

**City of Visalia
Agenda Item Transmittal**

Meeting Date: 9/17/2018

Agenda Item Number (Assigned by City Clerk): 11.

Agenda Item Wording: Public Hearing to authorize an amendment to the Neighborhood Stabilization Program 1 (NSP1) funds to add an eligible NSP1 Activity "E" – Redevelopment for a public facility; and redirect \$225,000 in remaining funds to Self Help Enterprise.

Deadline for Action: 9/17/2018

Submitting Department: Finance

Contact Name and Phone Number:
Rhonda Haynes, 4460

Department Recommendation: Staff recommends that the City Council authorize:

1. Add Eligible Use Activity ("E") Redevelopment for a Public Facility to NSP1;
2. Authorize the City Manager or his designee to execute a letter for a Conditional Commitment to Self Help Enterprises, Inc., which conditions funding on the completion of NSP1 requirements;
3. Upon meeting the requirements of NSP1 conditions, redirect NSP1 Funding from Habitat for Humanity (Habitat) to Self Help Enterprises, Inc. (SHE) under eligible use "E" activity;
4. Provide remaining NSP funding (approximately \$225,000) to an eligible Non-Profit Developer (Self Help Enterprises, Inc.) for use toward acquisition and/or rehabilitation of a Public Facility to be owned and operated by the Non-Profit for transitional/respice bridge housing;
5. Authorize the City Manager to finalize redirecting the NSP1 Funding toward a public facility, and execute necessary agreements to complete the amendment and transaction,
6. Authorize the City Manager to allow up to an additional one year extension to finalize transactions, and to approve additional funding, if available, to SHE beyond that referenced herein above as a "minor amendment".

Summary: The City of Visalia is nearing closeout of its Neighborhood Stabilization Program (NSP1) grant and is proposing to add an eligible use (Public Facility) and reallocate NSP1 funds to Self Help Enterprises for transitional /respice/ bridge public facility for homeless or at risk of homeless population. Since this action adds a new eligible activity and new identified beneficiaries, the City is required to conduct a formal program amendment through a public hearing and community input.

Background Discussion: The U. S. Department of Housing and Urban Development (HUD), through the Housing and Economic Recovery Act (HERA) in 2008, awarded the City NSP1

COUNCIL ACTION: Approved as Recommended

*GC / SN 4-0
Gubler Absent*

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funding in the amount of \$2.388 million dollars to address the foreclosure crises. Visalia has exceeded the NSP requirements; including set aside requirements through acquisition, rehabilitation, and resell of single family properties to income-qualifying households in both categories (up to 50% ami and between 51%- 120% ami).

The City has been presented with a proposal (Attachment "A") by Self Help Enterprises, Inc (SHE). to acquire and rehabilitate a vacant structure for a transitional/respice bridge public facility in Visalia, CA, which meets NSP1 requirements.

The City of Visalia proposes reallocating approximately \$225,000 in NSP1 funds from recaptured program income and available grant funds previously obligated to Habitat for Humanity for acquisition, rehabilitation and resell of foreclosed homes. The housing market has changed substantially since the original grant was awarded; where there are very limited opportunities to make offers on foreclosed homes in the NSP1 targeted area.

NSP1 funds will be used for the acquisition /rehabilitation of a 22-24 bed public facility for transitional /respice bridge housing facility for low income adults who are homeless or at risk of homelessness under the Eligible Use "E"- Redevelopment. The property is located within the NSP1 target area, with a proposed location on 1627 S. Garden Street (or comparable facility located elsewhere in a NSP1 target area).

SHE or an affiliate entity that is solely controlled and managed by SHE (an LLC or 501c3 organization) will manage operations for the day-to-day needs and also contract and work with a non-profit service provider (i.e. Turning Point) who will provide wrap around supportive services such as case management, housing referrals, and substance abuse/mental health referrals to the tenants.

Beneficiaries of this project will be persons with incomes below the maximum level specified (at or below 120% of area median income) who are in need of transitional housing or respice bridge housing. SHE will be responsible for affirmatively marketing the available units to marginalized subpopulations in Visalia, who may not have otherwise availed themselves of the services provided. The City will complete the necessary reviews of the project, including review of tenant income upon initial occupancy only, approving the property management policy. Partner agreements, cash flow and reserves as needed.

Preparing for NSP Grant Closeout:

Under HUD's NSP regulations, if program income is received, it is committed and expended before any NSP "grant" funding. Therefore, in order to wind down the NSP "Grant" program, we must spend available program income first and then the grant funds.

As of August 20, 2018, Visalia currently has NSP1 "grant" funds remaining of \$177,103, and approximately \$57,344 in program income, for a total of \$234,447. Aside from this requested amendment (in total \$225,000), approximately \$9,447 remains available to be applied toward

administration and loan servicing costs. This figure will continue to grow on a monthly basis in the amount of \$2,287, less loan servicing costs from NSP1 loan repayments.

