- A. CONTRACTOR will provide weekly steam cleaning of the all stairwells in both structures.
- B. CONTRACTOR will provide steam cleaning services at the Garden Street Plaza located north of Main Street and south of the alley and the Acequia Parking Structure. These duties will be performed once a month following major event activities as needed April through November and as requested by the CITY or by the CONTRACTOR.
- C. CONTRACTOR will provide cleaning services for all parking structure elevators. These duties will be performed once a week or as requested by the CITY.

Incidental services related to this Agreement that may be needed during the performance of this Agreement, the CONTRACTOR agrees to provide any and all additional services only through negotiation with CITY under negotiated terms.

III. TIME OF PERFORMANCE

The CONTRACTOR shall commence forth immediately following approval of this Agreement **or when the Floral and Locust structure is completed which ever comes first**, and provide services through **June 30, 2010 (3 years)**. The contract will renewable annually thereafter for 2 additional years with the total term of the contract not to exceed 5 years. The CITY will inform the CONTRACTOR of said approval.

The Contract will be reviewed for possible modification at one-month intervals for 3 months and quarterly intervals until the end of the first year, then annually. CONTRACTOR will provide incident statistics for review purposes. Any amendments or modifications to the contract services will be agreed upon by both the CITY and the CONTRACTOR

IV. COMPENSATION

- A. Total compensation for security services is \$10,218.00 per month. Any other services deemed by the CONTRACTOR to be necessary in the performance of the duties required to secure the parking structure requires notification to CITY and approval by CITY.

Security Fee Schedule Monthly rate:

Monthly Security 8 hr. shift	\$ 5,109.00
ADD	
Monthly Security 8 hr. shift	\$ 5,109.00

Short-term service (minimum 2 8-hr shifts, 1 week request notification)	
Per each 8 hr. shift	\$ 212.50
Minimum per request	\$ 425.00

- B. Total compensation is \$195 per cleaning service provided at the Garden Street Plaza. Any other steam cleaning services of the Garden Street Plaza in addition the monthly schedule as provided for in Part II Section B above (April through November) requires approval by the City designate.

- C. Total compensation is \$900 per month to steam clean all stairwells for the Church and Bridge and the Floral and Locust parking structures.
- D. Total compensation is \$270 per month to clean all elevators for the Church and Bridge and the Floral and Locust parking structures.
- E. Total compensation for additional short-term security services is based on \$212.50 per 8-hour shift. A minimum of two 8-hour is required per request, so the minimum compensation for additional security services is \$425.00.
- F. The CONTRACTOR shall be reimbursed monthly no later than thirty (30) days following submission of a written, verified itemized billing to the CITY.
- G. Rates are subject to an annual increase up to 3% per year, not to exceed the COLA as computed by the U.S. Government Social Security Administration for their purposes.

Annual rate increases are not considered automatic and are subject to approval by the CITY. All proposed annual rate increases must be submitted to the CITY by the CONTRACTOR at least 30 days prior to the anniversary date of this contract in order to be considered by the CITY for the annual contract review.

V. AUTHORIZED REPRESENTATIVE

The City Manager shall represent the CITY in all matters pertaining to the services to be rendered under this Agreement.

VI. TERMINATION

The CITY may terminate this Agreement at any time by giving a notice in writing to the CONTRACTOR of such termination and specifying the effective date thereof, at least thirty (30) days before the effective date of such termination. The CONTRACTOR may terminate this Agreement at any time by giving a notice in writing to the CITY of such termination and specifying the effective date thereof, at least thirty (30) days before the effective date of such termination. If this agreement is terminated by the CITY as provided for herein, the CONTRACTOR shall be paid for the tasks satisfactorily completed prior to the date of termination less compensation, if any, to the CITY for damages suffered as a result of the CONTRACTOR'S failure to comply with the terms of this Agreement.

VII. TERMINATION OF AGREEMENT FOR CAUSE

- A. The CITY may by written notice to the CONTRACTOR specifying the effective date thereof, at least thirty (30) days before the effective date of such termination, terminate the whole or any part of this Agreement in any of the following circumstances:
 - 1. If the CONTRACTOR fails to perform the services called for by this Agreement; or
 - 2. If the CONTRACTOR fails to perform the services called for by this Agreement or so fails to make progress as to endanger performance of the Agreement in accordance with its terms; and in either of these two circumstances does not correct such failure within a period of ten (10) days or a longer period as the CITY may authorize in writing after receipt of notice from the CITY specifying such failure.

- B. In the event the CITY terminates this Agreement in whole or in part as provided in paragraph "A" above, the CITY may procure, upon such terms and in such a manner as it may determine appropriate, services similar to those terminated.
- C. CONTRACTOR can terminate for cause for failure of CITY to make timely payments under the contract and/or for failure of CITY to timely complete any of their obligations under the contract.

VIII. INTEREST OF OFFICIALS AND THE CONTRACTOR

- A. No officer, member, or employee of the CITY or other public official of the governing body of the locality or localities in which the work pursuant to this Agreement is being carried out, who exercises any functions or responsibilities in the review or approval of the undertaking or carrying out of the aforesaid work shall:
 - 1. Participate in any division relating to this Agreement which affects his personal interest or the interest of any corporation, partnership, or association in which he has, directly or indirectly, any interest; or
 - 2. Have any interest, direct or indirect, in this Agreement or the proceeds thereof during his tenure.
- B. The CONTRACTOR hereby covenants that he has, at the time of the execution of this Agreement, no interest, and that he shall not acquire any interest in the future, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed pursuant to this Agreement. The CONTRACTOR further covenants that in the performance of this work, no person having any such interest shall be employed nor paid a commission, percentage, brokerage or contingent fee, except bona fide established commercial or selling agencies maintained by the CONTRACTOR, for purpose of securing business. For breach or violation of this warrant the CITY shall have the right to annul this Agreement without liability or, in its discretion, to deduct from this Agreement without liability or, in its discretion to deduct from its percentage, brokerage fee, gift, or contingent fee.

IX. SUBCONTRACTING

- A. The CONTRACTOR shall not subcontract or otherwise assign any portion of the work to be performed under this Agreement without the prior written approval of the CITY.
- B. In no event shall the CONTRACTOR subcontract work in excess of 50% of the contract amount excluding specialized services. Specialized services are those items not ordinarily furnished by a CONTRACTOR performing the particular type of work set forth in this Agreement.

X. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and shall inure to the benefit of any successors to or assigns of the parties. Neither the CITY nor CONTRACTOR shall assign or transfer their interest in the Agreement without the written consent of the other party.

XI. INDEPENDENT CONTRACTOR

In the performance of the services herein provided for, the CONTRACTOR shall be, and is an independent contractor and is not an agent or employee of the CITY. The CONTRACTOR has and shall retain the right to exercise full control and supervision of all services hereunder. The

CONTRACTOR shall be solely responsible for all matters relating to the payment of its employees including compliance with social security and income tax withholding and all other regulations governing such matters.

XII. DISPUTES

Any dispute not resolvable by informal arbitration between the parties to this Agreement shall be adjudicated in a court of law under the laws of the State of California. Arbitration shall not be a condition precedent to initiation of an action in a court of law. In any action initiated by any party to enforce the terms of this agreement, the prevailing party shall be entitled to reasonable attorney fees and costs of suit.

XIII. SPECIFICATIONS

All specifications, manuals, standards, etc., either attached to this Agreement or incorporated by reference, are binding as to the performance of the work specified in this Agreement unless they are changed by written amendment to this Agreement modified in writing to incorporate such changes.

XIV. INDEMNIFICATION AND INSURANCE

CONTRACTOR hereby agrees to indemnify and hold CITY and its officers, agents, employees and assigns harmless from any liability imposed for injury, whether arising before or after completion of work hereunder, or in any manner directly or indirectly caused, occasioned or contributed to, or claimed to be caused occasioned or contributed to, in whole or in part, by reason of any at or omission, including strict liability or negligence of CONTRACTOR, or of anyone acting under CONTRACTOR'S direction or control, or on its behalf, in connection with or incident to or arising out of the performance of this contract.

- A. It is the intent of the parties CONTRACTOR will indemnify, defend, and hold harmless CITY, the City of Visalia and its officers, agents, employees, and assigns, from any and all claims demands, costs, suits or actions, proximately caused by the negligence of CONTRACTOR. Likewise the CITY will indemnify defend, and hold harmless CONTRACTOR from any and all claims demands, costs, suits or actions proximately caused by the negligence or breach of CITY.

This indemnification and hold harmless provision, insofar as it may be adjudged to be against public policy, shall be void and unenforceable only to the minimum extent necessary so that the remaining terms of this indemnification and hold harmless provision may be within public policy and enforceable.