Table 1			
Table 1: Amendment- From Habitat to Self Help Enterprises Neighborhood Stabilization Program			
Self Help Budget (Increase)	Balance as of 08/28/2018	NSP Proposed Amendment	Balance
Self Help Public Facility - NSP1 Grant	\$ -	\$ 167,656.10	\$167,656.10
Self Help Public Facility - NSP1 Program Income	\$ -	\$ 57,343.90	\$ 57,343.90
<i>*Funding may be increased as a minor amendment by CM approval</i>		<u>\$ 225,000.00</u>	
City/Habitat NSP Budget (Decrease)			
City NSP1 Available Grant Balance	\$ 95,413.80	\$ (85,967.36)	\$ 9,446.44
City committed to Habitat NSP1 Grant Balance Available	\$ 81,688.74	\$ (81,688.74)	\$ -
City NSP1 Program Income**	\$ -	\$ -	\$ -
City committed to Habitat NSP1 Program Income**	\$ 57,343.90	\$ (57,343.90)	\$ -
NET CHANGE	\$ 234,446.44	\$ (225,000.00)	\$ 9,446.44

**If remaining funds available including Admin expenses, CM may approve additional funding beyond \$225k if available*
*** Program Income is drawn before Grant funds; Program Income also continues to be received.*

As reflected in Table 1 above, funding will first be drawn from program income leaving an estimated NSP grant balance; therefore, this amendment includes authorizing the City Manager to approve additional funding beyond that referenced herein above, as a “minor amendment” to their agreement.

Upon drawing down the NSP Grant, staff will be able take the steps required to close out the 2008 NSP1 grant. Staff will also return with eligible uses and a recommendation for future program income, under the CDBG umbrella, as part of the NSP closeout process.

Fiscal Impact: Redirect Up to \$225,000 from City NSP Balance to Public Facility activity upon finalizing underwriting and City Manager approval. Potentially additional NSP 1 Program Income funding, if available with City Manager authorization. There is no impact to the General Fund.

Prior Council Action: NSP1 Approval 2008; Habitat Amendments (2011- 2018)

Other: None

Committee/Commission Review and Action:

Published and posted City Council public hearing and community meeting notice for 30 days (August 15, 2018 to September 13, 2018). Presented NSP1 Amendment to the Citizens Advisory Committee (CAC) on September 5, 2018; Disability Advocacy Committee (DAC) on September 10, 2018, and North Visalia Neighborhood Advisory Committee (NVNAC) on September 13, 2018.

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Alternatives: The City purchases foreclosed homes, if available and in NSP1 Targeted area, and rehabilitates them under prevailing wage laws, thereafter, reselling to income qualifying households.

Attachments: Attachment "A" - Self Help Enterprises Inc. Funding Request
Attachment "B",- Proposed NSP1 Amendment Report

Recommended Motion (and Alternative Motions if expected):

City Council authorize:

- 1) Adding Eligible Use Activity ("E") Redevelopment for a Public Facility to NSP1; and
- 2) Authorizing the City Manager or his designee to execute a letter for a Conditional Commitment to Self Help Enterprises ,Inc., which conditions funding on the completion of NSP1 requirements; and
- 3) Upon meeting the requirements of NSP1 conditions, redirect Neighborhood Stabilization Program (NSP1) Funding from Habitat for Humanity (Habitat) to Self Help Enterprises under eligible use "E" activity; and
- 4) Provide remaining NSP funding (approximately \$225,000) to an eligible Non-Profit Developer (Self Help Enterprises, Inc.) for use toward acquisition and/or rehabilitation of a Public Facility to be owned and operated by the Non -Profit for transitional/respite bridge housing; and
- 5) Authorize the City Manager to finalize redirecting the NSP1 Funding toward a public facility, and execute necessary agreements to complete the amendment and transaction.
- 6) Authorize the City Manager to allow up to an additional one year extension to finalize transactions, and to approve additional funding, if available, to Self Help beyond that referenced herein above as a "minor amendment".

Copies of this report have been provided to:

Environmental Assessment Status

CEQA Review: completed NEPA



A Nonprofit Housing and Community Development Organization

August 24, 2018

Randy Groom, City Manager
City of Visalia
220 N. Santa Fe St.
Visalia, CA 93292

**Re: Request for NSP Funding
1627 S. Garden Street, Visalia, CA 93277**

Dear Mr. Groom:

Self-Help Enterprises (SHE) is currently exploring the feasibility of the acquisition and rehabilitation of the multi-bed facility located at 1627 S. Garden Street, Visalia, CA 93277. The site consists of twenty-four (24) beds

Self-Help Enterprises would like to request Neighborhood Stabilization Program (NSP) funding in the amount of \$225,000 for this project. The proposed project will potentially include the following:

- Subcontract the facility to Turning Point, or another non-profit, for operations, case management and wrap around supportive services;
- Recuperative beds for individuals experiencing homelessness with medical challenges that prohibit their discharge in to homelessness; SHE and Turning Point are working with multiple medical partners to contract for beds at the facility for discharge placements;
- Coordination with the Kings/Tulare Homeless Alliance for potential utilization of beds as bridge housing for individuals waiting for a permanent supportive housing unit;
- Potential collaboration with the County for utilization of beds for clients receiving services through various County programs; coordination of on-site services weekly at the facility, including substance abuse and mental health services.

Currently, SHE is working on assembling the various project partners and the preparation of a funding strategy for the acquisition, rehabilitation and operations of the project. SHE request approval of the funding request subject to the submittal of the following to the City for review and approval:

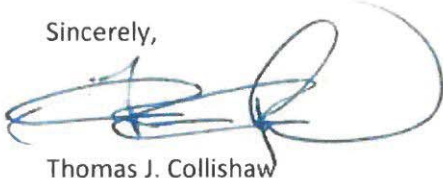
- Financial feasibility analysis by the City, including a review of acquisition, rehabilitation and operations funding sources; complete sources and uses for the project and acquisition/rehabilitation funding commitments;
- Development of an affordability covenant in accordance with NSP regulations;
- Scope of work for the rehabilitation, including a funding plan to address full ADA improvements;
- Agreements for operations of the facility and contracts with other project partners for bed utilization (such as medical providers, the Homeless Alliance and/or the County).

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SHE anticipates leveraging conventional capital for the project in the amount of \$600,000-\$800,000. In addition, SHE is contributing in-kind capital to facilitate acquisition due diligence, coordination with potential project partners, and general project management coordination.

If you have any questions, please contact me at 559-802-1620 or tomc@selfhelpenterprises.org. Thank you for considering this request and we look forward to what we can accomplish together.

Sincerely,



Thomas J. Collishaw
President/CEO

CITY OF VISALIA, CALIFORNIA
THE NSP SUBSTANTIAL AMENDMENT
AMENDMENT: ADDITION OF ELIGIBLE USE “E”

Jurisdiction(s): City of Visalia <i>(identify lead entity in case of joint agreements)</i> Jurisdiction Web Address: www.visalia.city <i>(URL where NSP Substantial Amendment materials are posted) See below</i>	NSP Contact Person: Randy Groom Address: 220 N Santa Fe Visalia, California 93291 Telephone: (559) 713-4312 Fax: (559) 713-4800 Email: randy.groom@visalia.city Second Contact: Rhonda Haynes, Housing Specialist, 707 West Acequia, Visalia, CA 93291; (559)713-4460; rhonda.haynes@visalia.city
http://www.visalia.city/depts/finance/housing_n_cdbg_services/publications_n_reports/neig_hborhood_stabilization_program.asp	

This Amendment to the Action Plan for the Neighborhood Stabilization Program 1 is hereby further amended to include the following:

Visalia has exceeded the NSP requirements, including set aside requirements through acquisition, rehabilitation and resell of single family properties to income qualifying households in both categories (up to 50% ami and between 51%- 120% ami). The City was also successful in these income categories.

The City of Visalia is nearing closeout of its Neighborhood Stabilization Program (NSP1) and is proposing to reallocate approximately \$225,000 in Neighborhood Stabilization Program 1 (NSP1) funds from recaptured program income and available funds obligated for acquisition, rehabilitation and resell of foreclosed homes through Habitat for Humanity.

The market has changed substantially since the original grant was awarded; where there are very limited opportunities to make offers on foreclosed homes in the NSP1 targeted area. NSP1 funds not expended must be obligated to NSP1 eligible activities in order to meet Federal NSP1 grant requirements. The City has been presented with a proposal to acquire and rehabilitate a vacant structure for a transitional/respice bridge public facility in Visalia, CA, which meets NSP1 requirements.

NSP1 funds will be used for the acquisition /rehabilitation of a 22-bed public facility for transitional /respice bridge housing facility for low income adults who are homeless or at risk of homelessness under the Eligible Use “E”- Redevelopment vacant properties. The property is located within the NSP1 target area, with a proposed location on 1627 S. Garden Street (or comparable facility located elsewhere in a NSP1 target area). The

facility will be used by persons with income who meet the NSP1 income limits at or below 120% area median income. The Owner will be required to certify the incomes of the tenants at the time of occupancy, which the City will review for compliance.

The City acknowledges the proposal and shall allow the Developer (owner- Self Help Enterprises, Inc.) or an affiliate entity that is solely controlled and managed by the Developer (an LLC or 501c3 organization herein referred to as an “affiliate”) to manage operations for the day-to day needs and also contract and work with a non-profit service provider (i.e. Turning Point) who will provide wrap around supportive services such as case management, housing referrals, and substance abuse/mental health referrals to the tenants. The City will underwrite the project, review income upon initial occupancy only, approve the property management policy and cash flow and reserves as needed. Beneficiaries for this amended activity will be persons with incomes below the maximum for the NSP1 program who are in need of transitional housing or respite bridge housing. The non-profit will be responsible for affirmatively marketing the available units to marginalized subpopulations in the City of Visalia, who may not have otherwise availed themselves of the services provided. Should there be any client or housing fees, they will be approved by the City for affordability and reasonableness. Since this action adds a new eligible activity and new identified beneficiaries, the City has determined that a formal program amendment is required.

The City proposes to amend the NSP1 Action Plan 2008, to: 1) Add Eligible Use Activity (“E”) Redevelopment for a Public Facility; 2) redirect Neighborhood Stabilization Program (NSP1) Funding from Habitat for Humanity (Habitat) to Self Help Enterprises under eligible use “E” activity; 3) and provide remaining funding (approximately \$225,000) to an eligible Non-Profit Developer (Self Help Enterprises, Inc.) for use of NSP1 funds toward acquisition and/or rehabilitation of a Public Facility to be owned and operated by the Non –Profit for transitional/respite bridge housing.

NSP NEW ACTIVITY DETAILS

A. AREAS OF GREATEST NEED

The property is within the identified “Area of Greatest Need” – NSP1 Boundaries.