- B. With respect to performance of work under this Agreement the CONTRACTOR shall maintain and shall require all of its subcontractors to maintain insurance as described below:
1. Worker's Compensation Insurance with statutory limits, and employer's liability insurance with statutory limits, and employer's liability insurance with limits of not less than One Million Dollars (\$1,000,000) per accident,
 2. Commercial general liability insurance with combined single limit of not less than One Million Dollars (\$1,000,000) per occurrence. Such insurance shall:
 - a. Name the City of Visalia, its appointed and elected officials, officers, employees and agents as additional insurers;
 - b. Be primary with respect to any insurance or self-insurance programs maintained by the City of Visalia;

- c. Contain standard cross liability provisions.
- C. The CONTRACTOR shall furnish properly executed certificates of insurance to the CITY prior to commencement of work under this agreement. Such certificates shall:
 - 1. Clearly evidence all coverages required above, including specific evidence of a separate endorsement naming the CITY OF VISALIA as additional insured;
 - 2. Indicate whether coverage provided is on a claims-made or occurrence basis; and
 - 3. Provide that such insurance shall not be materially changed, terminated or allowed to expire except on thirty (30) days prior written notice to the CITY.
- D. Commercial general liability insurance shall be maintained from the time work first commences until completion of the work under this Agreement if an occurrence policy form is used. If a claims-made policy is used, coverage shall be maintained during the contract term and for a period extending five years beyond the contract date. CONTRACTOR shall replace such certificates for policies expiring prior to completion of work under this Agreement and shall continue to furnish certificates five years beyond the contract term.
- E. Should the five-year "tail" of a claims-made policy prove impossible to secure, at the CITY option, an agreement or bond may be substituted to provide the necessary coverage.
- F. If the CONTRACTOR, for any reason, fails to maintain insurance coverage that is required pursuant to this contract the CITY, at its sole option, may terminate this Agreement and obtain damages from the CONTRACTOR resulting from said breach. Alternatively, the CITY may purchase such required insurance coverage, and without further notice to the CONTRACTOR, the CITY may deduct from sums due the CONTRACTOR, any premium costs advance by the CITY for such insurance.

XV. NOTICES

Notice shall be sufficient hereunder if personally served in writing upon the City Manager of CITY or Executive Director of the CONTRACTOR, or if sent via the United States Postal Service, postage pre-paid, addressed as follows:

**Attention: City Manager
CITY OF VISALIA
707 West Acequia
Visalia, CA 93291**

**Attention: Executive Director
DOWNTOWN VISALIANS & ALLIANCE
104 South Church Street
Visalia, CA 93291**

XVI. JURISDICTION

This Agreement shall be administered and interpreted under the laws of the State of California. Jurisdiction of litigation arising from this Agreement shall be in the County of Tulare. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said law, but the remainder of the Agreement shall be in full force and effect.

XVII. INTEGRATION

This Agreement represents the entire understanding of the CITY and the CONTRACTOR as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Agreement may not be modified or altered except in writing signed by the CITY and the CONTRACTOR.

XVIII. MISCELLANEOUS PROVISION

- A. CONTRACTOR covenants that he presently has no interest, and shall not have any interest direct or indirect, which would conflict in any manner with the performance of services required hereunder.
- B. CONTRACTOR will not discriminate against any employee, or applicant for employment, because of race, color, religion, sex, marital status, or national origin. CONTRACTOR will take affirmative action to insure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, marital status, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer, recruitment, or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

Bridge/Acequia Parking Structure Security
Floral/Locust/Acequia Parking Structure Security
Steam Cleaning of Garden Street Plaza
Steam Cleaning of Parking Structures Stairwells

Agreement for Services

IN WITNESS WHEREOF, this Agreement executed _____

**“CITY”
CITY OF VISALIA**

**Steve Salomon
City Manager**

**“CONTRACTOR”
DOWNTOWN VISALIANS, INC.**

**Jan Minami
Executive Director**

City of Visalia Agenda Item Transmittal

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording:

Authorization to allow the Police Activities League (P.A.L.) to utilize a building for program operations at the recently acquired Cal-Trans Property at 701 East Race Avenue (APN: 094-100-022).

Deadline for Action: None

Submitting Department:

Administration, Community Development, Police Activities League

Contact Name and Phone Number:

Steve Salomon, City Manager:	713-4312
Mike Olmos, Assistant City Manager:	713-4332
Steven Murch, Special Projects Coordinator	713-4382

Summary/Background:

The Visalia Police Activities League (P.A.L.), originally established in 1991, is dedicated to serving the youth of our community through quality activities designed to enhance self worth and community involvement. It is a significant program within the philosophy of COPPS because it deals mostly with the children of the community.

The mission of Visalia P.A.L. is to provide an opportunity for Visalia children to enjoy the same opportunities that other children experience as they grow and develop in preparation for adulthood. By building a strong relationship with police officers, and participation in strategies such as sporting events, mentoring, education and recreation activities, there will be a significant and long term impact on the lives of these children.

P.A.L. is committee to:

- Intervene in the lives of at risk youth at an early age.
- Provide quality activities and resources to Visalia's youth.
- Divert youth from gangs, substance abuse, and criminal activity toward positive activities.
- Give youth a friend and mentor in police officers
- Contribute to the reduction of crime both now and in the future.

P.A.L. Board of Directors

- President: Debbie Terry
- Vice President: Fred Nave
- Treasurer: Don Williams

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 5

Review:

Dept. Head _____
(Initials & date required)

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

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

- Secretary: Russ McKinney

P.A.L. Board members

- Rob Zieg
- Dale Rush
- Scott Nelson
- Glen Stewart
- Tom Beck
- Jennifer Ahlstrand

P.A.L. Staff

- Officer Rick Johnson
- Paul Chao

Most recently P.A.L. has been located the Manuel F. Hernandez Community Center, 247 W. Ferguson Ave. As their programs have grown to serve those in the community their need to attain a larger and more feasible location has increased as well. The move will give P.A.L. an opportunity to have its own building with office space for the staff and volunteers creating a safe environment for the P.A.L. kids to be involved in after school programs with officers.

With the recent purchase of the Cal-Trans Property at the corner of Burke and Race Street, P.A.L. has requested that they occupy one (1) of the four (4) buildings currently vacant. After a site visit they have determined that Building #3 as shown on the attached map, will best suit their current and future needs.

Zoning – East Downtown Visalia Interim District No. 2 (EDV2)

- Community and Recreational Centers require a conditional use permit

Number of Buildings on the Project Site

- Four (4) buildings
- P.A.L. is interested in Building #3

Potential P.A.L. uses at the Project Site include:

- Boxing
- Enrichment-Reading with Scientist
- Computer Lab
- Youth Leadership Council
- Outdoor basketball
- Outdoor broom hockey
- Outdoor BBQ
- After School Home Work

Department Recommendation:

It is recommended that Council authorize P.A.L. to file the necessary conditional use permit and eventually renovate and occupy Building #3 for their various youth orientated programs. With your approval P.A.L will coordinate the move-in with the appropriate City departments.

Building Description:

Building #3 – This building includes two (2) offices, two (2) bay service shops, and two (2) storage rooms. P.A.L. has expressed an interest to use this building for their programs.

Funding Source:

PA.L. is funded through grants , fundraisers, and local donations from the City of Visalia.

P.A.L. currently has a \$65k grant to be used for building renovations. McMillan Homes has also committed to assist with the renovations of the building. P.A.L.'S Board of Directors is committed to seeking other resources for the building renovations.

It is expected the Cal-Trans site will redevelop over a period of years. Staff anticipates that P.A.L. will be able to occupy Building #3 for at least a ten (10) year period.

Prior Council/Board Actions: None

Committee/Commission Review and Actions: None

Alternatives: None

Attachments:

Site map

Building Photos

Recommended Motion (and Alternative Motions if expected): Move to recommend the City Manager authorize P.A.L. to renovate and occupy Cal-Trans Building #3 located at 701 East Race Ave.

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:



February 15, 2007

Mr. Wally Roeben
General Manager
Visalia Convention Center
303 East Acequia Avenue
Visalia, CA 93291
Phone: 559-713-4004
Email: vcc@ci.visalia.ca.us

Re: Convention Center Expansion, Operations, and Economic Impact Study

Dear Mr. Roeben

HVS Convention, Sports & Entertainment Facilities Consulting is pleased to present this proposal for our services pertaining to a market analysis of the expansion of the Visalia Convention Center.

I am confident that HVS will be able to provide you with the precise mix of experience and skills you will need for this engagement. The staff of HVS Convention, Sports & Entertainment are leading experts in this field and conduct many such studies each year.

The attached proposal sets forth a detailed description of the methodology to be employed, an estimate of the time requirements, and a schedule of professional fees. If you have any questions regarding the contents of the proposal, please do not hesitate to contact me. We appreciate the opportunity of submitting this proposal and look forward to working with the Visalia Convention Center.

Sincerely,

A handwritten signature in black ink that reads 'Thomas Hazinski'.

Thomas Hazinski
Managing Director
HVS Convention, Sports & Entertainment
Facilities Consulting
A Division of HVS International

205 West Randolph, Suite 1650
Chicago, Illinois 60606
Phone (312) 587-9900
Fax (312) 587-9908
www.hvsinternational.com
Email:
thazinski@hvsinternational.com

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Toronto
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Madrid
New Delhi
Singapore
Sydney
Hong Kong
São Paulo
Buenos Aires



Proposal

Convention Center Expansion, Operations and Economic Impact Study

Visalia Convention Center

Submitted to:

Mr. Wally Roeben
General Manager
Visalia Convention Center
303 East Acequia Avenue
Visalia, CA 93291
Phone: 559-713-4004
Email: vcc@ci.visalia.ca.us

Prepared by:

HVS Convention, Sports & Entertainment Facilities Consulting
205 West Randolph, Suite 1650
Chicago, IL 60606
(312) 587-9900
(312) 587-9908 FAX

Convention Center Expansion, Operations and Economic Impact Study

Pursuant to your request, we are pleased to submit the following proposal from HVS Convention, Sports & Entertainment Facilities Consulting (a division of HVS International) to perform a Convention Center Expansion, Operations and Economic Impact Study for the Visalia Convention Center. This proposal explains our methodology and approach to the scope of services and a fee proposal.

HVS Overview

Since 1980, **HVS International** (“HVS”), the leading global hospitality consulting firm, has performed more than 15,000 assignments throughout the world for nearly every major industry participant and facility type. Our professional staff of more than 200 industry specialists offers a wide range of services, including market feasibility studies, valuations, strategic analyses, development planning, tax forecasting, and economic impact analyses. With 25 offices in 11 countries, we offer one of the most comprehensive knowledge bases in the industry. Last year, HVS International completed more than 1,500 appraisals, feasibility studies, and consulting engagements. HVS International is respected worldwide by public agencies, private developers, underwriters, operators, and investors.

HVS Convention, Sports & Entertainment Facilities Consulting is a division of HVS International and is based in Chicago, Illinois. Our specialized staff has completed over 250 assignments throughout the world analyzing the feasibility of community involvement in convention and conference centers, civic centers, hotels, water parks, stadiums, arenas, tourism attractions, and other development initiatives. Our clients include public facility authorities, economic development agencies, educational institutions, planning departments, municipal finance departments, convention and tourism agencies, developers, non-profit organizations, and

non-governmental entities involved in publicly supported development projects.

HVS consultants specialize in working with public sector clients. We stand apart from our competition because of our reputation for independent research, our analytical approach to feasibility testing, and the overall high quality of our studies.

Objective

HVS understands the primary objective of this assignment to be an analysis of the market potential for an expansion of the Visalia Convention Center (Convention Center). The current Convention Center offers approximately 32,000 square feet of exhibition space, as well as several smaller breakout meeting rooms. The facility hosts tradeshow, consumer shows, and conventions, as well as civic and social events. The attached hotel is currently being renovated.

At this time, the Convention Center is seeking to determine the market demand for an expanded Center and this analysis will culminate in a comprehensive market analysis for the possible expansion.

In order to accomplish the objective described above, our work will include the following tasks:

**Phase 1
Market and Financial
Analysis**

The first phase the Consulting Team would undertake involves the assessment of past and current operations of the convention facility and its program of function spaces. HVS would conduct a detailed market analysis that will culminate in a projection of event demand and provide an understanding of the appropriate market niche for the facility. The market analysis will provide a basis for determining the correct approach to development of the facility.

**Phase 1 - Task 1
Data Gathering and
Fieldwork**

HVS will meet with you and/or your representatives to discuss our study in more detail and to formulate a schedule for performing the fieldwork. At this time, we will gather any information from you that may assist us in performing this assignment. Any introductions to local hotel operators, governmental officials and business leaders would increase the effectiveness of our research and expedite the fieldwork process. HVS will also perform the following tasks:

1. On-site inspection of the Convention Center;
2. Review the physical orientation of the Convention Center with respect to site access and the supportive nature of surrounding land uses as they relate to the facility;
3. Investigate the availability of lodging facilities to support the Convention Center;
4. Determine the role that the public sector intends the facility to play in the market;
5. Conduct interviews with business and government officials in order to collect relevant statistical market data which will be used in locating and quantifying demand for the convention center. Primary types of data include quality of supply, seasonality, weekly demand fluctuations, vulnerability to economic trends and changes in travel patterns and other related factors;
6. Use of market research to estimate the demand for food, beverage, banquet, and meeting facilities;
7. Types of events currently occurring in the market area in existing venues and any plans for expansions, upgrades, or new facilities;
8. Interview local Chamber of Commerce representatives, economic development agencies and other related organizations, along with an investigation of the market area to reveal patterns reflecting growth, stability, or decline. Statistical data relating to general economic and demographic trends often foreshadows future demand potential; and
9. Research on expense factors relating to local conditions such as labor, energy rates, assessed values and taxes. In most instances, we will attempt to utilize actual expense experience from comparable properties in the feasibility portion of our study.

**Phase 1 - Task 2
Market Overview**

HVS will assess key market variables and economic data, culminating in an analysis of the following:

- Local area conditions
- Demographic and economic characteristics
- Work force characteristics

- Projected economic growth
- Business climate
- Corporate presence,
- Colleges and universities,
- Arts, culture, and entertainment
- Hotel supply (including number of rooms by type and meeting space)
- Leisure and tourism
- Any visitor industry-related taxes
- Proposed development initiatives
- Transportation/air access and costs

**Phase 1 - Task 3
Competitive Facility
Analysis**

HVS will analyze the number, size, and quality of potentially competitive convention facilities in the market area. Facility attributes to be compared include:

- Convention center size, flexibility and overall quality,
- Number of supporting hotel rooms,
- If available, levels of event demand by event type,
- Marketing resources, and
- If available, the revenue and expenses of competitive facilities.

**Phase 1 - Task 4
Comparable Facility
Analysis**

HVS will compile and analyze data on convention facilities that may not be competitive but are comparable to the Visalia Convention Center. Data on the physical characteristics, event demand and financial operations of the comparable facilities may provide models for the proposed expanded convention center. The comparable facilities will be selected in consultation with client representatives using the following criteria:

1. Properties that are similar in size and quality of the subject property, and
2. Convention centers that are situated in markets of similar size and destination appeal characteristics.

Analysis of the data on comparable facilities will require HVS to view each facility in the context of the local market and note the similarities and differences between these centers and the subject property.

**Phase 1 - Task 5
Industry Trends Analysis**

HVS understands the key trends in the convention and meetings industry that may affect the potential demand for facilities in different types of markets. The association of our Division with 25 other hospitality consulting offices worldwide that comprise HVS International provides us with a unique perspective on the latest industry changes. This trends analysis will include information on national, regional, and state markets and cover relevant indices and topics including:

- Historical growth in the supply of, and demand for, meeting space,
- Planned additions to the supply of meeting facilities,
- Projected growth in the demand for meeting facilities, and
- National, regional, and state market trends.

**Phase 1 - Task 6
Surveys**

User Surveys - Surveys of potential users provide vital information regarding the market potential of proposed expanded Convention Center. HVS would not outsource the survey research as some other firms do. The direct contact of our consultants with potential facility users provides more detailed and valuable insight into meeting planner needs that third party surveys do not provide.

HVS will identify an appropriate sample of event planners that reflects primary segments of potential demand. The survey measures event planners interest in the proposed expanded Convention Center and the market generally. In addition, the survey requests information on the characteristics of the events that the respondents plan. HVS will use a combination of different methods to collect accurate and comprehensive feedback from event planners:

- **Internet-Based Survey Form**—An internet-based survey form HVS tailors specifically to this analysis will enable a large sample of event planners to express their views. The use of internet surveys can significantly increase the response rate versus telephone or fax surveys due to the ease of access.
- **Telephone Interviews**—HVS will select a subset of the survey sample to contact directly to attain additional detail on their views of the market. These interviews supplement the information collected via survey forms by enabling HVS to engage event planners in

conversation regarding their impressions of the market and the proposed expanded Convention Center.