B. DISTRIBUTION AND USES OF FUNDS

The City will provide NSP assistance to a Non-Profit Developer for the purpose of acquiring, rehabilitating, owning and managing a vacant property for the use as a public facility for transitional or bridge housing, respite facility. City Staff will work with the Developer related to underwriting, including detailed documentation to support their acquisition and rehabilitation.

1) ELIGIBLE ACTIVITY FROM THE NSP REGULATIONS:

- NSP Eligible Use “E”- Redevelopment vacant properties

2) CORRELATED ELIGIBLE ACTIVITY FROM THE CDBG ENTITLEMENT REGULATIONS:

The correlated eligibility activity from the CDBG Entitlement Regulations for the use of the NSP funding is as follows:

- 24 CFR 570.201 (c) Public facilities and improvements.

C. DEFINITIONS AND DESCRIPTIONS

- 1) *Describe how the grantee will ensure continued affordability for NSP assisted property*

The Property will be subject to a Restriction Agreement which will be recorded against the property. The Agreement shall run with the land and shall bind Owner and all of Owner's successors in interest as owners of the Property.

- 2) *Describe housing rehabilitation standards that will apply to NSP assisted activities.*

The City of Visalia's Building Department conducts inspections to confirm that the rehabilitation of properties meet California Building Code requirements. The policy follows local and state regulations and codes, housing quality and habitability standards for rehabilitation.

D. LOW INCOME TARGETING

The public facility will meet the LMMA national objective. The project will be within an NSP Targeted area, for households at or below 120% of the area median income. The facility will be used by NSP1 eligible beneficiaries. Majority if not all clients will have income certifications from the non-profit.

E. ACQUISITIONS & RELOCATION

As previously indicated the public facility will be acquired by a Non-profit agency, or an affiliate entity, for operations. The non-profit agency will rehabilitate the facility for transitional and/or bridge housing. They will also work with a service provider to provide supportive services to the tenants.

The number of units- one (1) and there is no intention to demolish units.

F. PUBLIC COMMENT

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

During the 30 day noticing of this proposed NSP Substantial Amendment, staff provided information regarding the amendment at three (3) community committee meetings, listed below, and the public in general were invited to attend. As identified in the Citizens

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Participation Plan, the community committees, Citizens Advisory Committee, Disability Advocacy Committee and Northern Visalia Neighborhood Advisory Committee, along with the general public. The community comments and City Staff responses shall be included.

Staff also presented the NSP1 Amendment at the City Council public hearing meeting, held on Monday, September 17, 2018, held at the City Hall, Council Chambers, 707 West Acequia, Visalia, CA, at 7:00 p.m.

In addition to inviting the public and committees, Staff published the public hearing notice in the Visalia Times Delta and El Sol. The notice was also posted at City Hall East, West and Administration, and Public Library and the City's website. A copy of the public notice is attached as Exhibit "A".

ACTIVITY NO. (#) – Self Help Project *NSP INFORMATION BY ACTIVITY (NEW ACTIVITY- ADDED)*

- (1) Activity Name: Redevelopment- A transitional/ respite bridge public facility to be purchased and rehabilitated which is a vacant real property. The facility may be a vacant building to be rehabilitated or newly constructed on vacant land. Uses to be transitional housing or respite bridge housing. The Owner (Non-Profit- Self Help Enterprises, Inc.) and/or its affiliate entity, will also contract with a service provider (i. e Turning Point, KDDH, Family Services and/or CSET, Kings/Tulare Homeless Alliance)
- (2) Activity Type: Redevelopment. The identified NSP eligible uses and the CDBG eligible activity's are as follows:
- *NSP: §2301(c)(3)(E) redevelop demolished or vacant properties*
 - *CDBG: 24 CFR 570.201(a) Acquisition; (b) Disposition, (c) Public facilities and improvements.*
- (3) National Objective: *(Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).*

Low Moderate and Middle Income Area (LMMA): The City of Visalia will provide NSP1 funding to a non-profit developer to acquire and rehabilitate a transitional/ respite bridge public facility to provide a benefit within the NSP1 Target area where residents/tenants are at or below 120% area median income (ami). The facility will be used by persons with income who meet the NSP1 income limits at or below 120% area median income. The Owner will be required to certify the incomes of the tenants at the time of occupancy, which the City will review for compliance.

- (4) Projected Start Date: *September 2018*
- (5) Projected End Date: *December 2019*
- (6) Responsible Organization: *(Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)*

HUD has designated the City of Visalia as an entitlement city and a Participating Jurisdiction. The City of Visalia will provide the remaining NSP funding to a qualified non-profit Developer (i.e. Self Help Enterprises, Inc.) (as defined under 24 CFR 570.202 (b) (1)), to acquire (site control), rehabilitate and own a public facility for transitional and/or respite bridge housing.

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The City acknowledges the proposal and shall allow the Developer (owner- Self Help Enterprises, Inc.) or an affiliate entity that is solely controlled and managed by the Developer (an LLC or 501c3 organization herein referred to as an “affiliate”) to manage operations for the day-to day needs and also contract and work with a non-profit service provider (i.e. Turning Point) who will provide wrap around supportive services such as case management, housing referrals, and substance abuse/mental health referrals to the tenants. The City will underwrite the project, review income upon initial occupancy only, approve the property management policy and cash flow and reserves as needed. Beneficiaries for this amended activity will be persons with incomes below the maximum for the NSP1 program who are in need of transitional housing or respite bridge housing. The non-profit will be responsible for affirmatively marketing the available units to marginalized subpopulations in the City of Visalia, who may not have otherwise availed themselves of the services provided. Should there be any client or housing fees, they will be approved by the City for affordability and reasonableness. Since this action adds a new eligible activity and new identified beneficiaries, the City has determined that a formal program amendment is required.