- **Follow-up Fax and Phone Calls**—HVS will follow-up with event planners that do not respond to the survey with phone calls and faxes. This follow-up enables HVS to increase the response rate and eliminate contacts that are no longer valid and replace them with other event planners.

The survey covers a variety of data points that assists HVS to measure the demand potential for convention center events:

Event Characteristics

- Type of event,
- Geographic scope of event (national, state, local)
- Types of spaces required,
- Types of services required,
- Attendance and room nights,
- Anticipated changes in event size, and
- Past event locations.

Interest / Impressions of the Market

Based on our extensive industry experience and our analysis of the market, HVS will determine which destination product issues are likely to have the greatest impact on meeting planner decisions about where to hold their events. The information obtained in these surveys will enable HVS to gauge the level of meeting planner interest in the market area and expanded Convention Center. HVS will survey a selection of meeting planners to draw conclusions about:

- Overall level of interest in utilizing the facility
- Relative attractiveness of peer and competing markets
- Market attractiveness in respect to key site selection criteria

HVS analyzes the responses and presents the data in easy to understand tables and charts. The results of these surveys play a key role in the HVS' demand projections and overall assessment of feasibility.

Hotelier Surveys – HVS will independently review the availability of lodging units in Visalia to ensure room availability (adequate bed base) for an improved convention facility. HVS will conduct a survey of hotel operators to determine the availability of room blocks by season and time of week. This survey will take place concurrently with the User Surveys. HVS recently performed a similar survey in Santa Fe where we achieved 100% compliance with the assistance of the local hotel association.

**Phase 1 - Task 7
Demand Projections**

Based on the market research, historical operations data, comparable facilities analysis, interview data and the facilities recommendations, HVS will quantify the event demand for the expanded Convention Center. Demand projections will include the number of events, number of event days, number of attendees, and the amount of exhibit and meeting space utilized for the first 10 years of operation for the following types of events:

- Conventions
- Tradeshows
- Consumer shows
- Sporting Events
- Concerts and Entertainment
- Conferences
- Banquets
- Meetings

HVS will meet with the facility's managers and staff to obtain information regarding past, current, and anticipated future demand and operating performance. Through these interviews, we will obtain insight into the strengths and weaknesses of the market and the ability of existing facilities to take advantage of market opportunities. We will assess the potential of a new and/or expanded facility to tap into new sources of demand and how such a facility would interact with other existing or potentially new venues.

The demand projection will consider the likely levels of initial demand for the facility with and without expansion/redevelopment and the number of years it will take the improved event package in the City to reach a stabilized point of demand. (Expanded convention facilities and those with new supporting hotels reach a stabilized point of demand when booking to groups prior to the completion of the project(s) no longer hinders them and the project has been complete for a sufficient time to establish recognition in the event planner community.)

**Phase 1 - Task 8
Financial Projections**

HVS will project operating revenues and expenses of the expanded Convention Center for a ten-year period. This analysis will utilize a sophisticated computerized model of convention center financial operations developed by HVS Convention, Sports & Entertainment Facilities Consulting. This software identifies the key variables that determine the income and expense of an events facility.

This model separates the fixed and variable components of revenue and expenses. Variable components of expenses will be estimated based on the level of anticipated facility revenue. The fixed expenses are projected based on data from comparable facility operations. The description of financial projections will include a detailed line-by-line account of all revenue sources and expenses.

**Phase 1 - Task 9
Expansion
Recommendations**

Based on our projection of demand and financial operations HVS will recommend whether expansion is feasibility, and if so, the optimal approach to and schedule for expansion of the venue.

- Based on the market study, the comparable facilities analysis and the survey information, HVS will develop a facility program recommendation, the functionality and flexibility of which are important elements in the ultimate market success of a convention facility. The proposed program will specify the square footage of the ballroom space, exhibition space, breakout meeting rooms, pre-function areas and service areas. The facility description will include suggestions on the divisibility of the exhibition, ballroom and meeting room spaces. The use of multi-purpose space (e.g., combined exhibition and ballroom space) may also be considered in the recommendations, as appropriate.
- HVS will identify the market conditions necessary for expansion and if those conditions are currently favorable, recommend a development schedule.

**Phase 2
Operational Review**

HVS will conduct an operational review to assess the efficiency of the existing operation and suggest alternative approaches to management of the facility that could improve overall operations and financial position of the convention center. Our analysis will focus on five areas of analysis: 1)

financial indicators of efficiency, 2) staffing and organizational structure, 3) facility maintenance processes, 4) client services functions, 5) marketing and sales efforts. HVS will rely on our industry experience and knowledge of the operations of convention center venues.

In order to gather the necessary information to conduct this analysis HVS will interview all departmental managers and key staff members.

**Phase 2 – Task 1
Financial Benchmarks**

In order to compare the operations of the Visalia convention center to industry norms, HVS will develop a set of financial benchmarks that provide some indication of the efficiency of the operations. These benchmarks would combine financial information with data on events, attendance, and space utilization. Depending on the availability of data, these benchmarks may include:

- Space rental revenue per square meter day of rental,
- Food and beverage revenue per cover,
- Service revenue per square meter day,
- Average ticket revenue for ticketed events
- Various ratios of departmental expenses to department revenues (e.g. food and beverage expense ratios), and
- Understanding of fixed costs of operations.

These benchmarks would be compared to industry standards and HVS would investigate the reasons for any material deviations from industry standards.

**Phase 2 – Task 2
Organizational Structure**

HVS will develop and understanding of the organization structure of the convention center management and staff identify all positions, lines of authority, and lines of communications. HVS will compare that organizational structure to others commonly used in the industry and if necessary recommend changes to the organizational structure.

**Phase 2 – Task 3
Marketing and Sales**

HVS will seek to understand the strategic plans and processes involved in the marketing and sales of the Visalia Convention Center. Our prior market analysis in Phase 1 of the research will have identified the target markets for the venue. In this task, we will determine whether the marketing strategies and resources currently place are effective in penetrating those target markets. Our review will include analysis of:

- The sources of funding for marketing a sales,
- The allocation of resources to various marketing and sales efforts,
- Responsibilities of marketing and sales staff,
- Booking policies,
- Lead generation, qualification, and tracking,
- The proposal process, and
- Lost business tracking and analysis.

**Phase 2 – Task 4
Client Services Processes**

HVS will review the staffing and processes for event coordination and client services. This review will include:

- A review of established customer services standards and protocols,
- Identification of lines of communication between staff and customers,
- Typical event planning and services schedules and processes,
- Processes for client complaint and problem resolution, and
- Methods for obtaining customer feedback (e.g. satisfaction surveys),

Based on our review HVS will recommend any improvements to client service processes.

**Phase 2 – Task 5
Facility Maintenance
Processes**

HVS will review the facility maintenance procedures including the following:

- List of services performed through outside contractors vs. by convention center staff,
- Regular maintenance schedules and procedures, and
- Long-term capital maintenance budgets and plans.

HVS will compare maintenance procedures and plans to those commonly used in the industry.

**Phase 3-
Economic Impact
Analysis**

The potential for positive spending impact and an increase in overall activity in City and the surrounding community provides the primary rationale for public investment. HVS will create a baseline scenario of economic impact assuming the status quo for which no modifications are made to the facility. This baseline scenario will be compared to the projected economic impact of an improved or expanded facility.

**Phase 3-Task 1:
Spending Assumptions &
Methodology**

Based on the analysis of local markets, HVS will develop assumptions regarding the amounts of spending that will be drawn from outside the area. The analysis uses these assumptions to estimate net new spending impact and to avoid counting transfer spending within the community as new spending impact. This methodology produces a much more precise estimate of the net new spending associated with event activity at a facility than typical impact estimates that measure the gross spending, regardless of its character or point of origin.

**Phase 3-Task 2:
Spending Estimates**

HVS will use the demand and attendance projections by type of event (conventions, tradeshow, meetings, etc.) and scope (national, state, and local) in the year when the facility is projected to reach stabilized demand, as the basis for spending estimates. HVS will estimate the spending of event delegates, associations, and exhibitors by type of expenditure using the latest version of the International Association of Convention & Visitor Bureau's spending survey, adjusted for inflation and local market characteristics as necessary.

HVS will estimate three types of impacts in the analysis:

- **Direct impacts** include the visitor expenditures, payroll, and employment resulting from the events and operations occurring at

the facility and any new demand the proposed hotel and convention center would enable the market to accommodate.

- **Indirect impacts** are the supply of goods and services resulting from the initial direct facility-related spending.
- **Induced impacts** represent the change in local consumption due to the personal spending by employees whose incomes are affected by direct and indirect spending.

Indirect and induced impacts are often referred to as the multiplier effects, which typically amount to approximately 40 percent of the total economic impact. However, this percentage varies depending upon the types of spending and the characteristics of each region's economy.