Location and contact information is as follows:

City Contact:

City of Visalia
Randy Groom, City Manager
220 N Santa Fe Street
Visalia, California 93291
Duns#030999866

Staff Contact:

Randy Groom, City Manager (559) 713-4312
Renee Nagel, Finance Director (559) 713-4375
Rhonda Haynes, Housing Specialist (559) 713-4460

Non-Profit Developer:

Self Help Enterprises, Inc.

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Proposed property is located at 1627 S Garden, (or comparable facility located elsewhere in a NSP1 target area boundaries).

(8) Activity Description:

This activity will address neighborhood stabilization in the NSP1 Boundaries through the acquisition and rehabilitation of a Public Facility for Transitional or Respite/Bridge housing for low income adults who are homeless or at risk of homelessness under the Eligible Use “E”- Redevelopment vacant properties.

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

(9) Total Budget: (Include public and private components)

NSP1 funds will be **\$225,000** program funds and program income but could increase slightly if additional program income is received during project negotiations of the funding agreement. The total costs associated with acquisition and rehabilitation is approximately \$1,000,000. Other potential sources of funding for the project include conventional financing, Developer capital, foundation resources, private donations, HUD Continuum of Care funding, Emergency Solutions Grant funds and operational lease payments.

(10) Performance Measures: (Include public and private components)

The purchase and subsequent redevelopment of the vacant property. The project will include site(s) that are vacant and/or underutilized, which are generally a target of vandals bringing down property values in the surrounding neighborhoods and increasing crime due to its vacancy. The redevelopment of a site with an experienced non-profit developer, for use as a public facility for transitional or respite bridge housing, will stabilize the property values but also provide much needed housing for Visalia's most affected homeless or at risk of homeless population, including those with needed medical attention and/or referrals to mental health and/or substance abuse services. Additional services will be provided through a contract between Self Help and a service provider.

Exhibit "A", NSP1 Target Area Map
Exhibit "B", Public Hearing Notice

EXHIBIT "B":
PUBLIC HEARING NOTICE



PUBLIC NOTICE
AMENDMENT TO THE CITY OF VISALIA
NEIGHBORHOOD STABILIZATION PROGRAM (NSP1)
SUBSTANTIAL AMENDMENT OF THE FY 2008 ACTION PLAN

The U. S. Department of Housing and Urban Development (HUD), through the Housing and Economic Recovery Act (HERA) in 2008, awarded the City NSP funding in the amount of \$2.388 million dollars to address the foreclosure crises. Visalia has exceeded the NSP requirements, including set aside requirements through acquisition, rehabilitation and resell of single family properties to income qualifying households in both categories (up to 50% ami and between 51%-120% ami). The City was also successful in this category.

The City of Visalia is nearing closeout of its Neighborhood Stabilization Program (NSP1) and is proposing to reallocate approximately \$225,000 in Neighborhood Stabilization Program 1 (NSP1) funds from recaptured program income and available funds obligated for acquisition, rehabilitation and resell of foreclosed homes through Habitat for Humanity. The market has changed substantially since the original grant was awarded; where there are very limited opportunities to make offers on foreclosed homes in the NSP1 targeted area. NSP1 funds not expended must be obligated to NSP1 eligible activities in order to meet Federal NSP1 grant requirements.

The City has been presented with a proposal to acquire and rehabilitate a vacant structure for a transitional/respite bridge public facility in Visalia, CA, which meets NSP1 requirements.

NSP1 funds will be used for the acquisition /rehabilitation of a 22-bed public facility for transitional /respite bridge housing facility for low income adults who are homeless or at risk of homelessness under the Eligible Use "E"- Redevelopment. The property is located within the NSP1 target area, with a proposed location on 1627 S. Garden Street (or comparable facility located elsewhere in a NSP1 target area). The facility will be used by persons with income who meet the NSP1 income limits at or below 120% area median income. The Owner will be required to certify the incomes of the tenants at the time of occupancy, which the City will review for compliance.

The City acknowledges the proposal and shall allow the Developer (owner- Self Help Enterprises, Inc.) or an affiliate entity that is solely controlled and managed by the Developer (an LLC or 501c3 organization herein referred to as an "affiliate") to manage operations for the day-to day needs and also contract and work with a non-profit service provider (i.e. Turning Point) who will provide wrap around supportive services such as case management, housing referrals, and substance abuse/mental health referrals to the tenants. The City will underwrite the project, review income upon initial occupancy only, approve the property management policy and cash flow and reserves as

Published August 15, 2018

needed. Beneficiaries for this amended activity will be persons with incomes below the maximum for the NSP1 program who are in need of transitional housing or respite bridge housing. The non-profit will be responsible for affirmatively marketing the available units to marginalized subpopulations in the City of Visalia, who may not have otherwise availed themselves of the services provided. Should there be any client or housing fees, they will be approved by the City for affordability and reasonableness. Since this action adds a new eligible activity and new identified beneficiaries, the City has determined that a formal program amendment is required.

The City proposes to amend the NSP1 Action Plan 2008, to: 1) Add Eligible Use Activity ("E") Redevelopment for a Public Facility; 2) redirect Neighborhood Stabilization Program (NSP1) Funding from Habitat for Humanity (Habitat) to Self Help Enterprises under eligible use "E" activity; 3) and provide remaining funding (approximately \$225,000) to an eligible Non-Profit Developer (Self Help Enterprises, Inc.) for use of NSP1 funds toward acquisition and/or rehabilitation of a Public Facility to be owned and operated by the Non-Profit for transitional/respite bridge housing

A public hearing will be held for the NSP1 Amendment. The City is accepting comments on the proposed NSP1 Amendment to the 2008 Action Plan. Comment Period begins August 15, 2018 and ends September 13, 2018.

The Draft Amendment may be viewed online at https://www.visalia.city/depts/finance/housing_n_cdbg_services/publications_n_reports/neighborhood_stabilization_program.asp.

Staff invites you to attend one of the community meetings, City Council meeting or if you are unable to attend a meeting, you may submit your comments or direct questions in writing to the City of Visalia Finance Department, Attn: Housing Division, 707 West Acequia, Visalia, or by telephoning Rhonda Haynes, Housing Specialist at (559) 713-4460 or email Rhonda.haynes@visalia.city.

<p>Citizens Advisory Committee City Admin Bldg 220 N Santa Fe Visalia, CA 93292 September 05, 2018 5:30 pm</p>	<p>Disability Advocacy Committee City Hall Council Chambers 220 N Santa Fe Visalia, CA 93292 September 10, 2018 5:00 pm</p>	<p>North Visalia Neighborhood Advisory Committee Manuel Hernandez Community Center 247 West Ferguson Avenue Visalia, CA 93291 September 13, 2018 5:30 pm</p>
<p>City Council Public Hearing Meeting City Hall Council Chambers 707 West Acequia, Visalia, CA 93291 September 17, 2018 7:00 pm</p>		

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.

Published August 15, 2018.

Information will be made available in alternative formats upon request by contacting: Rhonda Haynes, Housing Specialist at: Rhonda.haynes@visalia.city and (559) 713-4460. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, require different lead times, ranging up to five (5) business days. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. Assistive Listening Devices (ALD's) are available upon request.



NOTICIA PÚBLICA
ENMIENDA A LA CIUDAD DE VISALIA
PROGRAMA DE ESTABILIZACIÓN DE VECINDARIOS (NSP1)
ENMIENDA SUSTANCIAL DEL PLAN DE ACCIÓN PARA EL AÑO FISCAL 2008

El Departamento de Vivienda y Desarrollo Urbano (HUD) de EE. UU., A través de la Ley de Vivienda y Recuperación Económica (HERA) en 2008, otorgó el financiamiento de City NSP por un monto de \$2,388 millones de dólares para enfrentar las crisis de ejecución hipotecaria. Visalia ha excedido los requisitos de NSP, incluidos los requisitos de apartar a través de la adquisición, rehabilitación y reventa de propiedades unifamiliares a familias con ingresos en ambas categorías (hasta 50% ami y entre 51% - 120% ami). La ciudad también tuvo éxito en esta categoría.

La Ciudad de Visalia está a punto de cerrar su Programa de Estabilización de Vecindarios (NSP1) y propone reasignar aproximadamente \$225,000 en Fondos del Programa de Estabilización de Vecindarios 1 (NSP1) de ingresos recuperados del programa y fondos disponibles para adquisición, rehabilitación y reventa de viviendas ejecutadas a través de Habitat for Humanity. El mercado ha cambiado sustancialmente desde que se otorgó la concesión original; donde hay oportunidades muy limitadas para hacer ofertas en viviendas ejecutadas en el área objetivo NSP1. Los fondos de NSP1 no gastados deben estar obligados a las actividades elegibles de NSP1 para cumplir con los requisitos de la subvención federal NSP1.

Se ha presentado a la Ciudad una propuesta para adquirir y rehabilitar una estructura vacante para una instalación pública de transición/puente de alivio en Visalia, California, que cumple con los requisitos de NSP1.

Los fondos de NSP1 se utilizarán para la adquisición/rehabilitación de una instalación pública de 22 camas para instalaciones de vivienda de puente transitorio/de relevo para adultos de bajos ingresos que no tienen hogar o que corren el riesgo de quedar sin hogar en la E-Usa Elegible - Reurbanización. La propiedad se encuentra dentro del área objetivo NSP1, con una ubicación propuesta en 1627 S. Garden Street (o instalaciones similares ubicadas en otro lugar en un área objetivo NSP1). La instalación será utilizada por personas con ingresos que cumplan con los límites de ingresos de NSP1 por debajo del 120% del ingreso medio del área. El propietario deberá certificar los ingresos de los inquilinos en el momento de la ocupación, que la ciudad revisará para verificar el cumplimiento.