HVS will use the IMPLAN input-output model to estimate indirect and induced impacts. IMPLAN is a nationally recognized model commonly used to estimate economic impacts. An input-output model generally describes the commodities and income that normally flow through the various sectors of the economy. The indirect and induced expenditure, payroll, and employment effects result from the estimated changes in the flow of income and goods caused by the projected direct impacts. IMPLAN data are available by state, county, and zip code levels.

Phase 4- Reporting

Upon completion of all project tasks, our team will proceed with the preparation of a draft Expansion Study and Operation Review Report. It is our normal policy to provide a draft copy of our final report for your review. Upon your approval of this draft, we will commence printing the final report, which will be delivered to you when our invoice for services has been paid in full. This fee covers all report preparation costs, such as graphics, photographs, typing, proofreading, printing, and binding, and includes an electronic copy and five printed copies of the final report which will be delivered to you.

Our report will include the following sections:

- Introduction and Summary of Conclusions
- Nature of the Assignment
- Expansion Study

- Market Area and Neighborhood Analysis
- Industry Trends Overview
- Comparable Market and Facility Analysis,
- Demand and Operating Projections
- Facility Building Program Recommendations
- Operational Review
 - Financial Benchmarks
 - Organizational Structure
 - Marketing and Sales
 - Client Services
 - Facility Maintenance
- Economic Impact Analysis
- Statement of Assumptions and Limitations
- Certifications

Satisfaction

We are confident that you will find our report to be comprehensive and thorough. Upon submission of our draft, we will incorporate any suggestions you may have that would enhance the effectiveness of our presentation. Once we have received your final approval, we will print and deliver to you our final report.

Personalized Support

It is our operating practice to regularly communicate with our clients to update them on our status and findings. We pledge to be available via telephone throughout the duration of the project to discuss with you any issues or ideas that may arise. Upon submission of our study, members of HVS will be available to meet with you and/or any third party to review our analysis and conclusions. This personalized support enhances the credibility of our findings and assists you in achieving your objectives.

Quality Control

The quality of our research and reports are unmatched in the industry. We achieve this objective through the following methods.

- The educational attainment of our staff includes advanced degrees in public policy and economics. Our research standards are consistent with the analytical methods taught in business, economics, and public policy programs.
- Our survey and interview methods achieve unbiased results.

- We use reliable data sources with an understanding of the methods used to assemble the data base and the limitations of the data sources.
- We provide a single point of contact and clear lines of communication to client representatives to assure the coordination of our efforts.
- Reports reflect a high quality writing standard that is consistent with the *Chicago Manual of Style*. Reports are edited by professional editing staff.
- All written reports and recommendations are reviewed and approved by the project manager.

It is our normal policy to provide a draft copy of our reports in electronic format for your review. We will discuss your comments and incorporate them into our final report.

Timing and Fee Proposal

We can provide the above analysis within twelve weeks of the initiation of our engagement.

We propose to perform the above outlined scope of services for the fees shown in the table below.

Fee Breakdown

<u>Phase of Work</u>	<u>Estimated Fees</u>
Phase 1 Market and Financial Analysis	\$30,000
Phase 2 Operational Review	20,000
Phase 3 Economic Impact Analysis	12,000
Phase 4 Reporting	<u>10,000</u>
Total	<u>\$72,000</u>

A retainer of \$24,000 will be due upon authorization to proceed and the remainder of the fees will be billed monthly based on the percentage of work completed.

The above fee structure includes two meetings with the client in Visalia,

- a kick off meeting and data gathering, and
- final report presentation.

Reports will be provided electronically and if required HVS will provide a maximum of five hard copies without additional charge.

In addition to our professional fees, you agree to reimburse us for reasonable out-of-pocket travel, report production, and related expenses (such as out-research services including Smith Travel Research and FW Dodge) incurred on your behalf. Expenses will be billed at cost and not exceed \$4,000. This expense estimate includes all the travel related expenses for the project, the cost of all data, and the production of final reports. You will be billed periodically for expenses, which will be due and payable upon presentation of our bills.

For any additional meetings, we will charge a per diem of \$2,500 per day for the managing director and \$2,000 per day for additional staff, plus travel expenses.

Payment must be made in U.S. dollars, using either a check drawn on a U.S. bank or a wire transfer of funds to the account of HVS International.

In the event that after completing the fieldwork phase of this assignment it becomes necessary to alter the parameters of the study, such as the property description, opening date, location, or any other factor which could change the final conclusions, the HVS will be entitled to charge an additional fee based on our current per diem rates and the time required to incorporate the necessary changes into our analysis and report. In addition, the estimate of timing will be extended by an amount equal to the added work.

It is agreed that the liability of HVS, its employees, and anyone else associated with this assignment is limited to the amount of the fee paid as liquidated damages. You acknowledge that any opinions, recommendations, and conclusions expressed during this assignment will be rendered by the staff of HVS acting solely as employees and not as individuals. Any

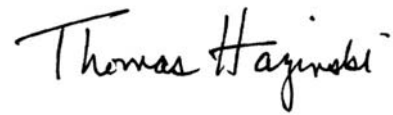
responsibility of HVS is limited to the client, and use of our product by third parties shall be solely at the risk of the client and/or third parties.

The study described in this proposal will be made subject to certain assumptions and limiting conditions. A copy of our standard assumptions and limiting conditions will be provided upon request.

If the terms of this proposal meet with your acceptance, please sign and return one copy of the proposal, together with your retainer check in the amount of \$24,000. Your signature beneath the words "Agreed to and Accepted" signifies your agreement to employ HVS Convention, Sports & Entertainment Facilities Consulting for these services.

We appreciate the opportunity to submit this proposal and hope to have the opportunity to work with you on this important assignment.

Very truly yours,



Thomas Hazinski
Managing Director
HVS Convention, Sports & Entertainment
Facilities Consulting
A Division of HVS International

AGREED TO AND ACCEPTED:
Visalia Convention Center

By: (signature) _____

(Print name) _____

Title: _____

Date: _____

City of Visalia Agenda Item Transmittal

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Authorization for the City Manager to enter into a contract with HVS International to study the Convention Center operations, prepare a market analysis for future expansion, and calculate the economic impact on the local economy, and appropriation of an additional \$26,000 for the study.

Deadline for Action: April 16, 2007

Submitting Department: Administration (Convention Center)

Contact Name and Phone Number: Wally Roeben 713-4004
Leslie Caviglia 713-4317

Department Recommendation: It is recommended that the City Council authorize the City Manager to enter into a sole-source contract with HVS International to perform a Convention Center study that will include three components. The first is an operational review to assess the current operation and suggest alternate approaches to improve the Center's efficiency and effectiveness. The second piece is an analysis of the market potential and possible plan for an expansion of the Convention Center in the future. The third component is an economic impact study to gauge the financial effect of the Center on the local economy. The total project cost is \$76,000. \$40,000 is currently budgeted in the CIP for the first component of the study, and \$10,000 is being contributed by the Convention & Visitor's Bureau, Downtown Visalia Alliance and the Visalia Economic Development Corporation to help cover the \$12,000 cost of the third component, an economic study on the impact of conventions on the economy.

Background: \$40,000 is budgeted in the 2006-2007 CIP to conduct a study on current Convention Center operations. However, last fall Council asked to have the scope of the study expanded to include a study of the broader market, and possible future expansion plan options. The marketplace has changed dramatically since the Center's expansion in 1991. New facilities have been added such as the Tachi Palace hotel and conference center, the Heritage Complex, and Fresno's expanded Convention Center. Council gave direction to broaden the study after the City received a letter from a hotel developer requesting to purchase City Hall East for a new hotel. While another hotel in the downtown area near the Convention Center would be a welcome addition and help the Center meet the needs of larger conventions that can only be accommodated with more nearby hotel rooms, Council determined that they did not want to limit

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 5

Review:

Dept. Head _____
(Initials & date required)

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

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

the future expansion options of the Center without first determining the future space and facility needs at the Convention Center. There may be possible multi-use options that combine new meeting facilities with a hotel and parking in the same structure. The third component, the economic study, is being recommended to provide data that will help determine when/whether a Convention Center expansion is economically feasible for the City and quantify the value it represents.

A similar economic impact study was previously conducted in 1994 by Price Waterhouse. Because this type of study requires much of the same data gathering and analysis already being performed for the expansion plan, it is more cost effective to calculate the economic impact concurrently with the other components of the survey. This information will help determine whether and/or when the economic stimulation provided by an expanded Convention Center will make an expansion feasible. For a variety of reasons, this economic stimulus data is information that the CVB, the Downtown Alliance, and the VEDC also feel is worthwhile, and these entities have agreed to contribute \$10,000 of the \$12,000 cost of adding this portion of the study (CVB - \$4,000, Downtown Alliance - \$4,000, VEDC - \$2,000).

It was during the Radisson/Marriott sale discussions that staff came to the conclusion that having a qualified firm with extensive experience in the hospitality field review the Convention Center operations would be beneficial. Shortly after the sale was finalized, the decision was made to hire a consultant to conduct an analysis of the current Convention Center operations. The City was looking for an assessment that would focus on the efficiency of the existing operations and suggest alternatives to improve the Center's financial position. A total of \$40,000 was budgeted for that study. However, before a study began, the City received a letter from a hotel developer expressing an interest in the purchase of City Hall East. The developer indicated that he wanted to secure a site in the downtown area in close proximity to the Convention Center. While we are supportive of the addition of another hotel in the downtown area near the Convention Center, City Hall East may not be the best location since it would effectively block the Center from expanding east, leaving only the south as a viable development direction. Knowing a new hotel may be economically viable long before the Center expands, the placement of that hotel is important.

Before the City can decide where and/or when the Convention Center should expand, we must first determine if there will be enough demand to justify an expansion and a calculation of the size of that new facility needs to be developed. With that information, the City can determine which direction is best to expand and what land will be required for the facility, parking, and new hotels. A consulting firm will gather and analyze the data, will determine whether expansion is feasible and if so, the optimal approach and schedule. The firm will specify the square footage of new ballroom space, exhibition space, breakout meeting rooms, pre-function space and service areas and will also identify the market conditions that will trigger the need for expansion.

Staff is recommending the City contract with HVS International to perform the study on a sole-source basis. HVS International is a leading hospitality-consulting firm with a professional staff of more than 200 industry specialists. They specialize in preparing market feasibility studies, valuations, strategic analyses, development planning, and economic impact analyses. They have 25 offices in 11 countries and completed 1,500 appraisals, feasibility studies, and consulting engagements last year alone.

They have developed a detailed proposal for the Convention Center Expansion, Operations, and Economic Impact Study (see attached) which outlines specifically on pages 14 and 15 what the report will entail.

The City previously used the services of HVS International during the negotiations with Presidian to purchase the Radisson Hotel, so they are already familiar with the community and the Convention Center. We believe that this knowledge base, combined with their industry standing as a leading expert in this field, warrants a sole-source award.

The original budget of \$40,000 was sufficient for an operational analysis but the addition of an expansion plan and economic impact study will increase the cost of the study. HVS is proposing a fee of \$72,000 plus travel and related expenses not to exceed \$4,000 for the three components. Because there is some overlap in data gathering, analysis and report generation, the combined cost will be lower than if each component were conducted individually. Applying the \$10,000 from the CVB, Downtown Alliance, and VEDC, the remaining project cost for the City is \$66,000. With \$40,000 in CIP funds already appropriated, staff is seeking authorization for an additional \$26,000 to complete the study.

Summary: The Visalia Convention Center is an economic catalyst for the community and usage is on the rise. Contracting with HVS International will ensure the City is able to maximize the effectiveness of the operation. Evaluating the market place and defining the trigger point for future expansion will ensure the City is able to best position the Convention Center to continue increasing the local economic benefit. Calculating the financial impact on the community from events held at the Center will help quantify the return on investment and give justification for future expansion.

Prior Council/Board Actions: Council authorized staff to find a consulting firm to conduct an operational plan for the Convention Center as well as a longer-range market and expansion plan using the \$40,000 in CIP funds already appropriated.

Committee/Commission Review and Actions: N/A

Alternatives: N/A

Attachments: HVS International Proposal

Recommended Motion (and Alternative Motions if expected): I move to accept staffs recommendation and authorize the City Manager to enter into a contract with HVS International for the purpose of conducting a study of the Convention Center operation, expansion needs, and economic impact, and to appropriate \$26,000 to cover the cost of the expanded plan.

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

**City of Visalia
Agenda Item Transmittal**

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Request authorization to file a Notice of Completion for Ashley Grove Unit No. 1, containing 43 single-family lots, located north of Ferguson Avenue between Demaree Street and County Center.

Deadline for Action: April 16, 2007

Submitting Department: Engineering Department

Contact Name and Phone Number: Andrew Benelli 713-4340,
Norm Goldstrom 713-4638

Department Recommendation:

Staff recommends that City Council give authorization to file a Notice of Completion as all the necessary improvements for this subdivision have been completed and are ready for acceptance by the City of Visalia. The subdivision was developed by Nicholson & Smee, LLC. Nicholson & Smee, LLC, submitted a maintenance bond in the amount of \$49,317.20 as required by the Subdivision Map Act to guarantee the improvements against defects for one year.

Prior Council/Board Actions: The Final Map was approved for recording at the Council meeting of October 20, 2003.

Committee/Commission Review and Actions: The tentative subdivision map for Ashley Grove Unit No. 1 was approved by Planning Commission on September 22, 2003.

Alternatives: N/A

Attachments: Location sketch and vicinity map.

Recommended Motion (and Alternative Motions if expected):

I hereby authorize filing a Notice of Completion for Ashley Grove Unit No. 1.

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 1 Min.

Review:

Dept. Head _____
(Initials & date required)

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

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

Environmental Assessment Status

CEQA Review: Environmental finding completed for tentative subdivision map.

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

**City of Visalia
Agenda Item Transmittal**

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Request authorization to file a Notice of Completion for Ashley Grove Unit No. 2, containing 15 multi-family lots, located at the northeast corner of Ferguson Avenue and Demaree Street intersection.

Deadline for Action: April 16, 2007

Submitting Department: Engineering Department

Contact Name and Phone Number: Andrew Benelli 713-4340,
Norm Goldstrom 713-4638

Department Recommendation:

Staff recommends that City Council give authorization to file a Notice of Completion as all the necessary improvements for this subdivision have been completed and are ready for acceptance by the City of Visalia. The subdivision was developed by Nicholson & Smee, LLC. Nicholson & Smee, LLC, submitted a maintenance bond in the amount of \$21,308.58 as required by the Subdivision Map Act to guarantee the improvements against defects for one year.

Prior Council/Board Actions: An Amended final map was approved for recording at the Council meeting of February 2, 2004. The Final Map was approved for recording at the Council meeting of October 20, 2003.

Committee/Commission Review and Actions: The tentative subdivision map for Ashley Grove Unit No. 2 was approved by Planning Commission on September 22, 2003.

Alternatives: N/A

Attachments: Location sketch and vicinity map.

Recommended Motion (and Alternative Motions if expected):

I hereby authorize filing a Notice of Completion for Ashley Grove Unit No. 2.

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 1 Min.

Review:

Dept. Head _____
(Initials & date required)

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

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

Environmental Assessment Status

CEQA Review: Environmental finding completed for tentative subdivision map.

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

**City of Visalia
Agenda Item Transmittal**

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: : Authorization to file a Notice of Completion for Project No. 3011-0000-720000- 8017 the Roeben /Ferguson Park Storm Basin.

Deadline for Action: N / A

Submitting Department: Park and Recreation Department

Contact Name and Phone Number: Don Stone, 713-4397

Department Recommendation: Authorizes staff to file a Notice of Completion for the above listed project. McMillin Homes completed the construction of the park / storm basin at cost of \$156,122.

Summary/background: In August of 2006 the Council authorized an agreement with McMillin Homes to construct a 1.6 acre mini park at Ferguson Street and Roeben Road. The project included the landscape design and construction of the park and landscape around the perimeter of the adjacent storm basin. The Council authorized \$169,635 for the project. The actual costs submitted by McMillin Homes for reimbursement is \$ 156,122.

The park plan includes approximately one acre of open turf area, 100 trees, 1,400 liner feet of sidewalk along Roeben Road, and twenty one thousand square feet of planter area. Landscape improvements at the storm basin will include a thirty foot wide area planter on each frontage with shrubs that will screen the basin from view. The per acre cost for all development cost, including design and is approximately \$97,576 per acre or \$2.24 a square foot. Based on pervious park projects this is very competitive cost.

Prior Council/Board Actions: Authorization of agreement with McMillin Homes to develop park, August 28, 2006.

Committee/Commission Review and Actions:

Alternatives:

For action by:

City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): _____

Review:

Dept. Head _____
(Initials & date required)

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

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

Attachments:

Recommended Motion (and Alternative Motions if expected):

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

City of Visalia Agenda Item Transmittal

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Authorization to file a Notice of Completion for the Cameron Avenue and County Center Street Improvement Project, No. 3011-00000-720000-0-9733-2005.