La Ciudad reconoce la propuesta y permitirá al Desarrollador (propietario- Self Help Enterprises, Inc.) o una entidad afiliada que esté únicamente controlada y administrada por el Desarrollador (es decir, Turning Point del Valle Central Ca., o una LLC o organización 501c3 referida aquí como un "afiliado")

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para administrar las operaciones para las necesidades diarias y también contratar y trabajar con un proveedor de servicios sin fines de lucro, que brindará servicios de apoyo tales como administración de casos, referencias de vivienda y abuso de sustancias/mentales referencias de salud a los inquilinos. La Ciudad suscribirá el proyecto, revisará los ingresos solo en la ocupación inicial, aprobará la política de administración de la propiedad y el flujo de efectivo y las reservas según sea necesario. Los beneficiarios de esta actividad modificada serán las personas con ingresos inferiores al máximo para el programa NSP1 que necesiten viviendas de transición o viviendas de puentes de relevo. La organización sin fines de lucro será responsable de comercializar de manera afirmativa las unidades disponibles para las subpoblaciones marginadas en la Ciudad de Visalia, que de otro modo podrían no haber hecho uso de los servicios prestados. En caso de que exista alguna tarifa para el cliente o la vivienda, la Ciudad la aprobará para que sea asequible y razonable. Dado que esta acción agrega una nueva actividad elegible y nuevos beneficiarios identificados, la Ciudad ha determinado que se requiere una modificación formal del programa.

La Ciudad propone enmendar el Plan de Acción NSP1 2008, para: 1) Agregar la Reurbanización de la Actividad de Uso Elegible ("E") para una Instalación Pública; 2) redirigir el financiamiento del Programa de Estabilización de Vecindarios (NSP1) de Habitat for Humanity (Habitat) a Self Help Enterprises en virtud de la actividad "E" de uso elegible; 3) y proporcione el financiamiento restante (aproximadamente \$ 225,000) a un Desarrollador sin fines de lucro elegible (Self Help Enterprises, Inc.) para el uso de fondos NSP1 hacia la adquisición y/o rehabilitación de un Establecimiento público para ser propiedad y operado por un programa sin ganancia para vivienda de puente de transición/relevo Se realizará una audiencia pública para la Enmienda NSP1.

La Ciudad está aceptando comentarios sobre la propuesta de Enmienda NSP1 al Plan de Acción 2008. El periodo de comentarios comienza el 15 de agosto de 2018 y finaliza el 13 de septiembre de 2018.

El Proyecto de Enmienda se puede ver en la pagina de internet: https://www.visalia.city/depts/finance/housing_n_cdbq_services/publications_n_reports/neighborhood_stabilization_program.asp.

El personal lo invita a asistir a una de las reuniones comunitarias, reuniones del Concejo Municipal o si no puede asistir a una reunión, puede enviar sus comentarios o preguntas por escrito al Departamento Financiero de la Ciudad de Visalia, a la atención de: División de Vivienda, 707 West Acequia, Visalia, o llamando por teléfono a Rhonda Haynes, especialista en vivienda al (559) 713-4460 o por correo electrónico a Rhonda.haynes@visalia.city.

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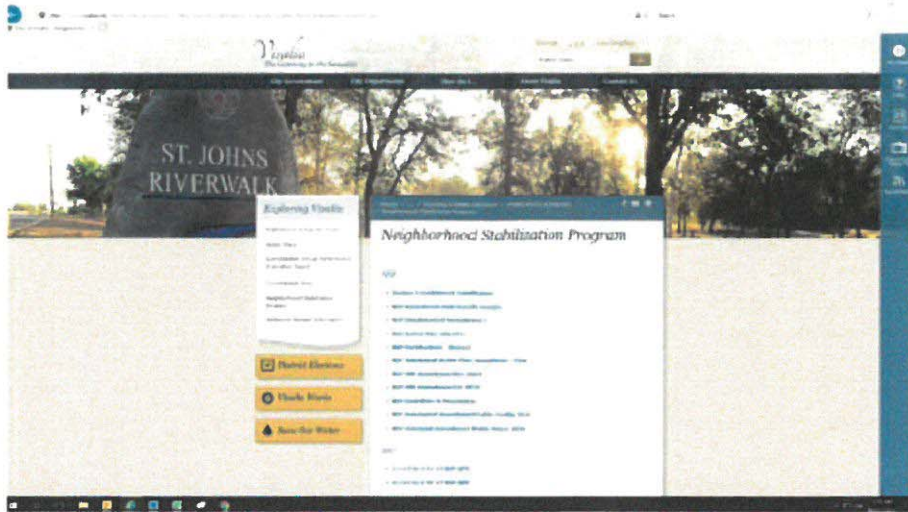
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Citizens Advisory Committee City Admin Bldg 220 N Santa Fe Visalia, CA 93292 5 de septiembre de 2018 5:30 pm	Disability Advocacy Committee City Hall Council Chambers 220 N Santa Fe Visalia, CA 93292 10 de septiembre de 2018 5:00 pm	North Visalia Neighborhood Advisory Committee Manuel Hernandez Community Center 247 West Ferguson Avenue Visalia, CA 93291 13 de septiembre de 2018 5:30 pm
City Council Public Hearing Meeting City Hall Council Chambers 707 West Acequia, Visalia, CA 93291 17 de septiembre de 2018 7:00 pm		

Tenga en cuenta que si impugna los artículos enumerados en el tribunal, puede limitarse a plantear solo aquellos asuntos que usted u otra persona planteó en la audiencia pública descrita en este aviso, o en correspondencia entregada a la Ciudad de Visalia en, o antes de, la audiencia pública.

La información estará disponible en formatos alternativos previa solicitud contactando a: Rhonda Haynes, Especialista de Vivienda a: Rhonda.haynes@visalia.city y (559) 713-4460. Las solicitudes de modificaciones o adaptaciones relacionadas con la discapacidad necesarias para facilitar la participación en la reunión, incluidas las solicitudes de ayudas auxiliares, servicios o intérpretes, requieren diferentes plazos de entrega, que pueden llegar hasta cinco (5) días hábiles. Tenga esto en cuenta y proporcione la mayor antelación posible para garantizar la disponibilidad. Los dispositivos de ayuda auditiva (ALD, por sus siglas en inglés) están disponibles a pedido.

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NSP Amendment and Public Notice posted- 8.7.18

**City of Visalia NSP1 Amendment - Public Facility
Community meetings, Council Input & Public Testimony Notes**

*Item #11
Updated Info*

Public Comment Period August 15, 2018 through September 13, 2018

Community Input/feedback on 2017 CAPER	
<i>Citizens Advisory Committee Meeting- comments September 5, 2018</i>	
Public Comment:	City Response
CAC supported the project, assisting homeless	Noted
<i>Disability Advocacy Committee Meeting; comments September 10, 2018</i>	
Public Comment:	City Response
DAC indicated the City needs more senior housing	noted
<i>North Visalia Neighborhood Advisory Committee Meeting; comments September 13, 2018</i>	
Public Comment:	City Response
NVAC supported the project	noted
<i>City Council Regular Item (public hearing): Final 2017 CAPER, September 17, 2018</i>	
Public and Council Comments:	City Response
<i>Public Notice Publishing, Posting, Tweeting, Etc. beginning August 15, 2018</i>	
Public Comments:	City Response
Email received 8-15-18: Whatever Self Help proposes 1000% for, they do awesome work! Visalia very smart to partner with such a great outfit! Bill Huott, Visalia	Received 8-15-18 ; noted
email received 8-16-18: Thank you for sending me the proposal plan below. I am wondering if My Fathers House Visalia is eligible to receive such a facility in order to house men and women in transitional housing? In the news paper this week, the notice mentioned Turning Point as the recipient of the property after completed. As you know, My Fathers House Visalia has been looking for property to buy or lease that would enable us to move men and women from homelessness to secure housing. I feel like I am missing something in the loop of support from City of Visalia. What am I missing? I appreciate your comments and suggestions. Thank you, Kurt Salierno Director My Fathers House Visalia	responded 8-16-18: Thank you for your input and questions. Any non-profit that meets the qualifications could be eligible. In relation to various federal funded projects like this HUD requires that the City underwrite the project before committing funds to such project. This means that a non-profit must be certified and must have the financial capacity, with funding in place to purchase, rehab, operate and maintain the property (costs) for at least 20 years or longer up to 55 years. The non- profit must also have staff that is experienced in acquiring, rehabilitating, constructing, operating and managing low income housing . This project will be owned by Self Help Enterprises, with Turning Point working with/through the Continuum of Care and Self Help for services. If you have any questions regarding this, please let me know.
Posted/Published Notice	
Visalia Times Delta, Legal Public Noticing publication	Posted Notice in local paper on August 15, 2018
Visalia Times Delta- Non Subscriber weekly (Wednesday) publication of Public Hearing Notice	Posted Notice in local paper on August 15, 2018
City Hall East- 315 East Acequia- posted public hearing notice	Posted Notice in local paper on August 15, 2018
City Hall North- 220 N Santa Fe- posted public hearing notice	Posted Notice in local paper on August 15, 2018
City Hall West- 707 West Acequia- posted public hearing notice	Posted Notice in local paper on August 15, 2018
Posted Public Hearing Notice at Post Office, 111 W Acequia Avenue	Posted Notice in local paper on August 15, 2018
Posted Public Hearing Notice at Public Library, 200 W Oak Avenue	Posted Notice in local paper on August 15, 2018
Posted public hearing notice at CSET, 312, NW 3rd Avenue	Posted Notice in local paper on August 15, 2018
posted public hearing notice at Family Healthcare Network, 400 E Oak Ave	Posted Notice in local paper on August 15, 2018
Posted on City website - Finance-Housing CDBG	Posted Notice in local paper on August 15, 2018
Copy of DRAFT NSP Report available at City Hall East, 315 East Acequia, Visalia	Posted Notice in local paper on August 15, 2018
Copy of DRAFT NSP Report available at City Hall West, 707 West Acequia, Visalia	Posted Notice in local paper on August 15, 2018
Copy of DRAFT NSP Report available at City Hall West, 220 N Santa Fe, Visalia	Posted Notice in local paper on August 15, 2018
Public Notice sent to Hispanic Chamber of Commerce, Self Help Enterprises, CSET, Family Services of Tulare County, Habitat for Humanity on August 15, 2018	Sent September 1, 2017

Attachment "B" Updated as of 9-17-18
City of Visalia NSP1 Amendment - Public Facility
Community meetings, Council Input & Public Testimony Notes

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NVAC supported the project	noted
<i>City Council Regular Item (public hearing): Final 2017 CAPER, September 17, 2018</i>	
Public and Council Comments:	City Response
Good report and good use of funding.	Noted
<i>Public Notice Publishing, Posting, Tweeting, Etc. beginning August 15, 2018</i>	
Public Comments:	City Response
Email received 8-15-18: Whatever Self Help proposes 1000% for, they do awesome work! Visalia very smart to partner with such a great outfit! Bill Huott, Visalia	Received 8-15-18 ; noted
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