Deadline for Action: None

Submitting Department: Public Works Department

Contact Name and Phone Number:

Manuel Molina 713-4491;
Jim Funk 713-4540

Department Recommendation: Staff recommends that the City Council authorize filing a Notice of Completion for the Cameron Avenue and County Center Street Improvement Project, No. 3011-00000-720000-0-9733-2005.

Department Discussion: This project was part of the development of the South Police Substation located at the southeast corner of Cameron Avenue and County Center Street. The improvement project is generally located between County Center and Woodland Streets on Cameron Avenue and between Cameron Avenue and Visalia Parkway on County Center. Construction of this project completed the improvements on the south side of Cameron Avenue from Mooney Boulevard to County Center Street. It also tied in the existing Packwood Creek Development to the new South Police Substation by providing a pedestrian walkway between the two.

The Cameron Avenue and County Center Street Improvement project consisted of the installation of sanitary sewer, curb, gutter, pave-out, sidewalk, street trees and the installation of water, gas, communications and electrical power to the site.

On September 19, 2005, the City Council awarded a contract to Central Valley Asphalt in the amount of \$339,139.50. The police station building was constructed under a separate contract by Oral Micham Construction, Inc. and was not part of this bid award. A total of seven change orders at a cost of \$ 86,774.35 (25% of awarded contract amount) were necessary to complete the project. A significant amount of the change order costs (over \$50,000) were necessary to provide electrical, phone and gas service to the new police building. These improvements were not included in either the street plans or the building plans so they were not a part of either contractor's bid. The change orders were reviewed and approved by the Change Order Committee. The change orders approved entailed the following work:

For action by:

- City Council
- Redev. Agency Bd.
- Cap. Impr. Corp.
- VPFA

For placement on which agenda:

- Work Session
- Closed Session

Regular Session:

- Consent Calendar
- Regular Item
- Public Hearing

Est. Time (Min.): 3 Min.

Review:

Dept. Head _____
(Initials & date required)

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

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

Change Order No. 1 - Remove line item 11, Street light conduit and pull boxes-

This change order removed the street light installation from the contract because the police station building contractor was going to perform the work. A credit was applied to the project in the amount of \$14,300.

**Change Order No. 2 – Install street light conduit and pull boxes,
Install conduit for telephone service -**

Change Order No. 2 added the lights back into the street contract because the building contractor was unsuccessful in acquiring reasonable bids. In addition, Change Order No. 2 also included the installation of telephone and communications conduit and gas service to the police building. The additional cost of Change Order No. 2 was \$40,930.

Change Order No. 3 - Change in pull box sizes and conduit -

Additional four-inch conduit and larger pull boxes were required to deliver proper electrical service to the Police station. The cost of this change order was \$21,740.

Change Order No. 4 - Reconstruct temporary entry access -

The police building contractor was required to provide a temporary crushed rock entry access. This crushed rock is necessary to prevent dirt and mud from being tracked onto the streets by trucks entering and exiting the construction site. This is a requirement of the State of California as part of the Storm Water Pollution Prevention Plan. They constructed the crushed rock access before any other construction had started. The rock access ultimately had to be moved by Central Valley Asphalt to allow for the permanent concrete drive approach to be installed. Moving the rock access was not a part of their bid so Change Order No. 4 was processed for \$1,829 to compensate them for this work.

Change Order No. 5 - Additional Concrete Asphalt and Base Rock-

The construction bid documents used an estimated quantity of asphalt and base rock to establish the low bid for the project. The actual quantities used on the project were higher than the estimated quantities. The bid quantity for asphalt was 284 tons. The actual quantity used was 338 tons. The bid quantity for base rock was 595 tons. The actual quantity used was 627 tons. The cost of this change order was \$6,235.64.

Change Order No. 6 - Extend conduits for telephone service to building -

Two four-inch SBC conduits that were installed with the project had to be extended from an SBC pull box to the police building. The original contract called for the conduits to end at the pull-box. Cost of change order was \$3,675.

Change Order No. 7 - Remove and reform meandering sidewalk -

Forms for the meandering sidewalk on Cameron Avenue from Woodland Street east to the new Police Substation were installed according to the plans. However, the sidewalk alignment had too many curves and curves that were too sharp. The design

was changed and the contractor was asked to reform the sidewalk. Cost of change order was \$6,195.

There were a number of delays of note on this project. Central Valley Asphalt, Inc., the Prime Contractor, willingly worked around the schedules and constant setbacks caused by various utility companies and on-site construction of the South Police Substation.

Additional costs outside this contract include: The extension of a twelve-inch water main from Packwood Avenue and County Center south to Cameron Avenue and east to Woodland Street. The actual costs for this item came in at \$267,129.00, which was paid by the South Police Substation fund.

Alternatives: None suggested

Attachments: Exhibit "A" location map.

Copies of this report have been provided to:

Recommended Motion (and Alternative Motions if expected):

I move to authorize the filing of a Notice of Completion for the Cameron Avenue and County Center Street Improvement project, Project No. 3011-00000-720000-0-9733-2005.

Financial Impact

Funding Source:

Account Number: 3011-00000-720000-0-9733-2005

Budget Recap:

Total Estimated cost: \$339,139.50	New Revenue: \$
Amount Budgeted: \$401,000	Lost Revenue: \$
New funding required: \$ 24,913.85	New Personnel: \$
Council Policy Change: Yes___ No___X	

Tracking Information: (*Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date*)

Notice of Completion to be filed with County Recorded through City Engineer's office

City of Visalia Agenda Item Transmittal

Meeting Date: April 16, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Request for City Council to accept and process an annexation and Sphere of Influence amendment for approximately 480 total acres of land owned by David & Ana Vargas, located on the west and east sides of Plaza Drive between Avenue 320 and Riffin Avenue north of the Visalia Industrial Park. (APN: 077-100-008, 010, 011)

Deadline for Action: None

Submitting Department: Community Development

Contact Name and Phone Number:

Brandon Smith, Senior Planner – 713-4636
Fred Brusuelas, Assistant Director, Community Development - 713-4364

Department Recommendation and Summary:

It is recommended that the City Council take the following actions:

1. authorize staff to accept and process an application to annex approximately 480 total acres, consisting of three 160-acre parcels owned by David and Ana Paula Vargas and a portion of Plaza Drive roadway, and direct staff to process the annexation request with a Sphere of Influence amendment,
2. authorize preparation of an Annexation Agreement with the applicant's proposal included as Exhibit "A",
3. exercise protest towards the portion of a Williamson Act contract covering the south 160 acres of the subject site, and
4. direct that the Annexation Agreement include provisions for either facilitating an 1240 agricultural easement exchange if the Williamson Act cancellation fee is not paid or pay an agriculture mitigation fee of \$2,000 per acre for the north 320 acres of the subject site if the Williamson Act contract has ended.

The annexation will aid the City in expanding the Industrial Park by bringing land into the City limits that is available and "ready-to-go" for the immediate development of industrial facilities, should an industrial prospect be seeking a place to locate their business.

For action by:

- City Council
- Redev. Agency Bd.
- Cap. Impr. Corp.
- VPFA

For placement on which agenda:

- Work Session
- Closed Session

Regular Session:

- Consent Calendar
- Regular Item
- Public Hearing

Est. Time (Min.):_20_

Review:

Dept. Head _____
(Initials & date required)

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

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

Discussion:

MSJ Partners, representing property owners David and Ana Paula Vargas, have addressed a letter to City staff that formally requests the City to initiate the process to bring this land into the City limits. The letter, dated April 5, 2007, is attached to this report as Exhibit "A". The letter addresses the Vargas' request to formally initiate the annexation process for the 480 acres they own along Plaza Drive, and outlines their interest for a variety of parcel sizes on the property and facilitate an agricultural easement exchange for the portion of the property encumbered by non-protested Williamson Act restrictions.

Upon annexation, MSJ Partners proposes to subdivide the first phase of the property (the south 160 acres) into 10-acre parcels. These parcels could be combined and/or reconfigured to allow flexibility in site development as needed by the future user. Projects would be considered as follows:

- Projects 40 acres or larger – reviewed by typical City process (i.e. Site Plan Review)
- Projects between 10 and 40 acres – requires determination from City staff that project's location is appropriate and would not unreasonably prevent the future development of large parcels in the remainder of the first phase, then requires typical City review
- Projects less than 10 acres – requires obtaining a Conditional Use Permit before City review

* These conditions would remain in effect for four years from the completion of annexation.

The initial Industrial Park expansion envisioned by the City would have established 40-acre minimum size parcels. An assessment for the expansion of the Visalia Industrial Park prepared by the firm of A. Plescia & Co. in September 2006 identified that a variety of parcel sizes with immediate development potential are needed to continue attracting new businesses and job creation in the Industrial Park. The following findings found in the assessment support this fact:

7. Of the sixteen (16) [vacant] parcels 5 acres or larger in size, only three (3) parcels totaling 240 acres (approx. 53%) are being actively marketed for development on a build-to-suit lease basis while the other thirteen (13) parcels totaling 213 acres (approx. 47%) are either not available or are not being actively marketed for sale lease, or development.

9. Currently there are only ten (10) existing lease spaces of 50,000 square feet or more in size (in buildings of at least 40,000 sq. ft. in size) that are currently available for occupancy (lease), with only two that could accommodate a user of 100,000 to 150,000 sq. ft., and only one space that could accommodate a user over 200,000 sq. ft. (232,750 sq. ft.).

More information on the assessment can be found in the section titled Visalia Industrial Park Expansion Assessment. The assessment itself is attached to this report.

Staff recommends that the City Council authorize the Planning Division to move forward in processing an application for annexation and Sphere of Influence Amendment. Annexation of the site would be consistent with the City's current 129,000 Population Urban Development Boundary, which allows for the City to consider expanding its jurisdiction to include 640 acres that is split vertically by Plaza Drive between Avenue 320 and Riggan Avenue. In addition, the annexation brings land into the City limits that would be available for the immediate development of industrial facilities. Also, consistent with the assessment, the applicant's proposal acknowledges and accommodates the need for a variety of parcel sizes.

Property and Utility Description:

The subject site is located on the west side of Plaza Drive south of Avenue 320 and on the east side of Plaza Drive between Avenue 320 and Riggan Avenue (see attached location map). This land is currently being used as agricultural farm land. The three parcels have a General Plan land use designation of Heavy and would therefore be zoned Heavy Industrial (I-H) upon annexation. The I-H zone allows warehousing, distribution centers, and other similar uses as a permitted use in this zone.

Annexation would be contiguous to the City limits and inside the 129,000 population Urban Development Boundary. Since the site is located entirely outside of the LAFCO's adopted Sphere of Influence, an amendment to the Sphere to include the properties would be processed simultaneously with the annexation. Because this property was already evaluated in the County Municipal Service Review for the City of Visalia, the County has agreed to consider this Amendment ahead of the City-wide Sphere Amendment.

The City has an existing 18-inch sanitary sewer main in Riggan Avenue from Road 76 extending easterly to Kelsey Street. This line was installed in anticipation of expansion in the Industrial Park and northwest Visalia. Water can be extended from both the VF Corporation project located at the southwest corner of Riggan & Plaza and the planned California Water Service 1.5 MG storage tank project located on the south side of Riggan approximately 1,000' west of the future Road 76 alignment. Construction is scheduled to commence sometime this year. Other available utilities include Southern California Gas Company with a high-pressure natural gas main in Plaza Drive and Southern California Edison facilities in both Riggan Avenue and Plaza Drive.

Williamson Act:

All three parcels are within a Williamson Act Preserve (No. 3051) and Conservation Contract (No. 8813). At this time, there are no records of a Notice of Non-Renewal on file with the County of Tulare, meaning that the contract is still in full effect. Staff records indicate that the Agriculture Preserve was protested by Council Resolution No. 1260 (adopted February 4, 1974) upon the creation of the Contract in 1974; however only the southerly 160 acres was within one mile of the City limits at the time of protest. Thus, if Council were to exercise its protest with the annexation, the Contract and Preserve covering the southerly 160 acres will automatically be removed upon annexation.

The Contract and Preserve covering the northerly 320 acres will have to be removed in compliance with procedures set forth in the Williamson Act. In the letter prepared by the applicant (Exhibit "A"), MSJ Partners has agreed to cooperate with the City on the northern 320 acres to facilitate an agricultural easement exchange that would place other nearby agricultural land under an agricultural conservation easement in perpetuity. The exchange would be carried out in accordance with provisions contained in the Williamson Act regarding easement exchanges, and would be subject to approval by the Department of Conservation. To date, the Council has previously approved one other Contract Cancellation (located at the Community Commercial site at Dinuba & Riggan) with a condition requiring that the cancellation's penalty fee be used towards the purchase of a permanent conservation easement over property with at least comparable agricultural value. If the Williamson Act contract expires, staff recommends that the annexation agreement include a \$2000/acre agricultural mitigation adjusted by an appropriate PI.

Proposed Annexation and Williamson Act Timelines:

The applicants have prepared an application for the annexation of the subject site. If initiated by the City Council, the applicants anticipate filing the application immediately with the City. Staff would then bring the project and environmental documentation back to Council for a public hearing approximately four months after receiving the application. If approved at that time, staff would file applications with LAFCO, and a public hearing would subsequently be held by the LAFCO Commission.

Position Statements:

The Visalia Chamber of Commerce and Home Builders Association have submitted position statements regarding annexation of land and continued expansion of the Visalia Industrial Park. Both position statements encourage a variety of lot sizes to accommodate a variety of industrial development interests.

Background on Industrial Park Expansion:

On June 13, 2005, staff presented the City Council with an update of activities and land use status of the Visalia Industrial Park. Upon completion of the review, the City Council authorized staff to meet with property owners and come back with request(s) to initiate annexations for the 640 acres within the City's adopted Urban Development Boundary along both sides of Plaza Drive, north of Riggan Avenue. The property has a General Plan Land Use designation of Heavy Industrial Reserve. This action was necessary in order for the Visalia Industrial Park to continue having an inventory of parcels of sufficient size and configuration "ready-to-go" to meet the ongoing needs of potential industrial prospects.

In November 2005, a request was submitted by Lou Ginise on behalf of property owner Russell Doe to allow annexation and a Sphere amendment to bring approximately 160 acres into the City limits, located on the west side of Plaza Drive north of Riggan Avenue. However, before initiation of the project came to Council, the project was withdrawn at the request of the applicant.

Staff, in April 2007, contacted Lou Ginise, agent for property owner Russell Doe, to discuss possible inclusion of their property into an annexation and Sphere of Influence amendment. Staff was informed that they have no interest in annexation of land or to be included in a Sphere amendment if the City imposes lot size restrictions. Previous discussion by the City Council to apply 40-acre minimum lot sizes was the basis for the property owner to withdraw his annexation request.

Visalia Industrial Park Expansion Assessment:

The City of Visalia and Visalia Economic Development Corporation in 2006 directed an assessment to be prepared regarding Visalia Industrial Park expansion. The firm of A. Plescia & Co. prepared the report and submitted the document for review in September 2006. A summary of the conclusions are as follows:

The Visalia Industrial Park is experiencing an upward cycle in industrial activity. To take advantage of the current interest levels and strategically best position Visalia for future opportunities, it is important to have sufficient industrial land, including a mixture of varying parcel sizes, zoned and readied for development.

It is anticipated that Visalia will continue to be an area of interest for companies seeking warehouse, distribution, and agricultural-based industries seeking a centralized location from which to serve California and/or the western United States. For Visalia to be

competitive in attracting industrial users and creating employment, it will be necessary to have an adequate supply of land in both significant number parcels and a variety of sizes in which to continue attracting these companies and create job creation opportunities for the community.

The complete report of the Visalia Industrial Park Expansion assessment is attached.

Committee/Commission Review and Actions:

None.

Prior Council/Board Actions:

See Background on Industrial Park Expansion section above.

Attachments:

- Exhibit "A" – Letter from MSJ Partners (applicant) and David and Ana Vargas (property owners)
- Agriculture Preserve Map
- Location Map
- Visalia Industrial Park Expansion Assessment
- Visalia Chamber of Commerce - Position Statement
- Home Builders Association - Position Statement
- Visalia Economic Development Corporation - Annexation Policy Statement
- Mangano Homes – Annexation of Industrial Land

Recommended Motion (and Alternative Motions if expected):

I move to take actions 1 through 4 as recommended by staff.

:

1. authorize staff to accept and process an application to annex approximately 480 total acres, consisting of three 160-acre parcels owned by David and Ana Paula Vargas and a portion of Plaza Drive roadway, and direct staff to process the annexation request with a Sphere of Influence amendment,
2. authorize preparation of an Annexation Agreement with the applicant's proposal included as Exhibit "A",
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4. direct that the Annexation Agreement include provisions for either facilitating an 1240 agricultural easement exchange or pay an agriculture mitigation fee of \$2,000 per acre for the north 320 acres of the subject site.

Environmental Assessment Status

CEQA Review: An environmental document would be prepared at the time that staff processes the annexation and Sphere of Influence amendment.

NEPA Review: None.

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to: