

Visalia City Council Agenda

For the regular meeting of: TUESDAY, September 4, 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.

4:15 p.m.

SWEARING IN CEREMONY – Police Chief Bob Carden will swear in one new police officer – Tricia Renee Hicks.

EMPLOYEE INTRODUCTIONS –

- Introduction of newly promoted Fire Captain Todd Stalker and Engineer Larry Garcia by Kevin Gildea, Battalion Chief
- Introduction of Nancy Loliva, Community Relations Manager, by Leslie Caviglia, Deputy City Manager

WORK SESSION AND ACTION ITEMS (as described)

4:30 p.m.

Public Comment on Work Session and Closed Session Items –

4:30 p.m.

1. Review of the Draft 2006-07 Program Year Consolidated Annual Performance and Evaluation Report (CAPER) (CDBG & HOME funds)

5:15 p.m.

2. Approve letter to the Department of Transportation making comments and recommendations regarding Essential Air Service proposals.

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)

3. Conference with Legal Counsel – Existing Litigation
(subdivision (a) of Section 54956.9 G.C.)
Name of Case: Woodbridge v. City of Visalia; TCSC 07-222845
4. Conference with Real Property Negotiators (G.C. §54956.8)
Property: 440 N. Giddings
Under Negotiation: Price, terms, conditions of lease
Negotiators: Steve Salomon, Carol Cairns, Tom Seidler
5. Conference with Legal Counsel – Anticipated Litigation
(subdivision (b) of Section 54956.9 G.C.) – one potential case
6. *Item removed at the request of staff*

REGULAR SESSION

7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION – Pastor Brian Malison Christ Lutheran Church

SPECIAL PRESENTATIONS/RECOGNITION - Issue Proclamation declaring Kidney Awareness Week September 9-15, 2007

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

7. **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 August 27, 2007.
- c) Request authorization to accept an "Irrevocable Offer to Dedicate Real Property" for Highland street right-of-way for roadway and public utilities purposes as offered per Parcel Map No. 3895 recorded in Book 39 of Parcel Maps/Page 99, Tulare County Records.
Resolution No 2007-74 required.
- d) Introduction of Ordinance 2007-15 adding Ordinance Code Section 10.24.015, Designated STAA Terminal Access Truck Routes to include Cameron Avenue from Mooney Boulevard to 356 feet west of Stonebrook Street.
- e) Authorization to file a Notice of Completion for Stonegate Estates containing 8 lots, located east side of Shirk Street 300 feet north of Hurley Avenue.
- f) Authorization for Mayor Jesus Gamboa to be the voting delegate and Council Member Don Landers to be the voting alternate for the 2007 League of California Cities Annual Conference.
- g) Adopt resolution authorizing the rejection of a portion of an Irrevocable Offer to Dedicate real property offered by Frank D. Bianco as shown on Parcel Map No. 4519. APN: 090-28-004. **Resolution 2007- 77 required.**
8. **Public Hearing** - an appeal by Jose Velasco (property owner) and Nixya Cantu (daughter representing property owner) of the Historic Preservation Advisory Committee's denial of HPAC Item No. 2007-04, a request by applicant to replace existing windows on the front of a single-family residence with new windows of different sizes and style. The site is located at 810 N. Willis Street. (APN: 093-155-020). **Resolution 2007-75 required.**
9. **Public Hearing** - Specific Plan Amendment 2007-11: A request by Costco Wholesale to amend the signage provisions of the South Packwood Creek Specific Plan to allow wall signage on a primary building elevation (Costco Wholesale) in excess of the signage provisions of the Sign Ordinance and the South Packwood Creek Specific Plan. APNs: 126-062-069, 126-730-013 and 126-730-015. **Resolution 2007-76 required.**

REPORT ON ACTIONS TAKEN IN CLOSED SESSION

REPORT OF CLOSED SESSION MATTERS FINALIZED BETWEEN COUNCIL MEETINGS

Upcoming Council Meetings

- Monday, September 17, 2007, Work Session 4:00/Regular Session 7:00 - City Council Chambers, 707 W. Acequia
- Tuesday, September 18, 2007, 6:00 p.m. Joint City Council/Visalia Unified School District – Convention Center, 303 E. Acequia
- Monday, October 1, 2007, Work Session 4:00/Regular Session 7:00 – City Council Chambers, 707 W. Acequia

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: September 04, 2007

Agenda Item Number (Assigned by City Clerk): 1

Agenda Item Wording: Review of the Draft 2006-2007 Program Year Consolidated Annual Performance and Evaluation Report (CAPER) (CDBG & HOME funds).

Deadline for Action: September 17, 2007

Submitting Department: Community Development

Contact Name and Phone Number: Ricardo Noguera X4190;
Rhonda Haynes x4460; Ruth Martinez X4327

Department Recommendation: That the City Council review the draft CAPER and provide direction as appropriate. No action is needed today. The Final CAPER will be presented on September 17, 2007.

Summary/background:

Over the course of Fiscal Year 2006-2007, the City of Visalia Community Development Department made great strides towards developing and expanding home ownership and housing opportunities. The City was also very effective in leveraging federal and local housing monies (CDBG, HOME and Redevelopment Low/Mod Funds) to assist non profit developers such as Tulare County Housing Authority (TCHA), Christian Church Homes of Northern California/Visalia Senior Housing, and Central Valley Christian Housing Development (CVC Housing) in delivering much needed affordable housing throughout the city.

Affordable Housing, The City continues to meet and exceed affordable housing goals. The City's contribution toward three projects were significant in their development. These projects include Kaweah Management Company/Tulare County Housing Authority's Robinwood Multifamily Housing Development, Kaweah Management Company/Tulare County Housing Authority's Mill Creek Parkway Development and Christian Church Homes/Visalia Senior Housing Development.

In partnering with Kaweah Management Company/Tulare County Housing Authority (TCHA) a total of 71 units of multi family rental housing are nearing completion at the Mill Creek Parkway Development. It is scheduled to open in late Fall 2007. The City has contributed \$3 million

For action by:

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

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.):15

Review:

Dept. Head _____
(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.

dollars which represents 24% of the total development cost which is valued at \$12.9 million dollars

This Fall (2007) TCHA and its non profit Kaweah Management Company, will celebrate the grand opening of ten (10) multi family units at the Robinwood Estates Development. The City provided a total \$1,299,975 in Home Investment Partnership Funds which represents 62% of the total development costs of \$2.1 million dollars.

The City has partnered with Kaweah Management Company in many housing development projects, two currently known as the Mill Creek Parkway Development and the Robinwood Estates Development. The City is also working with Kaweah Management Company/Tulare County Housing Authority, in potentially developing a 20 unit rental development, known as the Paradise and Court Project. The City is currently reviewing the Performa, and if the project is feasible, the City's HOME Community Housing Organization Funds (CHDO) funds will be utilized.

The City has also joined forces with Christian Church Homes/ Visalia Senior Housing to acquire land and develop 42 units of senior housing. The land has been acquired and the developer is now pursuing a Section 202 Grant for the construction. The City has also played an instrumental role in the grant application process. Thus far, the City has contributed \$2.5 million dollars of home funds toward land acquisition. This represents 23% of the anticipated development cost of \$11.3 million dollars.

In all total, the City has contributed more than **\$6.8 million** in HOME and Redevelopment Low/Mod Funds to assist in the **development of 123 affordable housing units** for low income families and seniors. This represents a significant impact and commitment on the part of the City to support affordable housing units. This also represents the most significant support for affordable housing development with City participation in the last 10 years. The irony of all of this, the City Community Development managed to accomplish this without its Economic and Redevelopment Manager and Administrative Analyst who resigned from their post in 2005. The two primary staff responsible for achieving these goals were; Sharon Sheltzer, Project Manager and Rhonda Haynes, Housing Specialist.

Additional funds were allocated to the First Time Homebuyers Program in the amount of \$1,000,000, expending a total of 1,717,252, leveraging an average 2 to 1. This enabled the City to participate in 24 home buyer loans with a total value approaching \$4,447,400. Also as a result, the City has drawn upon its program income and grant allocations.

Economic Development:

In the past year the City completed the West Acequia Parking Structure which included a total of 690 parking spaces. The total cost for the parking structure was \$16.6 million dollars. The City will utilize approximately \$2 million dollars of CDBG funds as part of the \$4.2 million dollar Section 108 Loan with HUD. The intent for constructing the parking garage was two fold; to spur revitalization of downtown and the regional hospital; Kaweah Delta District Hospital, and to create 200 jobs for low moderate income workers at the medical facility. Staff has recently retained the services of Darlene Mata Consulting, to assess the number of low and moderate income jobs created as a result of the 100 thousand + square foot expansion of the hospital.

The City also assisted a major industrial firm to locate in the industrial district. This resulted in the addition 795,000 sq ft building resulted in the creation of new jobs. The employer has committed to recruiting 150 jobs this year and additional low and moderate jobs over the next

few years totaling 350 new jobs. With the assistance of Darlene Mata Consulting, is the collection of the job creation data from the employer.

Senior and Other Housing Assistance:

City staff recently allocated \$100,000 to assist Able Industries, identified within the recently approved 2007-2008 Action Plan as “**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 are being 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.

Other housing assistance to **senior citizens** includes the Senior Home Repair Program, administered through Community Services and Employment Training (C-SET) where 713 service calls were made. The Senior Handicapped Assistance and Repair Program completed 13 minor rehabilitation grants to senior and disabled mobile home owners during the year. Both programs expended \$148,149 of CDBG funding.

The City completed nineteen (19) total **rehabilitations** through the Housing Rehabilitation Program, Emergency Repair and Basic Needs Program and the Senior Handicapped Assistance and Repair Program.

HUD Reporting Requirements. The City of Visalia must submit a Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development as part of the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program requirements. This report is due to HUD by October 1, 2007. Essentially, the CAPER is the City’s report card on how these grant monies are being used.

The DRAFT 2006-2007 Program Year CAPER provides Council with information about where funds were spent compared to the needs of the community. The purpose of this discussion is to review the City’s housing programs and to receive Council direction as appropriate. A final report will be presented to the Council on September 17, 2007. The report recognizes the progress and accomplishments achieved this year in reaching the goals set in the 2005/10 Five-Year Consolidated Plan, and the 2006-2007 Annual Action Plan.

The City receives HOME and CDBG grants to further the national objectives spelled out by Congress. The national objectives are to:

- create suitable living environments;
- provide decent housing; and
- create economic opportunities.

The outcomes are to make infrastructure, public services, public facilities, and housing to low- and moderate-income people, including persons with disabilities available, accessible, affordable and sustainable by improving and preserving communities and our neighborhoods by helping to make them livable by removing or eliminating blighted areas. The national objectives strive to make sure that all these objectives are available, affordable and sustainable and

provide form community and economic opportunities as identified in Appendix "A", Distribution of Expenditures 2002-2008 utilizing CDBG, HOME and Redevelopment Low/Mod Funds.

Table I Expenditures 2006-2007 shown below specifically identify the HOME and CDBG Funds for the program year as they relate to meeting the objectives. Additional data provided as Appendix "B" attached.

Table I
Expenditures 2006-2007

HOME fund expenditures were as follows:

- Affordable Housing: \$4,681,434.00

CDBG fund expenditures were as follows:

- Neighborhood Preservation \$79,541.00
- Special Needs Facilities: \$0.00
- Public Improvements: \$427.00
- Economic Development/Public Parking Facility: \$1,745,317.00
- Public Parks/Public Facility: \$192,589.00
- Special Needs Services: \$148,149.00

Totals: \$6,847,457.00

Table II, HUD Housing Program Goal Achievement summarizes the 2006-2007 Action Year Goals and Accomplishments below:

Table II
HUD Housing Program Goal Achievement

Program Unit/Services Goal	Unit Goal	Unit Completed	% of Goal
Senior Home Minor Repair Program (Provides minor home repairs to seniors)	600	713	119
Emergency Repair and Basic Need's (Provides home repair loans up to \$10,000 to mitigate health and safety problems.)	9	2	22
Senior and Handicapped Repair Program (Provides grants of up to \$5,000 to low and extremely low income individuals to repair mobile homes.)	14	13	93
Housing Rehabilitation Program (Provides 2% loans up to \$35,000 to rehabilitate homes of low to moderate income individuals.)	6	4	67
First Time Homebuyers (Provides 2% loans up to \$75,000 to low to moderate income individuals for home ownership.)	23	23	100
Fair Housing (Provides referral information and assistance to those complaining about possible housing discrimination.)	100	199	199
Code Enforcement (Provides code enforcement for the abatement of housing and building code violations in CDBG Target Areas.)	120	124	103

Finance staff has provided, Table III, Distribution of Project Expenditures, attached as a part of Appendix "A", for the period of 2002-2003 through 2007-2008. Sixty-Four percent (64%) of the participants of projects and programs were provided affordable housing opportunities, thirty-six percent (36%) community and economic development opportunities.

Draft Report Format. The attached Draft Consolidated Annual Performance and Evaluation (CAPER) Report covers the fiscal year ending June 30, 2007. Further, to allow Council time to consider the report, this draft is being provided now with some additional reporting to come later as final numbers are gathered for last fiscal year.

Program Analysis. During the 2006-2007 Action Plan year, some programs exceeded expectations while others fell below desired goals. Staff has been identifying appropriate actions to improve results in areas that achieved less than satisfactory results.

In late June 2007, the City hired the Housing and Economic Development Director, Ricardo Noguera, who has the role of managing the housing projects and programs, in addition, to bringing economic growth to the City.

The City has an obligation to expend grant monies within 5 years of receipt. HUD also requires that all program income received from HUD programs be expended before grant revenues are assessed. Because the City has traditionally used both HOME and CDBG monies in loan type programs, a large amount of program income has been received over the last several years. HOME program income exceeded \$500,000 for the 2006-2007 Program Year.

The draft document, attached as Appendix "C", provides an abundance of information which should promote the discussion of how these programs are operating. Staff has presented the DRAFT CAPER to the Washington Residents For a Better Community Committee and will be taking this report to the Citizens Advisory Commission, Disability Advocacy Committee and North Visalia Neighborhood Advisory Committee for additional the feedback input.

Prior Council/Board Actions: Adoption of the 2005/10 Consolidated Plan and annual adoption of the respective 2005-2006 Action Plan and amendments for expenditure of Federal Community Development Block Grant and HOME Funds.

Committee/Commission Review and Actions:

Alternatives: None recommended.

Attachments: Appendix "A", Distribution of Project Expenditures for 2002-2008 Program Years for CDBG, HOME and Redevelopment Low/Moderate Funds

Appendix "B", 2006 -2007 CAPER expenditures

Appendix "C" **DRAFT** 2006-2007 Program Year Consolidated Annual Performance and Evaluation Report (CAPER).

Recommended Motion (and Alternative Motions if expected): No action is necessary. The final CAPER will be brought back to Council at the September 17, 2007 meeting. Staff seeks Council direction as appropriate.

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)*

Copies of this report have been provided to:

Table III
DISTRIBUTION OF PROJECT EXPENDITURES
CDBG, HOME, RDA LOW & MODERATE FUNDS
2002/03 - 2007/08

	CDBG	HOME	RDA LOW/MOD	TOTAL	
SOURCES OF REVENUE:					
Annual Grant Amount	7,993,604	3,327,071		11,320,675	
Program Income	2,737,792	6,278,811		9,016,603	
Tax Increment Revenue			7,705,170	7,705,170	
TOTAL REVENUE	10,731,396	9,605,882	7,705,170	20,337,278	
PROJECT EXPENDITURES:					
AFFORDABLE HOUSING:					
<u>Homeownership</u>					
Homeownership (HAP, Rehab)	19,983	4,646,066		4,666,049	
<u>Neighborhood Preservation/Services</u>					
Hotline	656,497	105,635		762,132	
HOMELESSNESS & NON HOMELESS SPECIAL HOUSING NEEDS:					
<u>Special Needs Facilities/Services</u>					
Special Needs Services (Seniors)	902,427			902,427	
Housing for the Disabled / Continuum of Care	115,537			115,537	
Senior Housing Project		1,308,765		1,308,765	
Robinwood Court Apartments		1,299,975		1,299,975	
Encina Development Project		264,322		264,322	
Habitat for Humanity			915,000	915,000	
TCHA assistance- Mill Creek Apartments			4,533,937	4,533,937	
Subtotal Affordable Housing	1,694,444	7,624,763	5,448,937	14,768,144	64%
COMMUNITY DEVELOPMENT:					
<u>Public Improvements</u>					
ADA Compliance	255,442			255,442	
<u>Economic Development/Public Parking Facilities</u>					
East Acequia Parking Structure Loan	2,639,756			2,639,756	
West Acequia Parking Construction	2,855,901			2,855,901	
West Acequia Parking Structure Loan	626,727			626,727	
Job Creation/Retention	324,719			324,719	
Public Park Facilities	88,941			88,941	
Traffic Signal	9,583			9,583	
<u>Public Facilities</u>					
Recreation Park Gym	502,391			502,391	
Community Campus	1,182,456			1,182,456	
Subtotal Community Development	8,485,916	-	-	8,485,916	36%
TOTAL EXPENDITURES	10,180,360	7,624,763	5,448,937	23,254,060	100%
The purpose of this chart is to show the categorical project expenditures as a percentage over the total project expenditures.					
The funds also have operating expenditures that are not reflected in this chart. Expenditures shown are for projects only.					
Source: 2002/03-2006/07 Consolidated Plan; 2007/08 Approved Action Plan					

Appendix "B"

2006/2007 CAPER						
		CDBG	HOME	REDEV L/M	TOTAL	UNITS
SOURCES OF REVENUE:						
1	Carryover Amount	1,212,342	4,210,502		5,422,844	
2	Annual Grant Amount	1,217,012	512,706		1,729,718	
3	HOME matching funds - RDA Low/Mod	-	-		-	
4	Program Income	253,395	434,990		688,385	
5	Interest Earnings/Investment Earnings	59,264	158,366		217,630	
6	TOTAL REVENUE	2,742,013	5,316,564		8,058,577	
7						
EXPENDITURES:						
9	Operating	33,986	58,421		92,407	
10	Redevelopment Allocation	97,120	85,655		182,775	
11	Direct Allocations	646	33,696		34,342	
12	Loan Servicing	2,933	-		2,933	
13	Subtotal Admin and Operating	134,685	177,773		312,458	
14						
15	Net for Programs and Projects	2,607,328	5,138,791		7,746,119	
16						
AFFORDABLE HOUSING:						
<u>Homeownership</u>						
19	Homebuyers Assistance Program	-	1,717,252		1,717,252	23
20	Property Acquisition Housing Projects (CHDO)	-	-		-	
21	Encina Development / Habitat for Humanity	-	223,197		223,197	1
22	Housing Rehabilitation	-	132,245		132,245	4
23	Visalia Senior Housing Project (Christian Church Housing)	-	1,308,765		1,308,765	-
24	TCHA - Robinwood Court	-	1,299,975		1,299,975	10
<u>Neighborhood Preservation/Services</u>						
26	Loan Recapture Program (CHDO)	-	-		-	
27	Code Enforcement- Target Areas	18,771			18,771	124
28	Emergency Repairs and Basic Needs	30,620			30,620	2
29	Fairhousing Hotline	30,150			30,150	199
30						
HOMELESSNESS						
31	<u>Special Needs Facilities</u>					
COMMUNITY DEVELOPMENT						
33	<u>Public Improvements</u>					
34	ADA Compliance Projects	427			427	-
35	<u>Economic Development Public Parking Facilities</u>					
36	Job Creation/Retention (VF Corporation)	304,049			304,049	-
37	East Acequia Parking Structure Loan Payment	515,704			515,704	1
38	West Acequia Parking Structure Construction	925,564			925,564	1
39	West Acequia Parking Structure Loan Payment	-			-	
40	<u>Public Park /Public Facilities</u>					
41	Park Improvements	5,512			5,512	-
42	Community Campus	187,077			187,077	1
43						
NON HOMELESS SPECIAL NEEDS HOUSING						
44	<u>Special Needs Services</u>					
45	Senior Home Minor Repairs	83,774			83,774	713
46	Senior Repair and Handicapped Access	64,375			64,375	13
47						
REDEVELOPMENT PROJECTS:						
48	Habitat for Humanity Land Purchase (Redev funds)			15,029	15,029	1
49	TCHA Assistance- L/M apartments (Redev funds)					
50	Subtotal Programs & Projects	2,166,023	4,681,434		6,847,457	
51						
52	TOTAL EXPENDITURES	2,300,708	4,859,207		7,159,915	
53						
REVENUE LESS EXPENDITURES						
	Remaining to Carry Forward	441,305	457,357		898,662	



Second Program Year CAPER

The CPMP Second Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER 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.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 2 CAPER Executive Summary response:

The staff of the City of Visalia is pleased to submit to the Visalia City Council this Consolidated Annual Performance and Evaluation Report for FY 2006-2007; 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.

Program Progress: The City continues to make progress toward revisions in the housing programs and require higher standards of accountability (sub recipients/administrators and staff monitoring).

December 2006, 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 reviewed the Housing Rehabilitation Program, Emergency Repair and Basic Needs and the Senior Handicapped Assistance and Repair Programs recommended guidelines, Policies and Procedures and application forms.

In December 2006, the First Time Homebuyers Program (FTHB) guidelines were amended and a Request for Proposal was published and awarded in January 2007, to **Community Services and Employment Training, Inc., (C-Set)**. C-Set has processed a few of the remaining FTHB loans. C-SET has taken their expertise in employment training and inducted those ideas into the education of first time homebuyers, teaching them the steps to homeownership.

The Housing Rehabilitation Program, Emergency Repair and Basic Needs Program and the Senior Handicapped Assistance and Repair Program subrecipient contract ended recently. The RFP for the Housing Rehabilitation Program generated interest however, no proposals were received. Self Help Enterprise responded verbally,

indicating that they believe that the City can successfully administer the program internally. The newly hired Housing and Economic Development Director has reviewed the programs and agrees with Self Help in that the administration portion of the programs can be completed by internal staff. Staff is taking a new approach to the three (3) housing programs, by completing a new Request For Proposal (RFP) for a Construction Consultant/Manager to oversee the construction of the housing programs.

Tulare County Housing Authority's (TCHA) contract to administer the Fair Housing Hotline Program was renewed. TCHA staff continues to educate the public regarding fair housing law.

The City continues 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. Funds have been allocated through the 2007-2008 Action Plan to assist the local Continuum of Care.

Project Progress: The City continues to partner with agencies, developers and non-profits for the construction of affordable housing.

Over the course of Fiscal Year 2006-2007, the City of Visalia Community Development Department made great strides towards developing and expanding home ownership and housing opportunities. The City was also very effective in leveraging federal and local housing monies (CDBG, HOME and Redevelopment Low/Mod Funds) to assist non profit developers such as Tulare County Housing Authority (TCHA), Christian Church Homes of Northern California/Visalia Senior Housing, and Central Valley Christian Housing Development (CVC Housing) in delivering much needed affordable housing throughout the city.

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In all total, the City has contributed more than \$6.8 million in HOME and Redevelopment Low/Mod Funds to assist in the development of 123 affordable

housing units for low income families and seniors. This represents a significant impact and commitment on the part of the City to support affordable housing units. This also represents the most significant support for affordable housing development with City participation in the last 10 years. The irony of all of this, the City Community Development managed to accomplish this without its Economic and Redevelopment Manager and Administrative Analyst who resigned from their post in 2005. The two primary staff responsible for achieving these goals were; Sharon Sheltzer, Project Manager and Rhonda Haynes, Housing Specialist.

City staff recently allocated \$100,000 to assist **Able Industries**, identified within the recently approved 2007-2008 Action Plan as "**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.

Reorganization: As identified within the Consolidated Annual Performance and Evaluation Report (CAPER) of 2005-2006, the Redevelopment and Economic Development Manager resigned from employment with the City. In June 2006, the Economic Development analyst also left the City. With additional staff loss, management and City Council reviewed City and departmental goals, thereby creating a new department. The Housing and Economic Development Department was created to improve the housing stock; expand affordable housing; assist prospective homebuyers to purchase homes and create employment opportunities for low and moderate income persons.

The Housing and Economic Development Director administers economic development, affordable housing, neighborhood preservation, and code enforcement programs. The Housing and Economic Development Director works closely with a wide variety of neighborhood based community groups, including, but not limited to, the Building Industry Association, Visalia Economic Development Corporation, Tulare County Economic Development Corporation, Downtown Visalians, Downtown Alliance, and Chamber of Commerce. The Project Manager oversees Redevelopment and Housing Development Projects. The Housing Specialist works closely with the Housing and Economic Development Director in identifying work programs, production goals for the unit to achieve objectives, and assists the Neighborhood Preservation Manager with designing housing programs to meet objectives by identifying resources available from housing agencies and financial institutions. The designated Building Inspector inspects the rehabilitation of the federally funded housing programs, investigates health & safety issues and other duties pertaining to code enforcement. The Code Enforcement Specialist conducts a variety of code enforcement related activities and routine investigations in the enforcement of City codes, ordinances, and abatement regulations. An Administrative Analyst position is currently under recruitment and should be filled by the end of this year. The Administrative Assistant acts as support to the Department.

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. With the creation of the Housing and Economic Development Department, it is charged with coordinating funding resources to improve older neighborhoods with large amounts of affordable housing often with inadequate infrastructure.

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
 - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
 - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
 - a. Provide a summary of impediments to fair housing choice.
 - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
 - a. Identify progress in obtaining "other" public and private resources to address needs.
 - b. How Federal resources from HUD leveraged other public and private resources.
 - c. How matching requirements were satisfied.

Program Year 2 CAPER General Questions response:

Question No. 1 (a): Assessment of the one-year goals and objectives : Describe the accomplishments in attaining the goals and objectives for the reporting period;

Response:

The expenditures for the program year 2006-2007 for HOME and CDBG funded projects and programs are shown as Appendix "B". Funds shown as "Remaining to Carry Over", relate to reserved funding for projects and programs with remaining expenditures.

Also attached and shown below as Appendix "C", is the CDBG and HOME Funding Expenditures which displays the HOME and CDBG Objectives and outcome as it relates to expenditures.

Appendix "C"		
CDBG and HOME Funding Expenditures for 2006-2007 Program Year		
HOME Investment Partnership Funds (HOME) - Objective and expected Outcome	Expenditures	Priority
Affordable Housing- HOME Funds		
Objective 1: Provide Decent Affordable Housing	\$ 4,681,434.00	H
1. Promote availability of affordable owner-occupied housing through (HAP)	\$ 1,717,252.00	
2. Increase availability of affordable owner-occupied housing through acquisition (CHDO)	\$ -	
3. Increase availability of affordable owner-occupied housing through acquisition (Encina Development, Other Property Acquired)	\$ 223,197.00	
4. Increase quality of owner-occupied housing through rehabilitation (HRP)	\$ 132,245.00	
5. Increase availability of affordable rental housing through partnership with Non-Profit Agencies (Christian Church Homes/Visalia Se	\$ 1,308,765.00	
6. Increase availability of affordable rental housing through partnership with Non-Profit Agencies (TCHA- Robinwood Project)	\$ 1,299,975.00	
Affordable Housing- HOME Funds		
Objective 2: Suitable Living Environment through Neighborhood Preservation and Services	\$ -	
1. Increase availability of affordable owner-occupied housing through Loan Recapture Program (CHDO)	\$ -	
Total HOME Expenditures	\$ 4,681,434.00	
Community Development Block Grant Funds (CDBG) -Objective and expected Outcome		
Affordable Housing- CDBG Funds		
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	\$ 79,541.00	H
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)	\$ 18,771.00	
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)	\$ 30,620.00	
3. Provide services for low-to -moderate income persons by providing (Fair Housing Education Program)	\$ 30,150.00	
Homelessness- CDBG Funds		
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities		H
1. Increase accessibility to support facilities to end chronic homelessness (Continuum of Care/Homeless Project)	\$ -	
Community Development- CDBG Funds		
Objective 3: Suitable Living Environment through Public Improvements	\$ 427.00	H
1. Increase availability of handicapped access benefiting population with special needs (Streets ADA Compliance)	\$ 427.00	
Objective 4: Create Economic Development Opportunities and Community Development Opportunites (Parking Facilities)	\$ 1,745,317.00	H
1. Improve economic opportunities for low-income persons through (job creation)	\$ 304,049.00	
2. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Section 108 Loan- East Ac	\$ 515,704.00	
3. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Construction of the West Ac	\$ 925,564.00	
4. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Section 108 Loan- West Ac	\$ -	
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)	\$ 192,589.00	M
1. Improve quality/increase availability of neighborhood facilities for low-income persons (Parks & Recreation)	\$ 5,512.00	
2. Improve quality/increase availability of neighborhood facilities for low-income persons (Community Campus Project)	\$ 187,077.00	
Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)		M
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	\$ 148,149.00	H
1. Maintain quality of owner-occupied housing for elderly (Senior Home Repair Program)	\$ 83,774.00	
2. Increase accessibility and range of housing options for person with special needs (SHARP)	\$ 64,375.00	
Total CDBG Expenditures	\$ 2,166,023.00	

HOME Funded: Objective 1 and Accomplishments: Provide Decent Affordable Housing:

Outcome Goal #1: The goal of providing 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 was accomplished for the 2006-2007 Program Year. An Action Plan Amendment authorized additional funding allocations to allow additional families to participate. A total of \$1,717,252 Funds were allocated and expended as follows:

- **Visalians Interested In Affordable Housing (VIAH) and Community Services and Employment Training, Inc. (C-SET) administration of the First Time Homebuyers Program.** VIAH completed 20 of the 23 loans for the 2006-2007 Program Year. VIAH's portion of HOME FTTHB expenditures were \$1,495,000. Two additional loans completed escrow after the program year end (after June 30, 2007). VIAH's contract ended December 2006. C-Set was awarded the contract in January 2007, to administer the First Time Homebuyers Program. Since January 2007 C-Set has establishing a detailed homeowner's workshop/certification course. C-Set completed 3 of the 23 loans for the 2006-2007 Program Year. C-set's portion of HOME FTTHB expenditures were: \$222,252. One (1) additional loan closed after the June 30th, 2006-2007 Program Year.



The First Time Homebuyers Program maximum loan limit was decreased to \$60,000 per borrower on May 7, 2007 due to the declining cost of housing. The funds are provided as a second mortgage, 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.

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

- **Visalians Interest In Affordable Housing (VIAH), a Community Housing Development Organization (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. CHDO funds were not expended this year. Upon review of a project Performa with a non-profit agency and the CHDO, the City will determine if the project is feasible. Approximately \$400,000 to \$600,000 is available to utilize toward this or other projects. Unfortunately, approximately \$4,900 of CHDO funds is being returned to HUD, due to non-commitment of the funds. The definition of a commitment is a written contract for an identified project location, site plan, performa and total CHDO investment. Again, upon final review of the performa, City Staff will move forward with their determination of a feasible project.

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

This goal was accomplished with the use of HOME and Redevelopment Low/Mod funds and other funding sources through the following projects:

- **Habitat for Humanity.** The City continues to provide Redevelopment Low-Mod funds to Habitat for Humanity 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. **HOME funds** were expended in the amount of \$223,197 to complete the infrastructure for the development of Encina Development for four single family lots. Habitat is finalizing the documents for property located on Encina. Habitat will begin construction of four single family dwellings for four (4) families known as the Encina Development. See Appendix "B" & "C".

Habitat utilized **Redevelopment Low/Mod** funding during the year towards the purchase of 822 West Harold in the amount of \$15,029. Additional properties were acquired which will reflect in the following program year expenditures. See Appendix "B" under Redev L/M: Habitat for Humanity Land Purchase line item.

- **Visalians Interested In Affordable Housing (VIAH)** (not shown in tables), CALHFA HELP Program Funds were awarded to the City of Visalia in 2002 as a low interest loan. The City contracted with VIAH to utilize these funds to purchase land to construct single and multi family units. VIAH purchased three single family lots in 2002 with CalHFA HELP Program Funds. VIAH recently finalized the construction of three single family dwellings. Of the three homes constructed, one was constructed by the College of the Sequoias (COS) students (photo of home to the right). The COS building trades program, built for VIAH, a 1,290 sq ft 4 bedroom house, that was then sold to a low income family, using the City of Visalia HAP program. COS has been operating the building trades program since 1949, they have built 7 homes for VIAH over the years. The students under the direction of several instructors build a majority of the house, and parts of the trades are contracted out to local contractors. The three properties were sold to three (3) families which had the opportunity to utilize the City's FTHB downpayment program for gap financing. The expenditure of HOME funds will be reflected in next years 2007-2008 CAPER Report due to the loans escrow closing dates and expenditure disbursements.



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

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Housing Rehabilitation Program (HRP).** The HOME funded HRP Program funds were provided to four (4) families attaining 67% of the annual goal for this program. The total expenditure for the four (4) loans was \$132,245 for the program year. The annual goal established was six (6) loans. One additional loan has been carried over to finalize and four (4) additional applications were received in June 2007 that will be reviewed and analyzed for a recommendation.

In June 2007, an RFP for the administration of this program was completed. There were no bids received for this program, however, the City is taking a new approach to the administration of this and two additional programs. An RFP is being completed to request the services of a construction consultant/manager to oversee the construction of the programs. The applications received will be reviewed upon contracting with a Construction Consultant/Manager.



The HOME funded Housing Rehabilitation Program (HRP) program guidelines were reviewed and updated to reflect the most recent regulations. In April 2007, a local analysis of surrounding cities with the similar program was conducted. The maximum loan per borrower was increased from \$35,000 to \$60,000 based upon the evaluation of surrounding city programs. The HRP Program funds are provided as a second mortgage, 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. This program is going out to bid (Request for Proposal) again with the two additional housing programs September 2007 which reflect the goals, objectives, and revised program guidelines, with the funds being committed to owner-occupied housing.

Outcome Goal #5 & Goal #6: The goal to increase availability of decent affordable rental housing through partnerships with other non-profit agencies continues through the following projects:

- **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 42 +/- unit affordable senior housing project (vacant site shown to the right). These funds were provided for land acquisition and other development costs. Staff is working closely with CCH to obtain a Section 202 HUD grant. Total project cost is approximately \$11.2 million. This project continues through the 2007-2008 Program Year. Ground breaking has yet to commence.
- **Robinwood Court Project** – the City partnered with Kaweah Management Company/Tulare County Housing Authority, in an effort to provide affordable housing to low-income families (one of the units shown to the right). The units are available to 50%, 60% and 80% median income families as follows:



<u>Income %</u>	<u>No. of Units</u>
50% median income	Two (2) units
60% median income	Seven (7) units
80% median income	Two (2) units

Two (2)-two-bedroom units out of the ten unit development will be dedicated to a handicapped homeowner. An affordability period covenant of thirty-years (30) will be placed upon the property to maintain affordability. During the 2006-2007 Program Year, HOME Investment Partnership Funds additional funds were allocated in the amount of \$199,975. The total HOME funded investment for the project was \$1,299,975, which has been expended for the 2006-2007 program year. See Appendix "B" & "C".



- **Mill Creek Parkway** (Not shown in funding table) – The City has partnered with Tulare County Housing Authority by providing Redevelopment Low/Moderate funds in the amount of \$3 million dollars to develop a 71-unit complex (construction of the units shown to the right), adding to the stock of affordable housing options for low/mod-income households. The project will consist of forty-two (42) two-bedroom units, twenty-two (22) three-bedroom units, and six (6) four-bedroom units, enclosed garages, a community room and recreational facilities. The target income levels of the tenants would be from 60% to 80% of Median income. Affordability covenants of fifty-five years are placed upon the project units as a condition of utilizing the funds.



[HOME Objective 2 and Accomplishments: Suitable Living Environment through Neighborhood Preservation:](#)

Outcome Goal #1: The goal of providing decent affordable housing through acquisition, by utilizing CHDO funds and increasing the supply to meet the demand from the large population of lower to poverty level income households was not met. Explanation of making progress toward obtaining this goal is indicated as follows:

- **Central Valley Christian Housing, Inc. (CVC Housing), a Community Housing Development Organization (CHDO) and administrator of the Loan Recapture Program.** The Loan Recapture Program funds were not utilized during the 2006-2007 Program Year. The City provides second mortgages to owner occupied residence. Examples of second mortgages are the First Time Homebuyers Program, Housing Rehabilitation Program and the Emergency Repair and Basic Needs Program. If a property owner falls behind in their payment, the City and AmeriNational Community Services work with the property owner to arrange a forbearance plan (6 Month revised payment plan). If the property owner remains in default, the foreclosure process begins. A

property owner has three months to bring their payments current, if they do not, the City moves forward with the final foreclosure process and purchases/pays off the first mortgage. The Loan Recapture funds are utilized to recapture the property and the home is then sold to another qualifying family. Three loans were evaluated during the program year, however, during early stages, the property's were paid in full and no funds were expended from the Loan Recapture Program. Staff is reevaluating the use of these funds.

CDBG Objective 1 and Accomplishments: Suitable Living Environment through Neighborhood Preservation:

Outcome Goal #1: The goal of maintaining and preserving quality housing by addressing substandard housing was met through the following program:

- **Code Enforcement.** The use of CDBG funds are utilized for the employment of a Code Enforcement Officer, for the abatement of housing and building code violations which are detrimental to the health and safety of occupants in CDBG Targeted Areas. The number of code compliance issues addressed, identified as "closed cases" was 124. The Community Development Block Grant (CDBG) Funds expended were: \$18,771. The annual goal was met.

Code Enforcement	
CDBG Target Areas	
Month	Closed Cases
<i>July</i>	18
<i>August</i>	14
<i>September</i>	16
<i>October</i>	13
<i>November</i>	16
<i>December</i>	6
<i>January</i>	8
<i>February</i>	3
<i>March</i>	12
<i>April</i>	4
<i>May</i>	10
<i>June</i>	4
Totals	124

Outcome Goal #2: The goal of maintaining and preserving quality housing through rehabilitation of owner-occupied substandard housing with the use of CDBG funds. Explanation of making progress toward obtaining this goal is indicated as follows:

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Emergency Repair and Basic Needs Program (ERBN).** CDBG Funds were provided allowing CVC Housing to administer the ERBN Program. Two (2) loans/units for the 2006-2007 Program Year were completed. CVC Housing's portion of CDBG ERBN Program expenditures were \$30,620. The annual goal of 9 was not accomplished. However, four (4) applications were submitted in June 2007. The applications will be reviewed and analyzed for a recommendation. The Emergency Repair and Basic Needs Program published a Request for Proposal to administer the program July 2007 and did not receive any bids for the administration. As mentioned previously, this Program will be grouped with the HRP and SHARP Program whereas the City is completing an RFP to obtain a construction consultant/manager to oversee the construction of this and the two additional housing programs. The administration portion of the programs will be conducted internally by staff. See Appendix "B" & "C" for expenditures.

The CDBG funded Emergency Repair and Basic Needs (ERBN) program guidelines have been reviewed and updated to reflect the most recent regulations. The ERBN Program 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) again with the two additional housing

programs September 2007 which reflect the goals, objectives, and revised program guidelines, with the funds being committed to owner-occupied substandard housing.

Outcome Goal #3: The goal to provide services to low-income families was met for the program year through the following program:

- **Tulare County Housing Authority (TCHA) administrator of the Fair Housing Hotline.** The program covers costs incurred for furthering fair housing in the Community which includes administration of the Housing Hotline through the Tulare County Housing Authority, with actual expenditures of \$61,138 for the 2006-2007 program year. 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. During the 2006-2007 Program Year, there were 199 hotline calls with 403 referral services exceeding the annual goal by 99% (199% goal achieved) (Note: more than one service call may have been performed on a single call). Of the 403 referrals, 140 were provided with Landlord Tenant handbooks and 159 callers were referred to Legal services aid and approximately 1,421 brochures were provided to various non-profit agencies, mortgage companies in the Visalia area, local real estate offices, Continuum of Care Homeless Conferences, Tulare County Library, Tulare County Law Library, Central California Legal Services and local clubs and churches. Staff attended some special conferences during the year which included Central California Mental Health Housing, Continuum of Care on Homelessness, and Central California Family Crisis Center.



CDBG Objective 2 and Accomplishments: Suitable Living Environment by Supporting Special Needs Facilities:

Outcome Goal #1: The goal to increase accessibility to support facilities to end chronic homelessness continues as follows:

- **Kings and Tulare County Continuum of Care/ Homeless Project.** The Continuum of Care creates 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 continues to work 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 as needed. 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. The City provided funding in 2005-2006 in the amount \$7,000 towards the sponsorship of the "Hope" Conference. During the 2006-2007 Program Year, funding was not allocated to the Continuum of Care, however, \$15,000 in CDBG Funds has been allocated in the 2007-2008 Action Plan.

CDBG Objective 3 and Accomplishments: Suitable Living Environment through Public Improvements

Outcome Goal #1: The goal to increase availability of handicapped access benefiting population with special needs was met as follows:

- **Streets-ADA Compliance Projects.** The goal established for the program year was to remove fifteen (15) barriers throughout the downtown area. Staff attends Disability Advocacy Meetings to obtain assistance requests and to provide government accessibility to the members and wider community. The outcome provides persons with disabilities curb cuts for wheelchair access, warning detection panels for the blind in the area of downtown and throughout the city as requested by the disabled community. The annual budget was \$40,000. There were minimal administrative CDBG costs, in the amount of \$427 expended during the program year. The City recently hired a prevailing wage contractor to perform this accessibility work. See Appendix "B" & "C".

Outcome Goal #2(not shown in tables): The goal to 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 and Accomplishments: Create Economic Development Opportunities (Job Creation) and Community Development Opportunities (Parking Facilities)

Outcome Goal #1: The goal to improve economic opportunities for low-income persons through Job Creation was met.

- **Job Creation.** CDBG funding was utilized to assist various companies in the City to recruit and hire persons of low and moderate income backgrounds. During fiscal year 2006-2007, the City provided a grant in the amount of \$304,048 to VF Outdoor, Inc. (new company situated in the industrial district). The company plans to hire a total of 350 persons. The City has also retained the services of Darlene Mata Consulting, to assess the number of low and moderate persons hired. Ms. Mata is in the process of conducting in depth interviews with this company and others which have received CDBG funding. The company utilized the funds toward development and impact fees. (Photo of VF Outdoors above). As part of the Job Monitoring Work Plan, data will be collected from VF Outdoors Inc. for the 150 median average employees. See Appendix "B" & "C", for expenditures.



Outcome Goal #2, #3, and #4: The goal is to demonstrate a commitment to long-term economic growth by promoting expansion and job creation was met.

- **Parking Structure (East Acequia Parking Structure) - Section 108.** This parking structure was built in 1999 (shown in photo below) to support a new movie theater and mixed use developments around the Acequia and Bridge intersection. The total cost of the parking structure was \$5,266,000. The City received a total of \$3,000,000 in Section 108 funds. The amount of CDBG funds expended during the program year was \$515,704. As part of the City's contract with DR Mata Consulting, several businesses will be surveyed in the immediate area to ascertain the number of jobs created and in particular low and moderate positions.



- **Parking Structure (West Acequia Parking Structure)-Construction Loan.** In 2006- 2007, the City completed the construction of the West Acequia Parking Structure (construction photo shown to the right). The total cost for construction is \$16,598,498. The City received a total of \$4,210,000 in Section 108 loans towards the construction of this public facility. The West Acequia Parking Structure expenditure for



construction, during the 2006-2007 Program Year was \$925,564. The main purpose of this parking structure was to support the expansion of the Kaweah Delta District Hospital and other private medical offices within the area. As part of the City's loan agreement with HUD, there was a commitment to create 200 jobs by the hospital. Ms. Mata is currently meeting with hospital personnel to identify the number of new low and moderate jobs created as a result of the hospital expansion. **West Acequia Parking Structure completed.**(photo shown to the right)



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

Outcome Goal #1: The goal to improve quality/increase availability of neighborhood facilities for low-income persons was met through the following program/projects:

- **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. The project continues through the 2007-2008 Program Year, where additional funding will be allocated to this project to complete the scope of work identified within the grant application. (CDBG Funds expenditure was \$5,512; toward staff time). See Appendix "B" & "C".
- **Community Campus:** The Community Campus project continues to provide opportunities to the public. Expenditures for the program year were \$187,077 of CDBG funds. The picture to the right, is the new landscaping and fountain located near the newly constructed police substation.



[CDBG Objective 6: Suitable Living Environment through Community Development Opportunities \(Public Services\)](#)

Outcome Goal #1: Increase/support the accessibility of public services continues to be met.

The Community Campus project continues to provide opportunities enhancing 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. Three additional buildings have been constructed; two by non-profit agencies and one, photo shown to the left, by the City, which is a City owned police substation. 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:

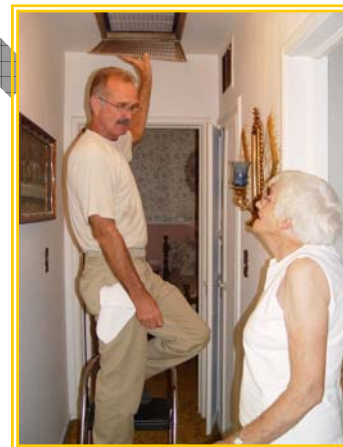
- *Visalia Ecumenical Charities*- The City has provided them a building on the Community Campus for their operation that provides medical and legal services to very low income persons
- *Community Services and Employment Training (CSET)*- the City sub-contracts with them to implement the Senior Home Repair program, and as of January 2007, the administration of the HOME funded First Time Homebuyers 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: The goal to maintain quality owner-occupied housing for elderly was met through the following program:

- **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. C-Set's goal was to complete 600 service repairs and assist 180 clients. C-Set met the goal by completing 713 service repairs, assisting 130 existing clients and 13 new clients. The 143 clients requested services more than once, on average three (3) times throughout the program year, therefore assisting approximately 421 clients. C-Set provided 2,410 information brochures and expended \$76,271 CDBG Funds. See Appendix "B" & "C".



Outcome Goal 2#: The goal to increase accessibility and range of housing options for persons with special needs was met through the following program.

- **Central Valley Christian Housing, Inc (CVC Housing), administrator of the Senior Handicapped Assistance and Repair Program (SHARP).** Community Development Block Grant Funds are provided allowing CVC Housing to administer the SHARP Program. The Program guidelines have been updated to reflect the most recent requirements of CDBG and the State of California HCD requirements, to make alterations to mobilehomes. A Request for Proposal (RFP) has been reviewed and is going out to bid for a construction consultant/manager along with the HRP and ERBN Program.

The SHARP Program 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. The goal of assisting approximately 14 families was accomplished. Thirteen (13) families were assisted and one (1) will be reported within the 2007-2008 Program Year CAPER. The expenditures for the 2006-2007 Program Year was: \$64,375 in CDBG funds. See Appendix "B" & "C".



The City also recently allocated \$100,000 to assist Able Industries, identified within the recently approved 2007-2008 Action Plan as "**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 are being 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.

Question No. 1 (b): Assessment of the one-year goals and objectives: Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

Response No. 1 (b):

The breakdown of the CDBG and HOME Summary of Expenditures 2006-2007 is attached as Appendix "A".

Question No. 1 (c): Assessment of the one-year goals and objectives: If applicable, explain why progress was not made towards meeting the goals and objectives.

Response No. 1 (c):

The City expended approximately \$4.6 million dollars of HOME Funds and approximately \$79,500 of CDBG Funds toward affordable housing and a suitable living environment through neighborhood preservation projects and programs in the period July 1, 2006 through June 30, 2007. The City continues to meet the national objective of providing affordable housing. Projects include the Robinwood Multifamily Development of ten-units (10); The First Time Homebuyers Program assisted twenty-three (23) low to moderate income families. Progress is being made

on the 42 + unit senior housing development with Christian Church Homes whereas \$2.5 million HOME funds are being invested in the project, including this program year expenditure of approximately \$1.3 million dollars. The City also contributed \$3 million dollars of Redevelopment Low Mod funds toward the development of 70+ low and moderate income family rental units, in partnership with Kaweah Management Company/Tulare County Housing Authority.

The City is making progress toward completing its affordable housing rehabilitation loans by completing a request for proposal to obtain a construction consultant/manager to oversee the construction of owner occupied rehabilitation loans. The City completed nineteen (19) total rehabilitations through the Housing Rehabilitation Program, Emergency Repair and Basic Needs Program and the Senior Handicapped Assistance and Repair Program. A new approach to the administration of these three programs is under review whereas the administration and the oversight of a construction consultant will be conducted internally.

Question No. 2: Describe the manner in which the recipient would change its program as a result of its experiences.

Response No. 2:

The City has been working toward completing RFP's for its housing programs. The City has reviewed surrounding city, county and state program guidelines, policies and procedures. Visalia has incorporated more detailed policies and procedures into the request for proposals. Visalia incorporated these requirements to emphasize regulations and accountability of an administrator of the programs. The City formed a committee to review regulations, internal policies and procedures and request for proposals. The Loan Review Committee also reviews all housing program applications, scope of work and change orders. Additionally, the City has hired a Housing and Economic Development Director to oversee Neighborhood Preservation Division, Redevelopment Projects, Housing Programs and Economic Development. The Housing and Economic Development Director brings many years of experience to the City.

Question No. 3: Affirmatively Furthering Fair Housing:

Question No 3 (a) Provide a summary of impediments to fair housing choice.

Summary:

February 1, 2007, an Analysis of Impediments (AI) was conducted by the Redevelopment Division of the Community Development Department in cooperation with numerous other City Departments, public agencies and private sector and nonprofit organizations. The City retained a consultant familiar with the City's housing policy documents and programs, to assist the City with the preparation of this 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.

The primary guideline for preparation of the document was HUD's Fair Housing Planning Guide. In addition, the consultant compiled information from existing City documents and reports. Among documents referenced were the Housing Element and the City of Visalia Consolidated Plan. Other Analysis of Impediments of Fair Housing were reviewed from other cities, including the City and County of Fresno, and the Cities of San Jose and Monterey. United States Census data projections and

records were also reviewed. Tulare County Housing Authority, administrator of the Fair Housing Hotline reviewed the AI.

The AI contains a general description of the City's demographic profile and general housing conditions. The AI also contains suspected patterns of discrimination necessary to evaluate and discover ways to end discriminatory practices. It also includes a description of a proactive program intended to affirmatively further fair housing within the City.

Much of the information contained in the AI report is based on the 2000 Census. As indicated within the report, there is also a realization within the City that it cannot solve problems overnight, nor can it achieve success working independently. The Lender's Consortium, Continuum of Care coalition members, Housing Authority, homeless advocates, housing providers, non-profit organizations, and other support service agencies will need to collaborate in order to promote and resolve some of the issues described in the AI.

The impediments identified in the Analysis of Impediments Report are as follows:

Public Awareness and Education Issues. Most persons, organizations and agencies contacted during the preparation of the AI agree that improved public education is the key to identifying, assessing and solving fair housing and affordable housing issues. In the areas of overt and covert discrimination, lack of knowledge of fair housing rights and responsibilities may hinder the public and public agencies' ability to end discrimination. If discrimination is encountered, all involved need to be able to recognize the problem and seek available remedies such as registering a formal complaint. Currently, some victims may not realize that the limitations encountered in pursuing housing or choice based upon discriminatory practices. The prospective renter or owner may not look for, or understand, forms of discrimination, such as higher rent quotations or security deposits used to dissuade prospective tenants, specific lease terms not applied to other tenants, or information that no units are available, in response to inquiries, when vacancies do exist.

Unawareness of fair housing laws may cause unintended housing discrimination practices. It is for this reason that the City places a high priority on educating the general public on fair housing policies and procedures. This includes providing information on fair housing laws, and to advise individuals of rights and remedies available under state and federal laws. This education is provided to landlords and tenants alike.

Lack of awareness of the effects of affordable housing plans and projects may result in a "Not in My Back Yard", or NIMBY reaction. These include unreasonable objections to many planning proposals for medium and high density land use entitlements in any part of a community, but especially in higher income areas. Objections are also heard regarding small lot subdivisions, apartment clusters, group homes, the use of density bonuses under the Zoning Code, transitional or homeless facilities, or simply the construction of single family residences for low income families. Community education needs to be provided that is designed to mitigate or eliminate irrational or unwarranted fears and bolster community support for needed housing plans and programs. The Tulare County Housing Authority recently constructed a 70-unit planned development for low and moderate income residents. They also presented information on the proposed development of another affordable

housing project. A series of public awareness meetings were held to try to educate the public on the need for affordable housing.

Internally, city staff are being trained to deal effectively with housing discrimination issues, to recognize them and to resolve issues. The City also has several agencies such as Central California Legal Services, Friends of the Homeless, VIAH, Self-Help Enterprises, CVC Housing, Tulare County Housing Authority, C-SET, Proteus, the Tulare/Kings County Continuum of Care coalition and others. Public education components are integrated into several action plans of the City.

Discrimination Issues. Based on feedback from housing providers, the City is optimistic that fair housing education and enforcement, literacy, job training and employment programs, increased employment opportunities, may be reducing the instances of overt discrimination. At a minimum, mediation, education, fear of enforcement actions and counseling appear to be positively affecting fair housing opportunities. However, it is the City's position that continued education and enforcement must take place until all traces of discrimination are eliminated.

Rental Discrimination. Based on telephone calls to the Tulare County Housing Authority, and the City's former Housing Discrimination Hotline, the number of incidents of rental discrimination are decreasing. Most fall under the category of "tenant/landlord disputes" that revolve around property maintenance, return of security deposits, notices to vacate a property, and like issues. The City intends to continue to monitor the incidents of fair housing complaints with the Housing Authority.

Inadequate Infrastructure. Older neighborhoods with a large amount of affordable housing stock often have inadequate infrastructures; that is, sidewalks, streets, sewer, drainage, and other physical facilities. This has created a deterrent to reinvestment in these neighborhoods by the private sector. The City has taken on the task of improving these neighborhoods through a comprehensive neighborhood improvement program.

Cultural/Immigration Issues. Impediments to fair housing can arise from cultural differences. The cultures of immigrating Hispanics and Southeast Asians may vary dramatically with the accepted culture of California and the United States. Many immigrants are hindered in their search for adequate affordable and decent housing by language, income and skill barriers. To better serve these groups, the City has enlisted the cooperation of agencies, such as C-SET and Proteus to provide technical assistance to these groups to integrate them effectively into available housing and other community opportunities. Many of the housing providers in the City also have bi-lingual staff members who can translate available services and programs to those needing assistance.

Income and Housing Affordability. Low-incomes, particularly among immigrants and minorities, have prevented many families from obtaining adequate housing. Adequate income is the key to acquisition of affordable housing. A recent study performed by the California State University Fresno concludes that the typical and legal reason for refusing to rent or sell to a prospective tenant or buyer is economic. There is a need to increase the personal financial and financial management resources of area low-income residents so that more households can qualify for mortgage financing, manage adjustable mortgage increases, pay a reasonable rent and manage rent increases, as well as pay for other housing related expenses such

as insurance and utilities. Without the skills to adequately manage cost of living increases, there is a stronger likelihood of increased numbers of foreclosures and evictions.

Economic conditions in the Central Valley, including Visalia, have not improved as quickly as other sections of the state and country. Nevertheless, Visalia's economic opportunities have increased thus providing more jobs for those who may have been unemployed in the community. The City works with employment development agencies such as Proteus, C-SET and Tulare County Economic Development Corporation to increase job opportunities, training, and employment which directly impacts the accessibility of affordable housing to low income households.

Housing Supply. The City has determined that there is an overall inadequate supply of affordable housing. According to the City's Housing Element, vacancy rates for multi-residential structures are approximately 6.4% which leads to higher rents in general, making housing less affordable and harder to find for lower income households. A recent article in the Visalia Times Delta indicated that rents are increasing as a result of the increase in housing prices in general. Average rents now exceed \$800 per month for the average family. This phenomenon may reduce housing choice and cause discriminatory practices to re-emerge. The City has also experienced a significant increase in sales prices making affordable housing unobtainable for low income residents.

Housing Element and Land Use Plan. An important goal of the updated Housing Element and Land Use Plan is to assure that a suitable supply of land is planned for single and multiple family housing. The Plans contain strategies to encourage infill and higher density development in suitable areas of the City. The provision of density bonuses are designed to provide incentives for property owners to provide affordable housing for seniors, low income persons with disabilities and other low income groups. The City of Visalia submitted its Housing Element in compliance with the State HCD.

Funding Constraints and Opportunities. The City's housing supply needs are great with no easy solution. Substantial progress toward the provision of suitable housing for all residents has been made. However, identified five year funding needs for general housing, non-housing community development, and anti-poverty housing related needs contained in the City's Consolidated Plan were far in excess of the City's anticipated receipt of federal, state and local funds to meet those needs.

The City is utilizing local, state and federal resources to address funding needs. Non-profit groups within the City are also applying for funding through private foundations and other sources to expand the supply of affordable housing. The City is also providing financial support to a variety of private sector and nonprofit organizations who further fair housing goals, fill the service gap for the homeless, persons with disabilities, elderly and low income; and seeks to engage the public and businesses in support of fair housing and affordable housing in general.

The City must also comply with existing laws, such as Davis-Bacon, when constructing affordable housing. This increases the cost of the development, and adversely impacts the affordability of the housing being constructed. Lenders are less likely to fund projects in which the Performa results in marginal profits. This trend should be reversed in order to encourage more construction of affordable housing within the community.

City Policies and Plans. While preparing this AI, and as a part of the General Plan update process, local policies, practices and procedures involving housing and housing-related activities were reviewed. The City is in the process of upgrading the City's policies in a manner that will enhance the provision of fair housing to all segments of the population. Because the City is committed to the provision of affordable housing and fair housing choice for all who need housing, the City is being proactive in this area.

Limited Number and Capacity of Nonprofit Housing Construction and Other Service Providers. The limited number of nonprofit housing construction providers makes it difficult to find sponsors with the financial and managerial capacity and resources necessary for the City to complete affordable housing projects. Funding sources such as HOME and CDBG require additional expertise to complete projects in compliance with existing regulations. Additionally, the costs to build affordable housing is increasing making it more difficult to build affordable units. Lack of capacity can encumber City funds for a lengthy period of time, then jeopardize future City funds from the federal government. The City is working to improve the resources of nonprofit housing providers through collaboration of a number of the agencies to work together and with the City to develop strategies for housing opportunities region-wide.

Question No. 3 (b): Identify actions taken to overcome effects of impediments identified.

The information listed below comes from the Analysis of Impediments report. As a result of the above issues, the City has identified the following major categories of impediments affecting the provision of fair housing in the City. Certain constraints are linked to several impediment areas rather than handled separately. This approach permits the City to include actions to overcome these underlying obstacles. The identified impediments and a general statement of the proposed action to mitigate or eliminate the impediment are provided below.

1. Neighborhoods in need of revitalization.
Action: Rehabilitate housing, upgrade infrastructure and improve services necessary to increase the supply of safe, decent and affordable housing for low income households, including minorities, disabled, homeless, seniors, and large-family households.
2. Insufficient production of affordable housing units and rehabilitation of existing units by nonprofit organizations and private sector developers.
Action: In accordance with the goals of the City's Housing Element, increase new construction production and rehabilitation of existing affordable housing.
3. Inability of low-income households, including minority, those persons with disabilities, homeless and large-families, and seniors, to purchase adequate housing.
Action: Increase the number of qualified home buyers, the number of loans approved for low-income individuals or households, and the number of homes purchased in low-income areas including increasing personal income through economic development activities.

4. Insufficient participation of low-income and minority volunteers in housing planning, programs and decision-making processes.
Action: Continue to promote diversity of composition on all appointed Boards, Committees, Task Forces and Commissions that reflects the cultural, social, racial, economic, sex, health, disabilities, age and other characteristics of the City; continue to promote volunteerism and participation in community activities affecting housing.
5. Inability to maximize the potential for zoning, building and safety codes to positively impact housing supply and programs.
Action: Follow policies outlined in the Housing Element update. Review City policies in a manner that: (a) enhances affordability, locational choice, and accessibility, (b) reasonably accommodates all who seek housing and (c) decreases unnecessary housing costs or construction delays by streamlining administrative processes. Improve and step up enforcement and permitting processes to assure that all required local, state and federal laws, including Title 24 and other construction regulations related to accessibility continue to be fully implemented, and that designers and builders of single family homes and remodels are aware of programs and advantages of including accessibility features in projects that are not required to include them.
6. Difficult for local, state and federal programs to eliminate housing discrimination.
Action: Continue to document, investigate and monitor registered complaints of housing discrimination. Increase community awareness and knowledge of fair housing rights and responsibilities. Implement programs for recognizing, monitoring and deterring discrimination. Continue to work with the Housing Authority to monitor complaints.
7. Lack of sufficient housing and services for those who are homeless or threatened with homelessness including minority, persons with disabilities and large-family households.
Actions: Improve services and increase housing opportunities for the homeless and those threatened with homelessness.
8. Inadequate financial resources for implementation of housing plans and programs.
Actions: The City will diligently: (a) seek additional funding working with the community, nonprofit and private sector groups, other cities and counties, regional partners, legislative advocates and state and federal agencies, (b) leverage, and invest funding in neighborhoods with the greatest needs and potential for provision of affordable housing, (c) continue to streamline development processes to avoid duplication of efforts, and (d) take actions to stimulate economic development. The City should also proactively become involved in the reduction of adverse impacting legislation, such as Davis-Bacon, for local affordable housing projects.

Question No. 4: Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

Response No. 4:

Critical to addressing underserved needs is the ability to identify what these needs are quickly. The Ten-Year Plan on Homelessness, developed recently by the

Continuum of Care taskforce calls for a number of actions to address services and housing needs of underserved populations.

One of the largest barriers to meeting underserved needs continues to be limited funding, staff and local expertise to either assess or implement projects with existing programs. The actions taken are as follows:

- 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.
- Recently, Neighborhood Preservation Staff applied for Proposition 1C funds through HCD's CalHOME Program. An Award ceremony was held on July 25, 2007, where the City of Visalia received \$600,000 of the Prop 1C, HCD Calhome funds. These funds will be utilized in conjunction with HOME funds to assist first time homebuyers.
- June 2007, the new Housing and Economic Development Director was hired. Ricardo Noguera brings years of experience through his previous employment with communities throughout California and through the employment of the California Redevelopment Agency of Los Angeles. Mr. Noguera is taking a proactive approach to bringing new development, new non-profit organizations, community involvement and economic development opportunities to Visalia.
- Existing programs have been under review to address substandard and dilapidated housing, detailed policies, procedures and regulations. 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.

Question No. 5 (a): Leveraging Resources: Identify progress in obtaining "other" public and private resources to address needs.

Response No. 5 (a):

As indicated previously, the City applied for the Housing and Community Development Proposition 1C, CalHome funds and has been awarded \$600,000 to contribute to homeownership. The City continues to look for funding opportunities.

The City works closely with the Housing Authority of Tulare County in addressing the needs of the community. As indicated previously, the City has two projects underway with HOME funds, Redevelopment Funds and TCHA funding sources.

Question No. 5 (b): Leveraging Resources: How Federal resources from HUD leveraged other public and private resources.

Response No. 5 (b):

The City of Visalia strives to maximize the benefits of federal funds for housing and community development needs through leveraging with other public funds and private investment. The City has continued, in Fiscal Year 2006-2007, to leverage its CDBG and HOME entitlement dollars with other resources in the following manner:

- **Private Mortgage Financing:** The Homebuyers Assistance Program funds are leveraged an average of 2 to 1. That is, for every \$10,000 invested in loans for a household, other lenders (CHFA, FHA, VA or conventional financing) invest an average of \$20,000. For Fiscal Year 2006/2007, \$1.717,252 million in HOME funds was spent to complete twenty-three (23) First Time Homebuyers Assistance loans. This enabled the City of Visalia to participate in homebuyers' assistance loans with a total value approaching \$4,447,400.
- **Community Leveraging:** The City has continued to cooperate with local public and non-profit agencies to develop affordable housing. Collaboration continues with Community Services and Employment Training (CSET), Habitat for Humanity of Visalia, Visalians Interested In Affordable Housing (VIAH), Tulare County Housing Authority, and Visalia Senior Housing & VSH III. This enables the City to leverage CDBG and HOME resources with those of other entities to expand opportunities for low and moderate-income families. Examples are listed below.

Community leveraging is an important aspect in stretching public funds, and in creating a "stake" in the community from other private, non-profit and commercial sources. Visalia has done a good job in leveraging its resources and maximizing participation by partnering with non-profits and its efforts in working with commercial lenders.

The City recently assisted Christian Church Homes/Visalia Senior Housing in submitting a grant application for Section 202 HUD Funds, to assist with the funding of the Visalia Senior Housing Project. The City committed \$2.5 million HOME dollars towards this project during the 2006-2007 Program Year. In addition to HOME funds, and a Section 202 Grant, CCH/Visalia Senior Housing is investing approximately \$4.1 million into the project from various sources.

Question No. 5 (c): Leveraging Resources: How Matching requirements were satisfied

Response No. 5 (c):

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 and Moderate Funds (L/M). The City utilizes L/M funds to meet the match requirement in FY 2006-2007 in the amount of \$118,791.10. Each year, the Agency submits a HOME match report to HUD summarizing the match contributions. A HOME match report has been prepared on form HUD-40107-A and is attached to this performance report as Appendix "H".

Managing the Process

1. *Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.*

Program Year 2 CAPER Managing the Process response:

The Citizens Participation Plan was followed in that a substantial amendment to the Action Plan 2006-2007 was made during the program year. The Action Plan Amendment, approved by the City Council on September 18, 2006. The amendment included increasing HOME funds to the First Time Homebuyers Program. The Emergency Repair Program reallocated funds from HOME to CDBG.

The Economic and Housing Department, Neighborhood Preservation Division, is responsible for the oversight of the CDBG, HOME, Redevelopment and Economic Development activities, ensures that all programs, projects and services meet the National Objectives and Outcomes.

The Housing Loan and Change Order Committee was formed during the year. This committee consists of a staff member from Engineering, Planning, Building, Finance, and Community Development. The Housing Loan and Change Order Committee have reviewed the housing program request for proposals, guidelines and policies and procedures. Through the detailed policies and procedures that have been written for each program, measures are taken to make sure that clients are eligible, that low to moderate income individuals, groups and areas qualify and that files and appropriate records will be maintained.

Additionally, programs that are administered by non-profit agencies, meet with City Staff to discuss ongoing projects and programs.

Citizen Participation

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

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

Program Year 2 CAPER Citizen Participation response:

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 Thursday, August 16, 2007, and ending Friday, September 14, 2007. Comments were welcomed in written form during that time.

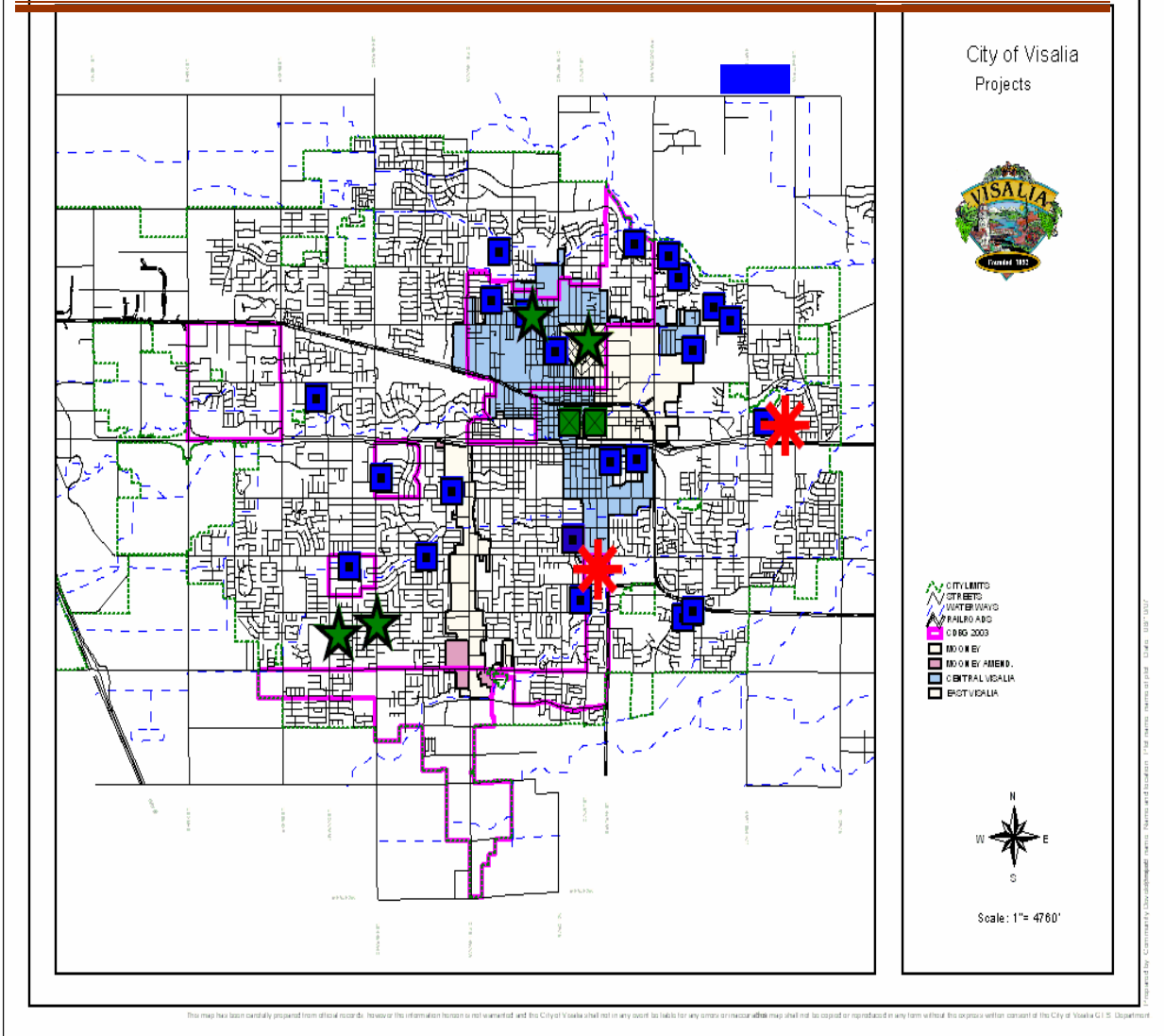
Comments will be added upon completing community meetings scheduled in August and September 2007.

The Federal funds made available for furthering the objectives of the Consolidated Plan, for each formula grant (CDBG and HOME) along with the total amount of funds committed, expended and the number of units accomplished are attached as Appendix "A" as Summary of Proposed 2006-2007 Action Plan and Appendix "B", as CDBG / HOME 2006-2007 Summary of Expenditures. Further detail regarding the Objectives and Outcomes of the use of HOME and CDBG Funds are depicted in Appendix "C". The map of the location of the expenditures is identified below within the HOME & CDBG Project locations, which also include the Redevelopment Districts and CDBG Targeted Areas.

As indicated previously, an Action Plan Amendment was held through the Public Hearing process and approved through the City Council.

Increased efforts were made in the recently approved 2007-2008 Action Plan. One of the recommended methods for identifying the needs of the community was 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). Although survey results are shown in the 2007-2008 Action Plan; implementing the method and identifying the needs of the community occurred during the 2006-2007 Program Year.

Distribution of CDBG and HOME Projects, show where projects have been carried out. The map below depicts the Redevelopment Districts and CDBG Targeted areas which address the National Objective in assisting low-income families. The locations of projects completed utilizing HOME and CDBG funds. The projects and programs are as follows and also identified as Appendix "G":



- First Time Homebuyers Program participants ●
- Emergency Repair and Basic Needs Program participants *
- Housing Rehabilitation Program participants ★
- The East and West Acequia Parking Structures ☒

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 2 CAPER Institutional Structure response:

The services, projects and programs are provided by a variety of public and private agencies and organizations. The City has stepped up its efforts to monitor and coordinate with these partners over the last year. We have requested additional back-up information/documentation, monthly status reports and additional meetings are conducted as oversight.

City Staff continue to work with the Continuum of Care to identify the needs to accommodate the homeless. The City partners with other agencies, private parties and non-profits for the production of affordable housing; providing funding, land development services, program oversight and/or entitlement benefits

Staff continues to review and revise existing contracts, producing RFPs and updated policy and procedures for housing programs. The Housing Loan and Change Order Review Committee, has reviewed the RFP's and housing applications, allowing additional oversight of the housing programs.

The recruitment was completed for the Housing and Economic Development Director position, elevating the affordable housing and economic development programs to a department head level position and creates a separate department for these critical functions. Recruitment was also completed for the Housing Specialist, leaving a vacancy. A gap remains with filling a vacant housing staff position.

Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation
 - a. Describe the effect programs have in solving neighborhood and community problems.
 - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
 - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
 - d. Indicate any activities falling behind schedule.
 - e. Describe how activities and strategies made an impact on identified needs.
 - f. Identify indicators that would best describe the results.
 - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
 - h. Identify whether major goals are on target and discuss reasons for those that are not on target.
 - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Program Year 2 CAPER Monitoring response:

Question No. 1: Describe how and the frequency with which you monitored your activities and Question No. 2: Describe the results of your monitoring including any improvements.

Response:

The housing programs funded through HOME are the First Time Homebuyers Program, Housing Rehabilitation Program. The housing programs funded through CDBG are the Emergency Repair and Basic Needs and Senior Handicapped Assistance and Repair Program, Senior Home Repair Program and the Fair Housing Hotline. These Housing Programs are administered by outside agencies. Other

programs such as the Code Enforcement, ADA Compliance, and Park Improvements and projects that utilize other funding sources are managed through the Neighborhood Preservation Department. The City has been updating Policies and Procedure manuals to reflect the most recent Building Code, City Policies, Monitoring Policies and CDBG and HOME Regulations.

Monitoring techniques occur through monthly reporting, on-site home inspections by the designated building inspector, review of the scope of work through the Housing Loan and Change Order Committee. Davis Bacon compliance reviews and Contractor interviews are conducted in relation to the use of CDBG funds.

A monitoring visit to Tulare County Housing Authority was conducted on August 14, 2007. Results of the monitoring indicates that TCHA is in compliance. A random survey of callers is scheduled to be completed by December 2007. C- Set, is the new administrator of the First Time Homebuyers Program. The monitoring of the Senior Home Repair Program and First Time Homebuyers Program will be scheduled later in the year.

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

Question No. 3: Self Evaluation, (a) Describe the effect programs have in solving neighborhood and community problems.

The effect programs have in solving neighborhood and community problems are:

- Funds are being provided to Able Industries to assist in the need for housing for disabled persons on limited or no-income. The housing opportunity would be complemented with provision of independent/supported living services, funding through the Central Valley Regional Center.
- Accessibility funds are providing needed accessibility improvements throughout the City.
- The Community Campus project continues to bring needed services, job training, police presence and recreational activities to an underserved neighborhood.
- The West Acequia parking structure will keep hospital jobs in the downtown area which will have a ripple effect in supporting local businesses and retail jobs.
- Senior Handicapped and Repair Program (SHARP), provides needed assistance to low-income, disabled senior citizens in the area of repairs to owner-occupied mobile homes.
- Senior Home Repair Program, administered through Community Services and Employment Training, Inc., (CSET) provides CDBG funding to low-income families, to make minor repairs to owner-occupied homes, while at the same time, provides job training in construction skills for CSET students.
- The Neighborhood Preservation Department staff personnel who effectively address the community's concerns and the needs of our blighted neighborhoods by coordinating the City's resources to help that neighborhood.

Question No. 3 (b): Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality. (e): Describe

how activities and strategies made an impact on identified needs. (f): Identify indicators that would best describe the results.

Identified within the Action Plan specific objectives included assisting elderly and disabled persons. The City continues to assist the elderly through the Senior Handicapped Assistance and Repair Program, the Senior Home Repair Program and the project underway with Visalia Senior Housing II/Christian Church Homes, for the development of approximately 40 units on Tulare Avenue. Community wide assistance occurs through the ADA Compliance projects, such as truncated domes, and curb cuts.

With the implementation of certifying lenders, realtors and title companies relating to the First Time Homebuyers Program, came increased interest and participation which impacted the outcome of the goal. The indicators are the result of assisting twenty-three (23) families, and adding funds to the program to assist additional homebuyers. The certification became a part of the guidelines, policies and procedures in which Community Services and Employment Training, Inc (C-Set) administers as of January 2007.

Question No. 3 (c): Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.

Again, the First Time Homebuyers Program, with the increased exposure, allowed approximately twenty-three (23) families the dream of owning a home within the City of Visalia city limits.

V. F. Corporation received funding from the City. The company plans to hire a total of 350 persons. The city has also retained the services of Darlene Mata Consulting to assess the number of low and moderate persons hired. Ms. Mata is in the process of conducting surveys with this company and others.

Identified through the Visalia Economic Development Corporation (VEDC), the Tulare County unemployment rate has been on the decline since 2003. The City of Visalia's unemployment rate is the lowest for the last 20 years, at 5.4%.

Question No. 3 (d): Indicate any activities falling behind schedule.

Activities falling behind schedule include the Housing Rehabilitation Program, whereas only four (4) loans were completed, with approximately one reserved loan carried over and three (3) applications carried over to the following program year for evaluation. The Emergency Repair and Basic Needs Program completed two (2) loans with approximately four (4) applications carried over to the following program year for evaluation. The Senior Handicapped Assistance and Repair Program completed all but one grant; however there is a waiting list of interested participants for the upcoming year. Analysis of eligibility and loan evaluation will be conducted upon contracting with a construction manager or administrator.

Question No. 3 (g): Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

The negative impact for the City of Visalia was the loss of the Redevelopment and Economic Development Manager. The department was under the supervision of the

Community Development Department until a recent reorganization. The Redevelopment Agency Department has been restructured under the Neighborhood Preservation Department. The recruitment for the position of the Housing and Economic Development Department Manager was filled June 2007 and the Housing Specialist position was filled April 2007. The position of an Administrative Analyst position is under review.

In order to be proactive and creative in property administering and monitoring existing projects and programs, and in bringing new projects and programs to the table, additional resources are needed to facilitate desired programs and project adjustments. Current staff members continue to work toward the goals established last year, by completing the analysis and amendments to each housing program and completing the request for proposals.

The City has contracted with a consultant to conduct job monitoring. Also, the monitoring services through the City's contracted loan servicing agency, AmeriNational Community Services, inc., are being reviewed for services to include owner occupancy and other housing monitoring for its existing housing loans.

Question No. 3 (h): Identify whether major goals are on target and discuss reasons for those that are not on target.

The following reflects those projects which met their annual stated goal or has shown substantial progress toward the established 5 year goal. Additional narrative of each project or program has been previously described under question No. 1 (a).

Home Funded Projects on target Table:

	***Carried forward 05-06 Goal	1 yr goal 06-07	# Units Complete 2006-2007	% of Annual Goal	Priority
HOME Investment Partnership Funds (HOME) - Objective and expected Outcome					
Affordable Housing- HOME Funds					
Objective 1: Provide Decent Affordable Housing	0	40	27	68%	H
1. Promote availability of affordable owner-occupied housing through (HAP)	0	23	23	100%	
2. Increase availability of affordable owner-occupied housing through acquisition (CHDO)	0	1	0	0%	
3. Increase availability of affordable owner-occupied housing through acquisition (Encina Development, Other Property Acquired)	0	10	In Progress	in progress	
4. Increase quality of owner-occupied housing through rehabilitation (HRP)	0	6	4	67%	
5. Increase availability of affordable rental housing through partnership with Non-Profit Agencies (Christian Church Homes/Visalia Senior Housing)	*60	0	In Progress	in progress	
6. Increase availability of affordable rental housing through partnership with Non-Profit Agencies (TCHA- Robinwood Project)	*10	0	In Progress	in progress	

- o The First Time Homebuyers Program was very successful, assisting 23 families. Three additional families were assisted however the loan closing processing was completed after June 30th. The 3 additional loan data will be reflected in the following year CAPER.
- o CHDO funded project is under review. Upon review of the performa the City will move forward.
- o The Eninca Development infrastructure is near completion and Habitat for Humanity will be starting construction of four (4) single family dwellings.
- o Housing Rehabilitation Program completed four (4) rehabilitation loans, with four (4) additional applications submitted for review. Upon obtaining a construction consultant/manager, the additional loans will be evaluated for a recommendation to the Loan Review Committee.

- o Visalia Senior Housing- Christian Church Homes acquired property and has been working with City Staff in submitting a Section 202 application
- o The Robinwood Project is 95% complete. Remaining occupants are being identified and will be reflected in the following year CAPER.

CDBG Funded Projects on target table:

Community Development Block Grant Funds (CDBG) -Objective and expected Outcome	Carried forward Goal	1 Yr Unit Goal	# Units Complete 2006-2007	% of Annual Goal	Priority
Affordable Housing- CDBG Funds					
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	0	229	325	142%	H
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)	0	120	124	103%	
3. Provide services for low-to-moderate income persons by providing (Fair Housing Education Program)	0	100	199	199%	
Community Development- CDBG Funds					
Objective 4: Create Economic Development Opportunities and Community Development Opportunites (Parking Facilities)	0	103	3	3%	H
1. Improve economic opportunities for low-income persons through (job creation)	*1	100	in progress	will be collecting job creation data	
2. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Section 108 Loan- East Acequia Parking Structures Pa	0	1	1	100%	
3. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Construction of the West Acequia Parking Structure	0	1	1	100%	
4. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Section 108 Loan- West Acequia Parking Structure	0	1	1	100%	
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)	0	3	1	33%	M
1. Improve quality/increase availability of neighborhood facilities for low-income persons (Parks & Recreation)	*2	2	in progress	Village Park, underway	
2. Improve quality/increase availability of neighborhood facilities for low-income persons (Community Campus Project)	0	1	1	100%	
Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)		n/a	n/a	n/a	M
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	0	614	726	118%	H
1. Maintain quality of owner-occupied housing for elderly (Senior Home Repair Program)	0	600	713	119%	
2. Increase accessibility and range of housing options for person with special needs (SHARP)	0	14	13	93%	

- o Code Enforcement continues to meet its goal.
- o Fair Housing Hotline and Program continue to meet its goal and educate the public on fair housing laws.
- o VF Outdoors project has been completed and the City's Consultant will be working with VF Corp. to collect the job creation data.
- o Construction of the West Acequia Parking Structure has been completed. The consultant is currently meeting with the hospital personnel to identify the number of new low and moderate jobs created as a result of the hospital expansion.
- o Community Campus project has been completed with the opening of the police substation and water fountain.
- o Senior Home Repair Program, administered through C-SET continues to be successful by teaching a trade to C-Set's students and assisting homeowners.

- o Senior Handicapped Assistance and Repair Program also continues to be successful in assisting elderly and disabled mobile home owners with repairs, re-roofs and ramps.

The projects listed below reflect those projects in which the established goal was not met. City Staff continues to work toward accomplishing the goals set through the 5 year Consolidated Plan.

HOME Funded Projects making progress toward target table:

	***Carried forward 05-06 Goal	1 yr goal 06-07	# Units Complete 2006-2007	% of Annual Goal	Priority
HOME Investment Partnership Funds (HOME) - Objective and expected Outcome					
Affordable Housing- HOME Funds					
Objective 1: Provide Decent Affordable Housing					
2. Increase availability of affordable owner-occupied housing through acquisition (CHDO)	0	1	0	0%	
4. Increase quality of owner-occupied housing through rehabilitation (HRP)	0	6	4	67%	
Affordable Housing- HOME Funds					
Objective 2: Suitable Living Environment through Neighborhood Preservation and Services					
1. Increase availability of affordable owner-occupied housing through Loan Recapture Program (CHDO)	0	2	0	0%	

- o As indicated previously, a project with a non-profit is being evaluated for the use of CHDO set-aside funds.
- o Loan Recapture funds are set aside to recapture foreclosed properties. This program will be evaluated for its use of CHDO funds.
- o The Housing Rehabilitation program did not meet the goal of completing 6 units, however, 4 units were completed, with 4 additional applications received to be reviewed upon obtaining a construction consultant.

CDBG Funded Projects making progress toward target table:

	Carried forward Goal	1 Yr Unit Goal	# Units Complete 2006-2007	% of Annual Goal	Priority
Community Development Block Grant Funds (CDBG) -Objective and expected Outcome					
Affordable Housing- CDBG Funds					
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services					
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)	0	9	2	22%	
Community Development- CDBG Funds					
Objective 3: Suitable Living Environment through Public Improvements					
1. Increase availability of handicapped access benefiting population with special needs (Streets ADA Compliance)	0	15	0	0%	

- o The Emergency Repair and Basic Needs Program completed 2 loans, with 4 additional applications received for review upon obtaining a construction consultant. The ERBN program has a Request For Proposal underway.
- o The City recently hired a prevailing wage contractor to perform the accessibility (ADA Compliance) projects.

Question No. 3 (i): Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

The Department is evaluating a new approach to the administration some of its housing programs. With the most recent request for proposal for one program, no bids were received. Staff is working on a revised request for proposal to hire a construction manager, where a portion of the scope of work, such as working with the applicant, reviewing applications with the Loan Review Committee and the oversight of the construction manager will be completed internally by City Staff and the remaining scope of work will be completed and overseen by the Construction Manager, who will also work closely with the designated building inspector and city staff.

The City has taken a new step toward collecting job monitoring data as it pertains to the use of CDBG funds and job creation/retention. The City has retained the services of Darlene Mata Consulting to assess the number of low and moderate persons hired.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 2 CAPER Lead-based Paint response:

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 based upon the HUD requirements and allocation of funding. 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.

Lead Based Paint evaluation and abatement was conducted for a participant in which CDBG Funds in the amount of \$10,050 were expended.

HOUSING

Housing Needs

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

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 2 CAPER Housing Needs response:

Policy efforts are underway in the City to encourage higher density housing, as a way to create more efficient growth, satisfy housing demands and increase affordable housing. This includes using form based codes, including mixed use developments, and other smart growth techniques to achieve increased densities in the downtown and emerging residential neighborhoods.

The city joined forces with Christian Church Homes/Visalia Senior Housing to acquire land and develop a 42-unit senior housing development. The land has been acquired and the developed is now pursuing a Section 202 Grant for the construction. The City also played an instrumental role in the grant application process. Thus far, the City contributed \$2.5 million dollars of HOME funds toward land acquisition. This represents 23% of the anticipated development cost of \$11.3 million dollars.

The City partnered with Tulare County Housing Authority whereas \$1.3 million dollars of HOME funds were provided to complete the Robinwood Multifamily Unit Development. The City contributed approximately 62% of the total development cost of \$2.1 million dollars. Providing these funding sources helps foster and maintain affordable housing within the City of Visalia citylimits.

The City provides Redevelopment funds to Habitat for Humanity to acquire property and construct homes and has provided funds to Tulare County Housing Authority to construct 71 units known as Mill Creek Parkway Project.

Habitat utilized Redevelopment Low/Mod funding during the year towards the purchase of 822 West Harold in the amount of \$15,029. Additional properties were acquired which will reflect in the following program year expenditures. See Appendix "B" under Redev L/M: Habitat for Humanity Land Purchase line item.

Affordable Housing Projects Table:

Affordable Housing Projects					
	***Carried forward 05-06 Goal	1 yr goal 06-07	# Units Complete 2006-2007	% of Annual Goal	Priority
HOME Investment Partnership Funds (HOME) - Objective and expected Outcome					
Affordable Housing- HOME Funds					
Objective 1: Provide Decent Affordable Housing	0	40	27	68%	H
1. Promote availability of affordable owner-occupied housing through (HAP)	0	23	23	100%	
2. Increase availability of affordable owner-occupied housing through acquisition (CHDO)	0	1	0	0%	
3. Increase availability of affordable owner-occupied housing through acquisition (Encina Development, Other Property Acquired)	0	10	In Progress	in progress	
4. Increase quality of owner-occupied housing through rehabilitation (HRP)	0	6	4	67%	
5. Increase availability of affordable rental housing through partnership with Non-Profit Agencies (Christian Church Homes/Visalia Senior Housing)	*60	0	In Progress	in progress	
6. Increase availability of affordable rental housing through partnership with Non-Profit Agencies (TCHA- Robinwood Project)	*10	0	In Progress	in progress	
Community Development Block Grant Funds (CDBG) -Objective and expected Outcome					
Affordable Housing- CDBG Funds					
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	0	229	325	142%	H
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)	0	120	124	103%	
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)	0	9	2	22%	
3. Provide services for low-to-moderate income persons by providing (Fair Housing Education Program)	0	100	199	199%	

Note: The allocation per loan/family for the Housing Rehabilitation Program was increased to \$60,000. The First Time Homebuyers Program allocation per loan/family was decreased to \$60,000. Both program changes are reflected through the City Council's approval of the 2007-2008 Action Plan.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

Program Year 2 CAPER Specific Housing Objectives response:

Question No. 1: Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.

The city continues to provide affordable housing assistance to owners. Recently, the City partnered with Tulare County Housing Authority in the development of the Mill Creek Parkway Project by providing Redevelopment Low/Mod Funds, whereas the project is approximately 80% complete with the construction of 71 rental units.

Additionally, the City partnered with Tulare County Housing Authority in the development of 10 rental units, by providing HOME funds. The project is approximately 95% complete. The units are being made available to 50%, 60% and 80% median income families as follows:

<u>Income %</u>	<u>No. of Units</u>
50% median income	Two (2) units
60% median income	Seven (7) units
80% median income	Two (2) units

Two (2)-two-bedroom units out of the ten unit development will be dedicated to a handicapped homeowner. An affordability period covenant of thirty-years (30) will be placed upon the property to maintain affordability. Reporting of the income related to "Renters" will be collected and identified within the 2007-2008 Program Year CAPER report.

City of Visalia, California		2006-2007 Program Year		
Priority Need Category	CDBG	HOME	Total	
Total People assisted	481	25	506	
Total Household units assisted *	282	25	307	
Total Female Head of Household *	115	5	120	
Disabled*	14	1	15	
Elderly*	158	0	158	
Renters				
0 - 30% of MFI	0	0	*	
31 - 50 of MFI	0	0	*	
51 - 80 of MFI	0	0	*	
Total	0	0	0	
Owners				
0 - 30% of MFI	70	0	70	
31 - 50 of MFI	71	5	76	
51 - 80 of MFI	17	20	37	
Total	158	25	183	

Question No. 2: Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

The City of Visalia's First Time Homebuyers Program guidelines meet Section 215 definition of affordable housing as follows:

- a. The program mortgage maximum adjusts with the FHA 203(b) mortgage maximum. The purchase price may not exceed 95% of the median purchase price for the area, which is currently \$234,650.
- b. The home is the principal residence of the low-income qualifying family.
- c. The home is subject to the HOME Recapture provisions, in that if the home is sold, the principal loan amount is recaptured, and any accrued interest, in order to assist other low-income families.

As previously discussed, the City has partnered with Tulare County Housing Authority for two projects; 1) Mill Creek Parkway – Redevelopment Low/Mod funding assistance; 2) Robinwood Project – HOME funding assistance. Both developments are rental units. Upon completion of the projects, data will be collected and will reflect within the 2007-2008 Program Year CAPER.

Question No. 3: Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities

Worst case housing needs apply to senior citizens, and housing needs for persons with disabilities and the homeless.

- The City's Senior Home Repair Program, administered through CSET, provides assistance to the City's senior citizens by providing minor repairs to senior homeowners. Approximately forty-five (45%) of the participants were at or below the very, very-low income (30% income) category for the area; and an additional forty-five (45%) of the participants were at or below the very-low income (50% income) category for the area.
- The Senior Handicapped and Repair Program, provides \$5,000 grant to mobile home owners in need of new roofs and handicapped access. Often the participants are very low income families. Approximately thirty-eight (38%) of the participants were at or below the very, very-low income (30% income) category, with an additional thirty-eight (38%) of the participants were at or below the very-low income (50% income) category. The SHARP Program's Request for Proposal bid opening is scheduled to be completed in September 2007.
- The Emergency Repair and Basic Needs Participants had income at or below 30% and 50%. The program provides for low interest deferred loans.
- In addition to these housing programs, the City, through Proposition 46, obtained a grant to provide exterior grants for renters. The EAGR Grant term for utilizing the funds ended May 05, 2007, with expenditures for the year of \$129,063, assisting #14 rental properties for families with disabilities.

In addition to these households assisted, the City has been working closely with the Continuum of Care in addressing the housing needs for homeless.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 2 CAPER Public Housing Strategy response:

Public Housing and Section 8: Assistance is available from the Tulare County Housing Authority which administers the Section 8 voucher program. Currently there are 1,124 Section 8 contracts and over 2,785 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 near completion with the Mill Creek Parkway project where a 71 unit multi-family complex will be providing housing for families.

Robinwood Project, a 10-unit affordable housing project, including City HOME funds is near completion also. The City partnered with Tulare County Housing Authority.

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.

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.

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	

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 2 CAPER Barriers to Affordable Housing response:

The City continues to address barriers to affordable housing. As stated throughout

this report, the Neighborhood Preservation staff continues evaluating the guidelines and success of its housing programs. The First Time Homebuyers Program is reviewed periodically to reflect the current market trends. Additionally, Community Development Staff members have been working with local contractors in considering the Density Bonus and also other affordable housing options.

General Policies

- The City shall continue to utilize 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.

The City has been participating in the HUD sponsored San Joaquin Valley Affordable Communities Initiative focus group meetings. The City will continue to participate in these focus groups and assist in the final regional strategy and implementation. The most recent Regional Housing Trust meeting has been scheduled for August 15, 2007. The topics of discussion are:

- Forming the Board for the Trust--some directions from the California Partnership Board and the COG directors
- Valley HCD assembly in the fall (Paul McDougall)
- Regulatory Reform Initiative--status
- Updates on the legislative efforts--1C, etc.
- Other regional issues related to housing (foreclosures, land use)

HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
 - a. Detail results of on-site inspections of rental housing.
 - b. Describe the HOME jurisdiction's affirmative marketing actions.
 - c. Describe outreach to minority and women owned businesses.

Program Year 2 CAPER HOME/ADDI response:

Question No. 1 (a): Assessment of Relationship of HOME Funds to Goals and Objectives; Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.

First Time Homebuyers Program. Additional funds were allocated to the program through an Action Plan Amendment and the creation of the Realtor, Lender and Title Company Certification raised the education of the process and raised interest of the program, thereafter reserving all program funds for the program year.

As identified last year, staff established that there is a need to revise the Housing Rehabilitation Program (HRP) and Emergency Repair and Basic Needs Program (ERBN). The HRP program completed four (4) rehabs and one (1) carried over, finalizing rehabilitation. An additional four (4) applications carried over to the following program year. The ERBN program assisted only two (2) homeowners. An additional four (4) applications have been carried over to the following program year for evaluation. The applications will be evaluated by the Loan Review Committee, thereafter, if approved construction will begin upon contracting with an administrator or construction manager.

Both programs have undergone evaluation of their program guidelines through the Housing Loan Review and Change Order Committee. The HRP and the ERBN completed the Request for Proposal process. Staff has indicated, in order to make the programs effective, reconstruction of the administration or oversight is required, such as the hiring of a Construction Manager, rather than an Administrator or Subrecipient. It is staff's goal to have a Construction Manager or Administrator/Subrecipient in contract by September 2007.

Robinwood Affordable Housing Project is near completion. Upon the completion of this project, there will be 10 units (5 -3 bedroom; 5 -2 bedroom) available to low income tenants with covenants placed upon the units for a number of years, keeping the units affordable. Upon completion of the project, established data will be collected and will be reflected in the IDIS System in the 2007-2008 Program Year.

Visalia Senior Housing Project Land has been purchased and Christian Church Homes is moving forward with the Section 202 HUD Grant application. City Staff assisted in submitting the application. HOME Funds were utilized with this project. Construction of the project will bring 42 + units of affordable housing to Visalia's senior citizens.

Encina Development Project. HOME funds in the amount of \$223,197 were expended during the program year to complete infrastructure for the four single family lots. Infrastructure is near completion. City Staff has been working closely with Habitat for Humanity in overseeing the design and construction of the four (4) very-low income family homes. Habitat for Humanity is acting as the contractor, utilizing Energy Efficiency measures and selecting the participating families.

Question No. 2 (a): HOME Match Report; Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.

The HOME Match Report, HUD -40107-A is attached at Appendix "I".

Question No. 3 (a): HOME MBE and WBE Report; Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

A Minority Business Enterprise and Women's Business Enterprise Report has been prepared on form HUD-40107 and is attached to this CAPER as Appendix "H".

Question No. 4 (a): Assessments; Detail results of on-site inspections of rental housing.

Currently, the City is not funding a Rental Rehabilitation Program. Existing funding toward rental housing will be monitored. The City of Visalia contracted with CVC Housing in monitoring on-site inspections of rental housing which utilized HOME or CDBG funds from previous years. Staff is evaluating AmeriNational Community Services, Inc. monitoring services for future on-site monitoring.

Question No. 4 (b): Assessments; Describe the HOME jurisdiction's affirmative marketing actions.

The City of Visalia has actively performed outreach to the minority community. The measure of the success is that approximately 35 of the units funded with HOME and CDBG funds in 2006/2007 Program Year were provided to or owned by minority race households, and 31% of Hispanic ethnicity. This favorably reflects the City's population 2000 Census data, most recent American Fact Finder data, 20% of the population is of a minority race and that approximately 40% of the populations Ethnicity is Hispanic.

	Non-Hispanic	Hispanic	White	Asian	Black	American Indian	Other	Total
Homebuyer's Assistance	15	8	10	1		1	11	23
Housing Rehabilitation	2	2	2	-	-	-	2	4
Emergency Repairs	2	0	1	-	-	-	1	2
Senior Home Repair	116	27	108	2	5		28	143
Senior & Handicapped Repair	12	1	13					13
Fairhousing	121	78	119	-	2	-	78	199
Ethnicity Totals	268	116	253	3	7	1	120	384
Race Percentages			65.89%	0.78%	1.82%	0.26%	31.25%	100.00%

B03002. HISPANIC OR LATINO ORIGIN BY RACE - Universe: TOTAL POPULATION

Data Set: [2005 American Community Survey](#)
 Survey: 2005 American Community Survey

NOTE: Data are limited to the household population and exclude the population living in institutions, college dormitories, and other group quarters. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

	Visalia city, California	
	Estimate	Margin of Error
Total:	108,467	+/-7,697
Not Hispanic or Latino:	64,392	+/-4,585
White alone	53,339	+/-4,247
Black or African American alone	1,831	+/-1,589
American Indian and Alaska Native alone	573	+/-396
Asian alone	6,685	+/-1,804
Native Hawaiian and Other Pacific Islander alone	165	+/-151
Some other race alone	62	+/-105
Two or more races:	1,737	+/-685
Two races including Some other race	435	+/-351
Two races excluding Some other race, and three or more races	1,302	+/-591
Hispanic or Latino:	44,075	+/-6,713
White alone	32,541	+/-6,279
Black or African American alone	150	+/-249

American Indian and Alaska Native alone	323	+/-221
Asian alone	48	+/-81
Native Hawaiian and Other Pacific Islander alone	0	+/-293
Some other race alone	9,815	+/-2,313
Two or more races:	1,198	+/-694
Two races including Some other race	823	+/-558
Two races excluding Some other race, and three or more races	375	+/-380

Source: U.S. Census Bureau, 2005 American Community Survey

The City contracts with the Tulare County Housing Authority to provide Fair Housing Hotline recourse by referring callers to the appropriate source. The City's goal is to continue to educate the public through brochures, workshops and referral services.

Marketing outreach through the local Visalia Times Delta, El Sol and Tulare – Advanced Register newspapers, the local Park and Recreation Program brochure circulated through the U.S. mail to all city households and publications in Spanish and English. Other marketing tools are identified within the City's Minority Outreach Program and Affirmative Fair Housing Marketing Plan.

Question No. 4 (c): Assessments; Describe outreach to minority and women owned businesses.

The City's goal is to continue to aggressively recruit Minority Business Enterprises and Women's Business Enterprises to bid for any contract made available by our Agency.

The Agency currently contracts with AmeriNational Community Services, Inc., a Native American owned company (MBE), for the servicing of the majority of our loan portfolio. AmeriNational Community Services serves approximately 219 loans valued at approximately \$5.1 Million dollars. They currently service both amortized and deferred loans for the Agency. Many of the loans services were funded with HOME and CDBG Grant money.

HOMELESS

Homeless Needs

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

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

Program Year 2 CAPER Homeless Needs response:

Question No. 1: Identify actions taken to address needs of homeless persons.

There are a total of sixty-three (63) shelters operating in Visalia. They range from emergency shelter to transitional housing, and are operated by non-profit and religious organizations.

Visalia Only	Family Units	Family Beds	Individual Beds	Voucher/ Overflow	Total No. Types of Shelters/Housing
SHELTERS					4
Total No. Shelters	4	42	120	0	
TRANSITIONAL HOUSING					3
Board & Care facilities for persons having mental illness (Ca state-licensed) Subtotals					2
Total No. Board & Care facilities:	0	0	48	0	
Total No. Transitional Housing	0	0	55	0	
CONTINUE TRANSITIONAL HOUSING					13
Total No. continued Transitional Housing:	8	91	65	0	
SUPPORTIVE HOUSING					3
Total No. Supportive Housing	100	0	0	0	
ROOM & BOARD FACILITIES (NOT STATE-LICENSED)					20
Total No. Room & Board Facilities	0	0	52	0	
OTHER SERVICES					18
Total Other Services	0	0	0	450	
Total:	224	266	680	450	63

Question No. 2: Identify actions to help homeless persons make the transition to permanent housing and independent living.

The City provides a building for the operation of a non-profit medical and legal services program for indigent and homeless persons. Actions are provided by other organizations.

Question No. 3: Identify new Federal resources obtained from Homeless SuperNOFA.

The 2006-2007 HUD SHP application (SuperNOFA) did not meet threshold resulting in no funding for new organizations for Kings or Tulare counties. Alternative Services received renewal funding for one year. They provide transitional housing in Visalia and Porterville.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 2 CAPER Specific Housing Prevention Elements response:

The City participated in the "Homeless Point-In-Time" survey January 2007. Results are reported in the 2007-2008 Action Plan.

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
 - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.

3. Matching Resources
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
 - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
 - b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Program Year 2 CAPER ESG response:

Not Applicable. ESG funds are not allocated to the City of Visalia.

COMMUNITY DEVELOPMENT

Community Development

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

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
 - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
 - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
 - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.
 5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
 6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
 7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
 8. Program income received
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
 - b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.
 9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;

- c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
- a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
 - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
 - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
 - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
 - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
11. Lump sum agreements
- a. Provide the name of the financial institution.
 - b. Provide the date the funds were deposited.
 - c. Provide the date the use of funds commenced.
 - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.
12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
- a. Identify the type of program and number of projects/units completed for each program.
 - b. Provide the total CDBG funds involved in the program.
 - c. Detail other public and private funds involved in the project.
13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 2 CAPER Community Development response:

Question No. 1: (a) Assessment of Relationship of CDBG Funds to Goals and Objectives: Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

CDBG Goal and Expenditures Table:

Community Development Block Grant Funds (CDBG) -Objective and expected Outcome	Goal	Expenditures	Priority
Affordable Housing- CDBG Funds			
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	\$ 163,500.00	\$ 79,541.00	H
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)	\$ 30,000.00	\$ 18,771.00	
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)	\$ 100,000.00	\$ 30,620.00	
3. Provide services for low-to -moderate income persons by providing (Fair Housing Education Program)	\$ 33,500.00	\$ 30,150.00	
Homelessness- CDBG Funds			
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities			H
1. Increase accessibility to support facilities to end chronic homelessness (Continuum of Care/Homeless Project)	\$ -	\$ -	
Community Development- CDBG Funds			
Objective 3: Suitable Living Environment through Public Improvements	\$ 40,000.00	\$ 427.00	H
1. Increase availability of handicapped access benefiting population with special needs (Streets ADA Compliance)	\$ 40,000.00	\$ 427.00	
Objective 4: Create Economic Development Opportunities and Community Development Opportunities (Parking Facilities)	\$ 694,260.00	\$ 1,745,317.00	H
1. Improve economic opportunities for low-income persons through (job creation)	\$ -	\$ 304,049.00	
2. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Section 108 Loan- East Ace	\$ 534,295.00	\$ 515,704.00	
3. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Construction of the West Ace	\$ 97,344.00	\$ 925,564.00	
4. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Section 108 Loan- West Ace	\$ 62,621.00	\$ -	
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)	\$ 55,000.00	\$ 192,589.00	M
1. Improve quality/increase availability of neighborhood facilities for low-income persons (Parks & Recreation)	\$ 35,000.00	\$ 5,512.00	
2. Improve quality/increase availability of neighborhood facilities for low-income persons (Community Campus Project)	\$ 20,000.00	\$ 187,077.00	
Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)			M
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	\$ 157,000.00	\$ 148,149.00	H
1. Maintain quality of owner-occupied housing for elderly (Senior Home Repair Program)	\$ 87,000.00	\$ 83,774.00	
2. Increase accessibility and range of housing options for person with special needs (SHARP)	\$ 70,000.00	\$ 64,375.00	
Total CDBG Expenditures	\$ 1,109,760.00	\$ 2,166,023.00	

Question No. 1 (b): Assessment of Relationship of CDBG Funds to Goals and Objectives: Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

Type of Households served Table:

CDBG Funded Projects	Non-Hispanic	Hispanic	White	Asian	Black	American Indian	Other	Total
Emergency Repairs	2	0	1	-	-	-	1	2
Senior Home Repair	116	27	108	2	5		28	143
Senior & Handicapped Repair	12	1	13					13
Fairhousing	121	78	119	-	2	-	78	199
Ethnicity Totals	251	106	241	2	7	-	107	357
Race Percentages			62.76%	0.52%	1.82%	0.00%	27.86%	92.97%

The information provided above does not reflect data pertaining to Code Enforcement cases. Ethnicity, total household and other information is not collected, however, enforcement issues are addressed by the building inspector within CDBG Target Areas, whereas, the areas are identified through the Census Tracts as 51% of the occupants are at or below 80% of the median.

A table below reflects the number of persons assisted, providing affordable housing using CDBG funds, including the number and types of households served.

<i>City of Visalia, California</i>	2006-2007 Program Year
Priority Need Category	CDBG
Total People assisted	481
Total Household units assisted *	282
Total Female Head of Household *	115
Disabled*	14
Elderly*	158
Renters	
0 - 30% of MFI	0
31 - 50 of MFI	0
51 - 80 of MFI	0
Total	0
Owners	
0 - 30% of MFI	70
31 - 50 of MFI	71
51 - 80 of MFI	17
Total	158
* Data regarding Female Head of Household, Disabled, and Renters income was not provided for the Fairhousing and Code Enforcement Programs; Total Household units assisted information was not provided for the Fairhousing Program	

Question No. 1 (c): Assessment of Relationship of CDBG Funds to Goals and Objectives: Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

The CDBG funded programs that assist or benefit extremely low-income, low-income and moderate-income persons are the following:

- o Senior Handicapped Assistance and Repair Program
- o Senior Home Repair Program
- o Emergency Repair and Basic Needs Program

The CDBG funded projects that assist or benefit extremely low-income, low-income and moderate-income persons is:

- o Code Enforcement Program

Question No. 2 (a): Changes in Program Objectives: Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

The objective remains to provide affordable housing, a safe, suitable living environment and economic and community development opportunities.

Question No. 3 (a): Assessment of Efforts in Carrying Out Planned Actions; Indicate how grantee pursued all resources indicated in the Consolidated Plan.

The City of Visalia pursued all resources available through the Consolidated Plan, including HOME and CDBG funds. The city holds two (2) section 108 loans, one being the East Acequia Parking Structure and the other is the West Acequia Parking Structure.

In addition to the allocation of HOME and CDBG Funds the city was awarded, through the State of California, Proposition 1C, the CalHome Grant in the amount of \$600,000 in July 2007. Results will be provided within the next year (2007-2008) CAPER Report.

The City utilized Redevelopment Low/Mod funds in which it partnered with Kaweah Management Company/Tulare County Housing Authority to develop a 70 + multi-family rental unit development. Approximately \$3 million dollars has been allocated toward this \$12.9 million dollar project.

Question No. 3 (b): Assessment of Efforts in Carrying Out Planned Actions; Indicate how grantee provided certifications of consistency in a fair and impartial manner.

The City considers all requests submitted in writing. They are carefully evaluated and the proposal is taken into consideration within the guidelines of the Consolidated Plan, current funding options, and HUD regulations.

The City of Visalia certified the following projects or activities:

- o Christian Church Homes and Visalia Senior Housing, for the HUD Section 202 Supportive Housing for the Elderly for consistency with the Consolidated Plan.
- o Five Year and Annual PHA with the Housing Authority of Tulare County, for consistency with the Consolidated Plan

Question No. 3 (c): Assessment of Efforts in Carrying Out Planned Actions; Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

The City of Visalia followed the Citizens Participation Plan in all efforts to implement the City's five year Consolidated Plan.

Question No. 4 (a): For Funds Not Used for National Objectives; Indicate how use of CDBG funds did not meet national objectives.

All CDBG funds utilized, met the CDBG National Objective.

Question No. 4 (b): For Funds Not Used for National Objectives; Indicate how did not comply with overall benefit certification.

Not applicable

Question No. 5 (a): Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property; Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.

Relocation/Rehabilitation: Relocation assistance is available if needed in conjunction with Agency housing rehabilitation programs for clients temporarily needing housing while their home is improved. All relocation assistance is provided according to the Uniform Relocation Act. All rehabilitation work for owner occupants is voluntary; an owner occupant may only be eligible for temporary relocation benefits dependent upon the scope of work and/or health and safety issues. The revised policies and procedures for each housing program provides examples of what triggers relocation as it pertains to rehabilitation of an owner occupied home. In

relation to CDBG funded projects, no relocations were needed under the Uniform Relocation Act during the 2006/2007 Program Year.

Demolition: The City did not utilize CDBG Funds for this activity to purchase and demolish any unsafe buildings.

Question No. 5 (b): Anti-displacement and Relocation - Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.

Not Applicable, as there have not been any households, businesses, farms or nonprofit organizations who utilized CDBG funds during the program year, who occupied properties subject to the URA.

Question No. 5 (c): Anti-displacement and Relocation - Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

Not Applicable as indicated above.

Question No. 6 (a): Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons; Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.

An agreement between the City of Visalia and VF Outdoor, Inc., has been completed. The City's funding contribution is to facilitate job creation opportunities for low-and moderate-income families, and will be applied toward development and impact fees. The company plans to hire a total of 350 persons by 2008. The City has also retained the services of Darlene Mata Consulting to assess the number of low and moderate persons hired. Ms. Mata is in the process of conducting surveys with this company and others which have received CDBG funding.



The City follows the guidelines established for the use of CDBG funds and incorporates such requirements within its documents and negotiations.

Question No. 6 (b): Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low or moderate-income persons List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.

As mentioned previously, the City has contracted with a Consultant to collect the data for economic development and other CDBG funded projects as they pertain to job creation/retention.

Question No. 6 (c): Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.

As mentioned previously, the City has contracted with a Consultant to collect the data for economic development and other CDBG funded projects as they pertain to job creation/retention. The documentation that will be provided to the businesses, will ask this particular question.



Question No. 7 (a): Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit; Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.

The use of CDBG funds toward park improvements requires the use of Census Tract data. This information presumes that the improvements benefit at least 51% of the clientele in an area. The funds allocated during the 2006-2007 program year have been earmarked, as previously mentioned, for the Village Park/Wittman Project. This project is within a designated CDBG Target Area.

Question No. 8 (a): Program income received; Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.

The Program Income is broken down by fund, not by activity.

Program Income reported for the use of CDBG funds for the Program Year was: \$312,658. Program Income reported for the use of HOME funds for the Program Year was: \$593,357.

Question No. 8 (b): Program income received; Detail the amount repaid on each float-funded activity.

The City does not have any float-funded activities.

Question No. 8 (c): Program income received Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.

Not applicable.

Question No. 8 (d): Program income received Detail the amount of income received from the sale of property by parcel.

Not applicable.

Question No. 9 (a): Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information; The activity name and number as shown in IDIS

Not applicable.

Question No. 9 (b): Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information; The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;

Not applicable.

Question No. 9 (c): Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information; The amount returned to line-of-credit or program account; and

Not applicable.

Question No. 9 (d): Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information; Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

Not applicable.

Question No. 10 (a) Loans and other receivables; List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

There were no-float-funded activities.

Question No. 10 (b) Loans and other receivables; List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.

The City of Visalia is contracted with AmeriNational Community Services, Inc., for the servicing of all City Redevelopment Housing Loans. Below are the number and balances of Housing Rehabilitation, Rental Rehabilitation and Homebuyers Assistance Loans in their amortized and deferred status as of June 30, 2007.

Loan Portfolio						
<i>Month: June 2007</i>						
	Amortized		Deferred		Totals	
	\$	#	\$	#	\$	#
HOUSING REHABILITATION (HRP, ERBN)	823,731	35	1,501,550	94	2,325,281	129
RENTAL REHABILITATION (RRP)	169,582	15	-	-	169,582	15
HOMEBUYER'S ASSISTANCE (HAP) deferred for the first 5 years	2,583,773	68	82,193	7	2,665,966	75
Total	3,577,085	118	1,583,743	101	5,160,828	219

Question No. 10 (c) Loans and other receivables; List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

OUTSTANDING HOUSING LOAN BALANCES		
	DEFERRED	
	\$	#
HOUSING REHABILITATION		
CDBG (961)	1,209,922	84
HOME (449)	259,167	9
EAST L/M (446)	32,461	1
MOONEY L/M (448)	-	-
SUBTOTAL	1,501,550	94
RENTAL REHABILITATION		
CDBG (962)	-	-
HOME (456)	-	-
SUBTOTAL	-	-
HOMEBUYER'S ASSISTANCE		
CDBG (963)	-	-
HOME VIAH (988)	-	-
HOME FTHB (486)	82,193	7
SUBTOTAL	82,193	7
GRAND TOTAL	1,583,743	101

Terms of the loans vary in terms from 20yrs, 30yrs and until property sold or the passing of the owner occurs. The City does provide CDBG funded grants up to \$5,000 per participant through the Senior Handicapped and Repair Program.

Question No. 10 (d) Loans and other receivables; Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

OUTSTANDING HOUSING LOAN BALANCES						
	TOTAL		DELINQUENT		AMORTIZED & DEFERRED LOANS	
	\$	#	\$	#	% OF \$ DELINQUENT	% OF # DELINQUENT
HOUSING REHABILITATION						
CDBG (961)	1,467,447	96	128,861	3	8.78%	3.13%
HOME (449)	796,246	30	242,919	9	30.51%	30.00%
EAST L/M (446)	32,461	1	-	-	0.00%	0.00%
MOONEY L/M (448)	29,126	2	-	-	0.00%	0.00%
SUBTOTAL	2,325,281	129	371,780	12	15.99%	9.30%
RENTAL REHABILITATION						
CDBG (962)	64,567	13	1,253	1	1.94%	7.69%
HOME (456)	105,015	2	81,347	1	77.46%	50.00%
SUBTOTAL	169,582	15	82,600	2	48.71%	13.33%
HOMEBUYER'S ASSISTANCE						
CDBG (963)	30,850	3	10,552	1	34.21%	33.33%
HOME VIAH (988)	2,089,890	35	228,144	8	10.92%	22.86%
HOME FTHB (486)	545,226	37	144,005	9	26.41%	24.32%
SUBTOTAL	2,665,966	75	382,702	18	14.36%	24.00%
GRAND TOTAL	5,160,828	219	837,081	32	16.22%	14.61%

Listed above are both CDBG and HOME funded loans displaying the delinquencies as a percentage of the dollar and number of loans. All loans that fall into a "delinquent" status are monitored, whether 30, 60, 90 days or more.

When broken down into 0-90 day delinquency and 90 days plus the following percentages apply.

OUTSTANDING HOUSING LOAN BALANCES	TOTAL	#	DELINQUENT	#	AMORTIZED LOANS				Over 90 days Delinquency Calc / %s	
					1 to 90 days		Remaining over 90 days		AMORTIZED LOANS	
					Under AmeriNational Control	City Working on	% OF \$	% OF #	DELINQUENT	DELINQUENT
HOUSING REHABILITATION										
CDBG (961)	1,467,447	96	128,861	3	128,861	3	-	-	0.000%	0.000%
HOME (449)	796,246	30	242,919	9	80,093	2	162,826	7	30.317%	33.333%
EAST L/M (446)	32,461	1	-	-	-	-	-	-	0.000%	0.000%
MOONEY L/M (448)	29,126	2	-	-	-	-	-	-	0.000%	0.000%
SUBTOTAL	2,325,281	129	371,780	12	208,954	5	162,826	7	19.767%	20.000%
RENTAL REHABILITATION										
CDBG (962)	64,567	13	1,253	1	1,253	1	-	-	0.000%	0.000%
HOME (456)	105,015	2	81,347	1	81,347	1	-	-	0.000%	0.000%
SUBTOTAL	169,582	15	82,600	2	82,600	2	-	-	0.000%	0.000%
HOMEBUYER'S ASSISTANCE										
CDBG (963)	30,850	3	10,552	1	10,552	1	-	-	0.000%	0.000%
HOME VIAH (988)	2,089,890	35	228,144	8	119,955	6	108,189	2	5.177%	5.714%
HOME FTHB (486)	545,226	37	144,005	9	71,524	4	72,481	5	15.654%	16.667%
SUBTOTAL	2,665,966	75	382,702	18	202,032	11	180,670	7	6.992%	10.294%
GRAND TOTAL	5,160,828	219	837,081	32	493,586	18	343,496	14	9.603%	11.864%

The City's contract with AmeriNational allows the property owner, during the first three months to work toward bringing payments current, thereafter, the second step is to set up a "forbearance plan" for a six month period, thereafter, further evaluation of the City's loan and the first mortgage is conducted. Since AmeriNational works closely with the property owner in making payments through a forbearance plan with property owners delinquent over 90 days and payments being made on Chapter 7 and 13, borrowers continue to make payments as well. Therefore, the delinquency rate is reduced to approximately 3% as shown below.

Delinquency Report				
<i>Month:</i>				
	Housing Rehab	Rental Rehab	Homebuyers Assistance	Totals:
30-90 Day Delinquencies:				
Beginning Delinquencies:	5	2	11	18
Resolved -				0
Bankruptcy/Chapter 7 or 13; making Status changed to (91+ days) -				0
Ending Delinquencies:	5	2	11	18
Note: These loans are still under the care of AmeriNational and the City is				
	Housing Rehab	Rental Rehab	Homebuyers Assistance	Totals:
91+ Day Delinquencies:				
Beginning Delinquencies:	7	-	7	14
Resolved -				0
Resolved (Forbearance Plan) -	1		3	4
Bankruptcy/Chapter 7 or 13; making pmnts -	3		3	6
Ending Delinquencies:	3	-	1	4
<i>Amortized Loans</i>	118		Paid in full \$	\$46,661.97
<i>Loans 91 + days delinquent</i>	4		Paid in full #	4
91+ days Delinquency Rate	3%			

As time allows, due to the vacancy in the department, Staff continues to review previously closed loans as to their status at the time of payoff. Currently, the City has no "forgiven" loans to report

Question No. 10 (e) Loans and other receivables; Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

No CDBG funds were utilized to purchase property during the program year.

Question No. 11 (a): Lump sum agreements; Provide the name of the financial institution.

Not applicable.

Question No. 11 (b): Lump sum agreements; Provide the date the funds were deposited.

Not applicable.

Question No. 11 (c): Lump sum agreements; Provide the date the use of funds commenced.

Not applicable

Question No. 11 (d): Lump sum agreements; Provide the percentage of funds disbursed within 180 days of deposit in the institution.

Not applicable

Question No. 12 (a): Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year; Identify the type of program and number of projects/units completed for each program.

The Housing Rehabilitation Program (HRP) provided HOME funds to four (4) families to rehabilitate their owner-occupied home for the program year. One (1) loan carried over to finalize and an additional four (4) applications carried over to the following program year for review.

The Emergency Repair and Basic Needs (ERBN) CDBG Funds provided low interest loans to two (2) families for the 2006-2007 Program Year. Four (4) applications were carried over to the following program year for review.

The Senior Handicapped Assistance and Repair Program (SHARP) CDBG funded grants assisted thirteen (13) families.

Question No. 12 (b): Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year; Provide the total CDBG funds involved in the program.

The Emergency Repair and Basic Needs Program mentioned above completed 2 loans to rehabilitate owner-occupied homes. The expenditures for the program year were \$30,620 CDBG funding.

The Senior Handicapped Assistance and Repair Program mentioned above, completing 13 grants to mobile home owners, expended \$ 64,375 CDBG funds for the 2006-2007 Program Year.

Question No. 12 (c): Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year; Detail other public and private funds involved in the project.

For the three programs listed above (HRP, ERBN, & SHARP), only the HOME or CDBG funds were involved with the owner occupied rehabilitations.

The Senior Home Repair Program continues to be very successful and is an example of leveraging City dollars. Where the City provides funds to perform labor for making repairs to eligible participants' residential units, Kings Tulare Area Agency on Aging, a branch of the Health and Human Services, provides the materials. CSET promotes our program through their Energy Assistance Orientations, visits to the Visalia Senior Center and Tulare County Health and Human Services Agency and through their Weatherization Program. C-Set completed 713 service repairs during the program year.

Question No. 13 (a): Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies; Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

The City of Visalia does not have a HUD-approved neighborhood revitalization strategy

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 2 CAPER 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. The City of Visalia will continue to make the issue of unemployment a priority in FY 2006-2007. As of July 2007, the unemployment rate is 5.4% for the City of Visalia. 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.

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 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.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

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

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year 2 CAPER Non-homeless Special Needs response:

The City has adopted a program designed to improve access for persons with disabilities. The program, known as the "Visit-able Home Program", was adopted in cooperation with the South Valley Center for Independent Living, the Building industry Association of Tulare-Kings Counties, and the City's Building division. This program requires minimal changes to construction standards for new single family homes, adding only minor costs that will enable any home to be easily modified for accessibility.

City staff recently allocated \$100,000 to assist **Able Industries**, identified within the recently approved 2007-2008 Action Plan as "**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.

Specific HOPWA Objectives

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

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.

2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
 - a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.

 - ii. Project Accomplishment Overview

- (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
- (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
- i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year 2 CAPER Specific HOPWA Objectives response:

Not applicable. HOPWA Funds are not allocated to the City of Visalia

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 2 CAPER Other Narrative response:

The Neighborhood Preservation, as part of Community Development has created a link from the City's Website (www.ci.visalia.ca.us) that holds pertinent documents and information about its housing programs.

Additional data is provided through the attached Appendix's.

Appendix "A", Summary of Proposed 2006/2007 Action Plan

Appendix "B", CDBG/HOME 2006-2007 CAPER

Appendix "C", CDBG and HOME Funding Expenditures related to HUD Objectives

Appendix "D", CDBG and HOME Goal/Units Accomplished

Appendix "E", 2006-2007 Action Plan Amendment City Council Transmittal

Appendix "F", CDBG Targeted Areas

Appendix "G", Map of Housing Projects

Appendix "H", Home Match Report

Appendix "I", Annual Performance Report and Minority Business Enterprise and Women's Business Enterprise Report

Appendix "J", CDBG Financial Summary for PY 2006 (PR26 Report)

Appendix "K", Public Hearing Notice

Appendix "L", CAC Committee Meeting Agenda & Minutes

Appendix "M", Disability Advocacy Committee Meeting Agenda

Appendix "N", North Visalia Neighborhood Advisory Committee Meeting Agenda & Minutes

Appendix "O", City of Visalia Agenda CAPER Report Item Transmittal

Appendix "P", Resolution No. 2007-??

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Appendix "A". Summary of Proposed 2006/2007 Action Plan

SUMMARY OF PROPOSED 2006/2007 ACTION PLAN						
		CDBG	HOME	TOTAL	UNITS	
	SOURCES OF REVENUE:					
1	Cash - Beginning Balance	170,000	185,001	355,001		
2	Annual Grant Amount	1,217,012	512,706	1,729,718		
3	Tax Increment Revenue			-		
4	HOME matching funds - RDA Low/Mod			-		
5	Program Income	250,000	600,000	850,000		
6	Interest Earnings/Investment Earnings			-		
7	TOTAL REVENUE	1,637,012	1,297,707	2,934,719		
8						
9	EXPENDITURES:					
10	Operating	11,730	5,916	17,646		
11	Redevelopment Allocation	271,506	12,124	283,630		
12	Direct Allocations	27,270	46,255	73,525		
13	Loan Servicing	6,000		6,000		
14	Bond Debt Service			-		
15	Developer and other Agreements			-		
16	Subtotal Admin and Operating	316,506	64,295	380,801		
17						
18	Net for Programs and Projects	1,320,506	1,233,412	2,553,918		
19						
20	HOMEOWNERSHIP:					
21	Habitat for Humanity Land Purchase			-		
22	Homebuyers Assistance Program		500,000	500,000	10	
23						
24	NEIGHBORHOOD REHABILITATION:					
25	Housing Rehabilitation		200,000	200,000	6	
26	Emergency Repairs and Basic Needs		100,000	100,000	9	
27	Loan Recapture Program (CHDO)		100,000		2	
28	Senior Repair and Handicapped Access	70,000		70,000	14	
29	Senior Home Minor Repairs	87,000		87,000	600	
30	PUBLIC IMPROVEMENTS:					
31	ADA Compliance Projects	40,000		40,000	15	
32	Park Improvements	35,000		35,000	2	
34	West Parking Structure Construction	97,344			1	
35	West Parking Structure Loan Payment	62,621		62,621	1	
36	East Parking Structure Loan Payment	534,295		534,295	1	
37	COMMUNITY SERVICES					
38	Code Enforcement- Target Areas	30,000		30,000	120	
39	Fairhousing Hotline	33,500		33,500	100	
40	ECONOMIC DEVELOPMENT					
41	Job Creation/Retention			-	100	
42	REDEVELOPMENT PROJECTS:					
43	Robinwood Court 10 housing units (TCHA)		300,000		10	
44	TCHA assistance- L/M apartments			-	70	
45	Property Acquisition- Housing Projects		33,412	33,412	10	
46	Subtotal Programs & Projects	989,760	1,233,412	2,223,172		
47						
48						
49	TOTAL EXPENDITURES	1,306,266	1,297,707	2,603,973		
50						
51	REVENUE LESS EXPENDITURES					
52	Remaining to Carry Forward	330,746	-	330,746		

Appendix "B", CDBG/HOME 2006-2007 CAPER

Appendix "B "						
2006/2007 CAPER						
		CDBG	HOME	REDEV L/M	TOTAL	UNITS
SOURCES OF REVENUE:						
1	Carryover Amount	1,212,342	4,210,502		5,422,844	
2	Annual Grant Amount	1,217,012	512,706		1,729,718	
3	HOME matching funds - RDA Low/Mod	-	-		-	
4	Program Income	253,395	434,990		688,385	
5	Interest Earnings/Investment Earnings	59,264	158,366		217,630	
6	TOTAL REVENUE	2,742,013	5,316,564		8,058,577	
7						
EXPENDITURES:						
9	Operating	33,986	58,421		92,407	
10	Redevelopment Allocation	97,120	85,655		182,775	
11	Direct Allocations	646	33,696		34,342	
12	Loan Servicing	2,933	-		2,933	
13	Subtotal Admin and Operating	134,685	177,773		312,458	
14						
15	Net for Programs and Projects	2,607,328	5,138,791		7,746,119	
16						
AFFORDABLE HOUSING:						
Homeownership						
19	Homebuyers Assistance Program	-	1,717,252		1,717,252	
20	Property Acquisition Housing Projects (CHDO)	-	-		-	
21	Encina Development / Habitat for Humanity	-	223,197			
22	Housing Rehabilitation	-	132,245		132,245	
23	Visalia Senior Housing Project (Christian Church Housing)	-	1,308,765			
24	TCHA - Robinwood Court	-	1,299,975			
Neighborhood Preservation/Services						
26	Loan Recapture Program (CHDO)	-	-		-	
27	Code Enforcement- Target Areas	18,771			18,771	
28	Emergency Repairs and Basic Needs	30,620			30,620	
29	Fairhousing Hotline	30,150			30,150	
HOMELESSNESS						
Special Needs Facilities						
COMMUNITY DEVELOPMENT						
Public Improvements						
34	ADA Compliance Projects	427			427	
Economic Development/Public Parking Facilities						
36	Job Creation/Retention (VF Corporation)	304,049			304,049	
37	East Acequia Parking Structure Loan Payment	515,704			515,704	
38	West Acequia Parking Structure Construction	925,564			925,564	
39	West Acequia Parking Structure Loan Payment	-			-	
Public Park /Public Facilities						
41	Park Improvements	5,512			5,512	
42	Community Campus	187,077			187,077	
NON HOMELESS SPECIAL NEEDS HOUSING						
Special Needs Services						
45	Senior Home Minor Repairs	83,774			83,774	
46	Senior Repair and Handicapped Access	64,375			64,375	
REDEVELOPMENT PROJECTS:						
48	Habitat for Humanity Land Purchase (Redev funds)			15,029	15,029	
49	TCHA Assistance- LM apartments (Redev funds)					
50	Subtotal Programs & Projects	2,166,023	4,681,434		6,847,457	
51						
52	TOTAL EXPENDITURES	2,300,708	4,859,207		7,159,915	
53						
REVENUE LESS EXPENDITURES						
54	Remaining to Carry Forward	441,305	457,357		898,662	

Appendix "C", CDBG and HOME Expenditures related to HUD Objectives

Appendix "C"		
CDBG and HOME Funding Expenditures for 2006-2007 Program Year		
HOME Investment Partnership Funds (HOME) - Objective and expected Outcome	Expenditures	Priority
Affordable Housing- HOME Funds		
Objective 1: Provide Decent Affordable Housing	\$ 4,681,434.00	H
1. Promote availability of affordable owner-occupied housing through (HAP)	\$ 1,717,252.00	
2. Increase availability of affordable owner-occupied housing through acquisition (CHDO)	\$ -	
3. Increase availability of affordable owner-occupied housing through acquisition (Encina Development, Other Property Acquired)	\$ 223,197.00	
4. Increase quality of owner-occupied housing through rehabilitation (HRP)	\$ 132,245.00	
5. Increase availability of affordable rental housing through partnership with Non-Profit Agencies (Christian Church Homes/Visalia Se	\$ 1,308,765.00	
6. Increase availability of affordable rental housing through partnership with Non-Profit Agencies (TCHA- Robinwood Project)	\$ 1,299,975.00	
Affordable Housing- HOME Funds		
Objective 2: Suitable Living Environment through Neighborhood Preservation and Services	\$ -	
1. Increase availability of affordable owner-occupied housing through Loan Recapture Program (CHDO)	\$ -	
Total HOME Expenditures	\$ 4,681,434.00	
Community Development Block Grant Funds (CDBG) -Objective and expected Outcome		
	Expenditures	Priority
Affordable Housing- CDBG Funds		
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	\$ 79,541.00	H
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)	\$ 18,771.00	
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)	\$ 30,620.00	
3. Provide services for low-to -moderate income persons by providing (Fair Housing Education Program)	\$ 30,150.00	
Homelessness- CDBG Funds		
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities		H
1. Increase accessibility to support facilities to end chronic homelessness (Continuum of Care/Homeless Project)	\$ -	
Community Development- CDBG Funds		
Objective 3: Suitable Living Environment through Public Improvements	\$ 427.00	H
1. Increase availability of handicapped access benefiting population with special needs (Streets ADA Compliance)	\$ 427.00	
Objective 4: Create Economic Development Opportunities and Community Development Opportunit (Parking Facilities)	\$ 1,745,317.00	H
1. Improve economic opportunities for low-income persons through (job creation)	\$ 304,049.00	
2. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Section 108 Loan- East Ace	\$ 515,704.00	
3. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Construction of the West Ac	\$ 925,564.00	
4. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Section 108 Loan- West Ac	\$ -	
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)	\$ 192,589.00	M
1. Improve quality/increase availability of neighborhood facilities for low-income persons (Parks & Recreation)	\$ 5,512.00	
2. Improve quality/increase availability of neighborhood facilities for low-income persons (Community Campus Project)	\$ 187,077.00	
Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)		M
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	\$ 148,149.00	H
1. Maintain quality of owner-occupied housing for elderly (Senior Home Repair Program)	\$ 83,774.00	
2. Increase accessibility and range of housing options for person with special needs (SHARP)	\$ 64,375.00	
Total CDBG Expenditures	\$ 2,166,023.00	

Appendix "D", CDBG and HOME Goal/Units Accomplished

Appendix "D"					
CDBG and HOME Goals/Units Accomplished					
	***Carried forward 05-06 Goal	1 yr goal 06-07	# Units Complete 2006-2007	% of Annual Goal	Priority
HOME Investment Partnership Funds (HOME) - Objective and expected Outcome					
Affordable Housing- HOME Funds					
Objective 1: Provide Decent Affordable Housing	0	40	27	68%	H
1. Promote availability of affordable owner-occupied housing through (HAP)	0	23	23	100%	
2. Increase availability of affordable owner-occupied housing through acquisition (CHDO)	0	1	0	0%	
3. Increase availability of affordable owner-occupied housing through acquisition (Encina Development, Other Property Acquired)	0	10	In Progress	in progress	
4. Increase quality of owner-occupied housing through rehabilitation (HRP)	0	6	4	67%	
5. Increase availability of affordable rental housing through partnership with Non-Profit Agencies (Christian Church Homes/Visalia Senior Housing)	*60	0	In Progress	in progress	
6. Increase availability of affordable rental housing through partnership with Non-Profit Agencies (TCHA- Robinwood Project)	*10	0	In Progress	in progress	
Affordable Housing- HOME Funds					
Objective 2: Suitable Living Environment through Neighborhood Preservation and Services	0	2	0	0%	
1. Increase availability of affordable owner-occupied housing through Loan Recapture Program (CHDO)	0	2	0	0%	
	Carried forward Goal	1 Yr Unit Goal	# Units Complete 2006-2007	% of Annual Goal	Priority
Community Development Block Grant Funds (CDBG) -Objective and expected Outcome					
Affordable Housing- CDBG Funds					
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	0	229	325	142%	H
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)	0	120	124	103%	
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)	0	9	2	22%	
3. Provide services for low-to -moderate income persons by providing (Fair Housing Education Program)	0	100	199	199%	
Homelessness- CDBG Funds					
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities	0	0	0	0%	H
1. Increase accessibility to support facilities to end chronic homelessness (Continuum of Care/Homeless Project)	0	0	0	0%	
Community Development- CDBG Funds					
Objective 3: Suitable Living Environment through Public Improvements	0	15	0	0%	H
1. Increase availability of handicapped access benefiting population with special needs (Streets ADA Compliance)	0	15	0	0%	
Objective 4: Create Economic Development Opportunities and Community Development Opportunites (Parking Facilities)	0	103	3	3%	H
1. Improve economic opportunities for low-income persons through (job creation)	*1	100	in progress	will be collecting data	
2. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Section 108 Loan- East Acequia Parking Structures Payment	0	1	1	100%	
3. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Construction of the West Acequia Parking Structure	0	1	1	100%	
4. Demonstrate a commitment to long-term economic growth by promoting expansion and (job creation) - Section 108 Loan- West Acequia Parking Structure	0	1	1	100%	
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Parks and Parking Facilities)	0	3	1	33%	M
1. Improve quality/increase availability of neighborhood facilities for low-income persons (Parks & Recreation)	*2	2	in progress	Village Park	
2. Improve quality/increase availability of neighborhood facilities for low-income persons (Community Campus Project)	0	1	1	100%	
Objective 6: Suitable Living Environment through Community Development Opportunities (Public Services)		n/a	n/a	n/a	M
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	0	614	726	118%	H
1. Maintain quality of owner-occupied housing for elderly (Senior Home Repair Program)	0	600	713	119%	
2. Increase accessibility and range of housing options for person with special needs (SHARP)	0	14	13	93%	

Appendix "E", 2006-2007 Action Plan Amendment City Council Transmittal

**City of Visalia
Agenda Item Transmittal**

Meeting Date: September 18, 2006

Agenda Item Number (Assigned by City Clerk): 12

Agenda Item Wording: : Public Hearing on the proposed first amendment to the Community Development Block Grant (CDBG) and HOME Program FY 2006-07 Action Plan

Deadline for Action: September 18, 2006

Submitting Department: Community Development and Redevelopment Division

Contact Name and Phone Number:
 Kari Blofsky, Financial Analyst 713-4298
 Eric Frost, Administrative Services Director, 713-4474

Department Recommendation: After holding a public hearing to take public testimony and comments, Staff recommends the City Council:

- Approve and adopt the proposed first amendment to the CDBG and HOME Program FY 2006-07 Action Plan; and
- Appropriate:
 - \$1,000,000 to the FTHB/HOME Program
 - \$100,000 to ERBN program/CDBG
 - Delete \$194,665 from the ERBN program/HOME, to comply with HUD regulations

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, Fiscal Resources 2006-07, details the resources available to the City.

**Table I
Estimated Fiscal Resources 2006-07**

	CDBG	HOME	Total
Grant	\$ 1,217,012	\$ 512,706	\$ 1,729,718
Program Income	\$ 250,000	\$ 600,000	\$ 850,000
Total	\$ 1,467,012	\$ 1,112,706	\$ 2,579,718

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 EF 9-13-06
 (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.

This document last revised: 9/13/06 3:28:00 PM
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Page 1
 SEP 18 2006
COUNCIL ACTION: Approved as Recommended

Program income is generated from loan payments and loan payoffs when a home is sold or refinanced.

On April 17, 2006, the City Council adopted the 2006-2007 Annual Action Plan for the use of Federal CDBG and HOME Program funds. The budget was based upon anticipated projects, programs and activities to be undertaken during the fiscal year. HOME program income for fiscal year 05/06 was budgeted at \$600,000 and actual program income was reported at \$1,500,000. HUD regulations state that program income must be used before grant funds are used. Due to these regulations and time limit requirements for spending program income the City may lose a portion of the grant funding if program income is not spent in a timely matter. Changes in programs and an overwhelming amount of HOME Program income have necessitated the reallocation of the CDBG and HOME Program funds and adoption of an amendment in accordance with HUD regulations.

The Community Redevelopment Agency of the City of Visalia has met with the CAC committee September 6th 2006 and the North Visalia Neighborhood Advisory Committee September 11, 2006 to review and comment on the Action Plan Amendment. Both groups approved the plan.

Proposed Action Plan Amendment – Budget Amendment

The following summary shows the proposed amendment to the current 2006-2007 Action Plan budget, as shown in Table II, Proposed 2006-2007 Action Plan Amendment.

Table II PROPOSED 2006-2007 ACTION PLAN AMENDMENT			
HOME			
PROJECT (Increase)	BALANCE JULY 1, 2006	PROPOSED AMENDMENT	AMENDED PROJECT BALANCE
1 First Time Homebuyers Assistance Program	751,252	1,000,000	1,751,252
PROJECT (Decrease)			
2 Emergency Repairs and Basic Needs	194,605	(194,605)	-
NET CHANGE HOME		<u>805,336</u>	
PROPOSED 2006-2007 ACTION PLAN AMENDMENT			
CDBG			
PROJECT (Increase)	BALANCE JULY 1, 2006	PROPOSED AMENDMENT	AMENDED PROJECT BALANCE
3 Emergency Repairs and Basic Needs	-	100,000	100,000
NET CHANGE CDBG		<u>100,000</u>	

A line item discussion of the proposed amendment follows:

Proposed Increases

1- First Time Homebuyers Assistance Program: HOME investment Partnership funds provide Visalia Interested in Affordable Housing (VIAH) to administer the program. The funds provide 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. The total amended project balance is \$1,751,252; anticipated number of loans to be completed is 23.

2- Emergency Repair and Basic Needs Program (ERBN): Funds are provided allowing Central Valley Christian Housing (CVC) 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-

This document last revised: 9/13/06 3:25:00 PM
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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. Funds for this program were originally budgeted from the HOME grant. It was recently determined that HOME funds are ineligible to pay for this Program. Therefore, \$100,000 of CDBG funds need to be budgeted to cover the expenses for 2006-07. Anticipated number of units to be assisted is 9.

Proposed Decrease

3- Emergency Repair and Basic Needs Program (ERBN): Funds for this program were originally budgeted from the HOME grant. It was recently determined that HOME funds are ineligible to pay for this Program.

Staff will meet with committees, receive comment and report back to Council at the September 18th Council meeting.

Prior Council/Board Actions: April 17, 2006 Annual Action Plan 2006-07 adopted by Council and August 28, 2006 Work session first amendment to 2006-07 Action Plan

Committee/Commission Review and Actions:

Citizens Advisory Committee: Meeting was held September 6th, 2006, forwarded to City Council with approval. North Visalia Neighborhood Advisory Committee: Meeting was held September 11th, forwarded to City Council with approval.

Alternatives: None

Attachments: Revised CDBG and HOME project list.

Recommended Motion (and Alternative Motions if expected):

Upon holding a Public Hearing:

I move the City Council:

- Approve and adopt the proposed first amendment to the Community Development Block Grant and HOME Program FY 2006-07 Action Plan; and
- Authorize staff to make the appropriate budget adjustments.

Environmental Assessment Status

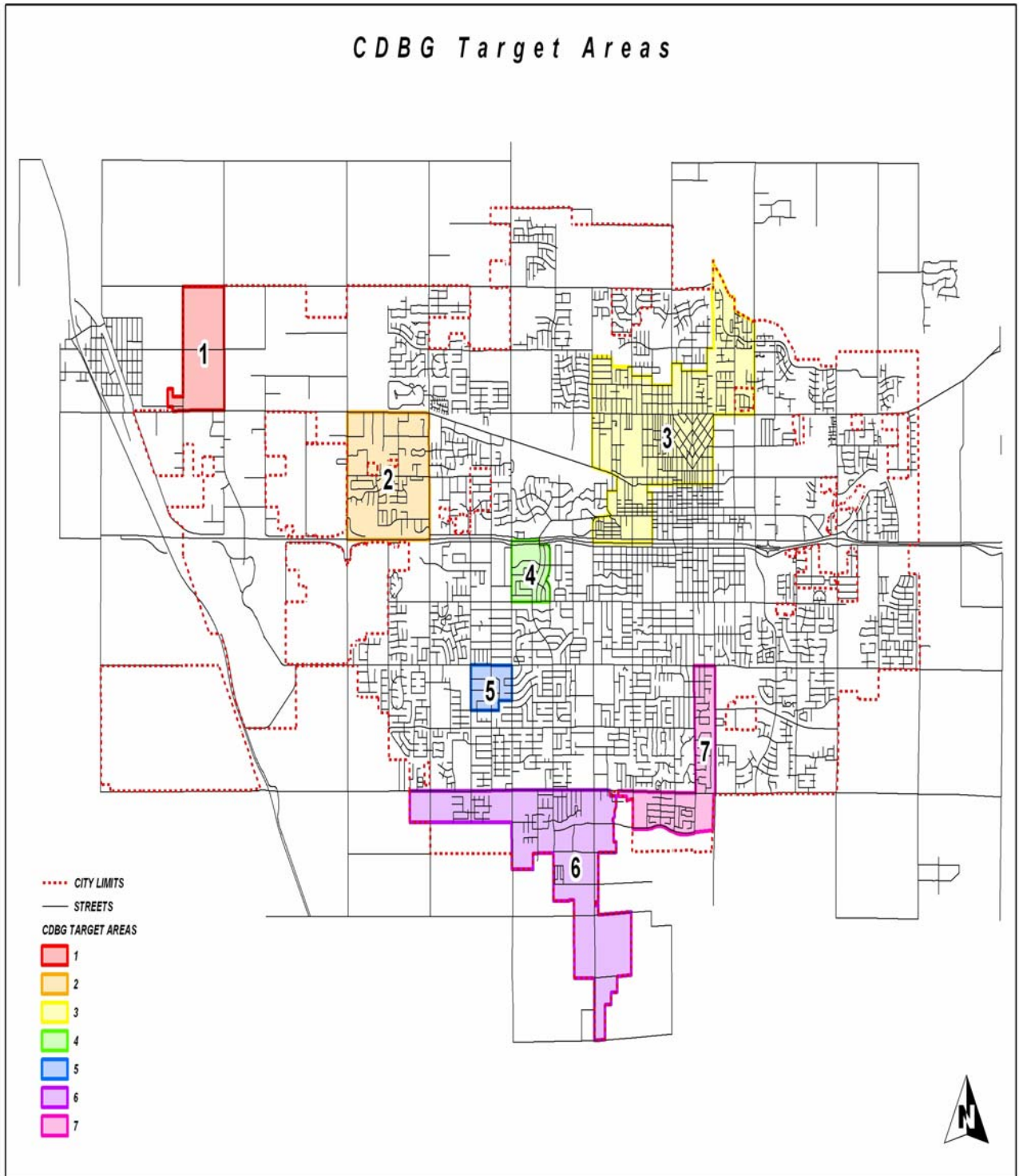
CEQA Review:

NEPA Review:

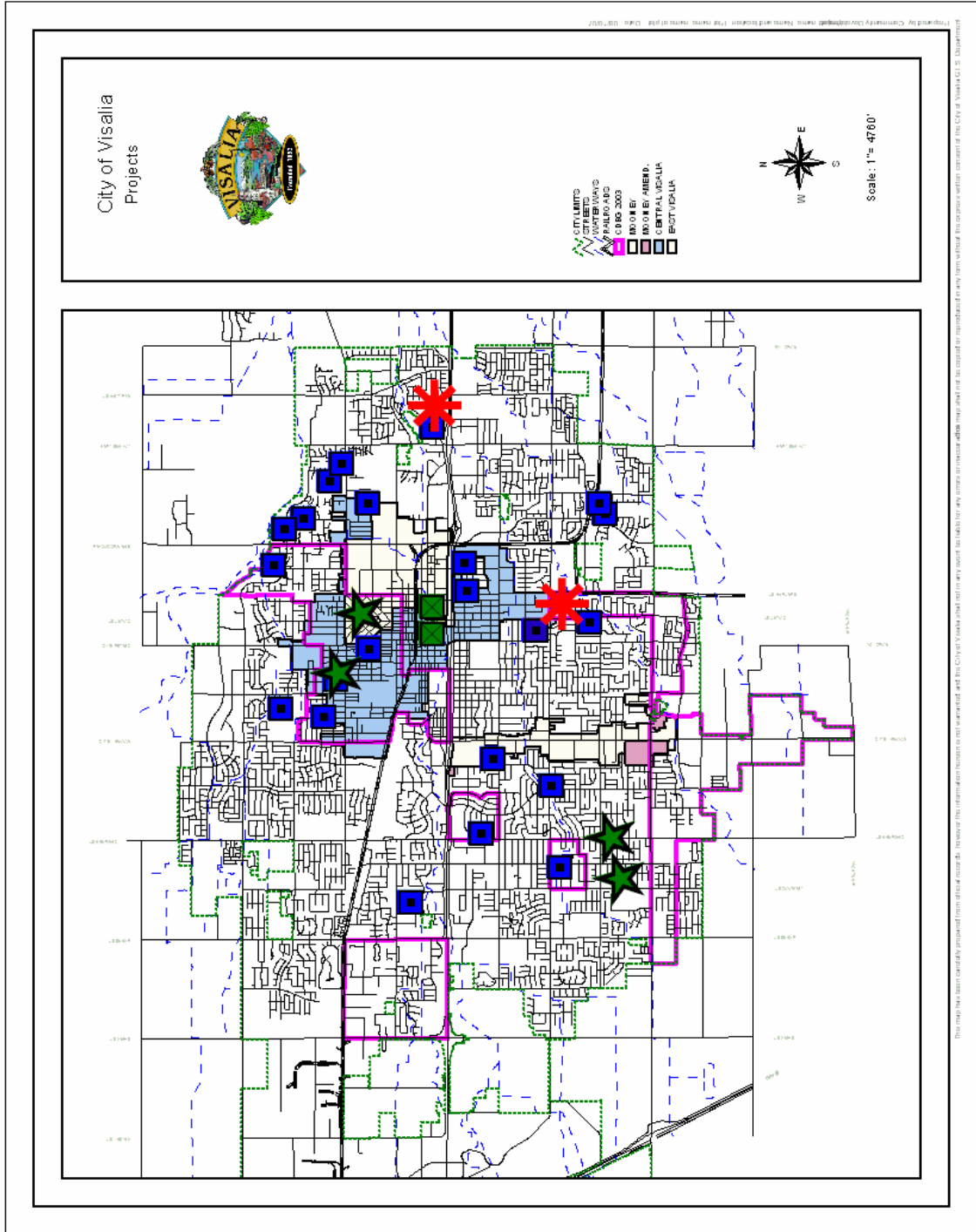
Tracking Information: (Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)
Staff to make the appropriate budget adjustments and proceed with the projects, programs and activities in accordance with the adopted budget as amended.

Copies of this report have been provided to:

Appendix "F", CDBG Targeted Areas



Appendix "G", Housing projects



Appendix "I", Annual Performance Report & Minority Business Enterprise and Women's Business Enterprise Report
Page One

<p>Annual Performance Report HOME Program</p>	<p>U.S. Department of Housing and Urban Development Office of Community Planning and Development</p>	<p>OMB Approval No. 2506-0171 (exp. 05/31/2007)</p>																																																																																								
<p>Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.</p> <p>The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.</p> <p>This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.</p>																																																																																										
<p>Submit this form on or before December 31. Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410</p>		<p>This report is for period (mm/dd/yyyy)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Starting</td> <td style="width: 50%;">Ending</td> </tr> <tr> <td style="text-align: center;">07/01/2006</td> <td style="text-align: center;">06/30/07</td> </tr> </table>	Starting	Ending	07/01/2006	06/30/07																																																																																				
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<p>Part I Participant Identification</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">1. Participant Number MOS-MC060230</td> <td style="width: 70%;">2. Participant Name City of Visalia</td> </tr> <tr> <td style="width: 50%;">3. Name of Person completing this report Ruth Martinez</td> <td style="width: 50%;">4. Phone Number (Includes Area Code) 559-972-8522</td> </tr> <tr> <td style="width: 45%;">5. Address 707 West Acequia Ave</td> <td style="width: 15%;">6. City Visalia</td> <td style="width: 10%;">7. State CA</td> <td style="width: 30%;">8. Zip Code 93291</td> </tr> </table>			1. Participant Number MOS-MC060230	2. Participant Name City of Visalia	3. Name of Person completing this report Ruth Martinez	4. Phone Number (Includes Area Code) 559-972-8522	5. Address 707 West Acequia Ave	6. City Visalia	7. State CA	8. Zip Code 93291																																																																																
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<p>Part II Program Income</p> <p>Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">1. Balance on hand at Beginning of Reporting Period</td> <td style="width: 20%;">2. Amount received during Reporting Period</td> <td style="width: 20%;">3. Total amount expended during Reporting Period</td> <td style="width: 20%;">4. Amount expended for Tenant-Based Rental Assistance</td> <td style="width: 20%;">5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5</td> </tr> <tr> <td style="text-align: center;">3,180,188.66</td> <td style="text-align: center;">593,356.75</td> <td style="text-align: center;">3,773,545.41</td> <td></td> <td style="text-align: center;">0.00</td> </tr> </table>			1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5	3,180,188.66	593,356.75	3,773,545.41		0.00																																																																														
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<p>Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)</p> <p>In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">a. Total</th> <th colspan="3">Minority Business Enterprises (MBE)</th> <th rowspan="2">f. White Non-Hispanic</th> </tr> <tr> <th>b. Alaskan Native or American Indian</th> <th>c. Asian or Pacific Islander</th> <th>d. Black Non-Hispanic</th> <th>e. Hispanic</th> </tr> </thead> <tbody> <tr> <td colspan="6">A. Contracts</td> </tr> <tr> <td>1. Number</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2. Dollar Amount</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6">B. Sub-Contracts</td> </tr> <tr> <td>1. Number</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2. Dollar Amount</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <th></th> <th>a. Total</th> <th>b. Women Business Enterprises (WBE)</th> <th colspan="3">c. Male</th> </tr> <tr> <td colspan="6">C. Contracts</td> </tr> <tr> <td>1. Number</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2. Dollar Amount</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6">D. Sub-Contracts</td> </tr> <tr> <td>1. Number</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2. Dollar Amounts</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic	b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	A. Contracts						1. Number						2. Dollar Amount						B. Sub-Contracts						1. Number						2. Dollar Amount							a. Total	b. Women Business Enterprises (WBE)	c. Male			C. Contracts						1. Number						2. Dollar Amount						D. Sub-Contracts						1. Number						2. Dollar Amounts					
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page 1 of 2		form HUD-40107 (11/92)																																																																																								

Appendix "I", Annual Performance Report and Minority Business Enterprise and Women's Business Enterprise Report
Page Two

Part IV Minority Owners of Rental Property						
In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.						
	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number						
2. Dollar Amount						
Part V Relocation and Real Property Acquisition						
Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.						
	a. Number	b. Cost				
1. Parcels Acquired						
2. Businesses Displaced						
3. Nonprofit Organizations Displaced						
4. Households Temporarily Relocated, not Displaced						
Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number						
6. Households Displaced - Cost						

page 2 of 2

form HUD-40107 (11/92)

Appendix "J", CDBG Financial Summary for PY 2006 (PR26 Report)

<p>HOUSING AND URBAN DEVELOPMENT</p> <p>DATE: 08-16-07</p> <p>OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT</p> <p>INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM</p> <p>CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2006</p> <p>07-01-2006 TO 06-30-2007</p> <p>VISALIA, CA</p>	<p>IDIS - C04PR26</p> <p>U.S. DEPARTMENT OF</p> <p>TIME: 18:45</p> <p>PAGE: 1</p>
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PART I: SUMMARY OF CDBG RESOURCES			
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR		0.00	
02 ENTITLEMENT GRANT		1,217,012.00	
03 SURETIES URBAN RENEWAL		0.00	
04 SECTION 108 GUARANTEED LOAN FUNDS		0.00	
05 CURRENT YEAR PROGRAM INCOME		431,031.05	
06 RETURNS		0.00	
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE		0.00	
08 TOTAL AVAILABLE (SUM, LINES 01-07)		1,648,043.05	

PART II: SUMMARY OF CDBG EXPENDITURES			
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION		1,190,575.33	
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT		0.00	
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)		1,190,575.33	
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION		217,973.02	
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS		515,703.50	
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES		0.00	
15 TOTAL EXPENDITURES (SUM, LINES 11-14)		1,924,251.85	
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)		-276,208.80	

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD			
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS		0.00	
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING		0.00	
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES		1,190,575.33	
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT		0.00	
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)		1,190,575.33	
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)		100.00%	

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS			
23 PROGRAM YEARS (PY) COVERED IN CERTIFICATION		PY	PY
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION		0.00	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS		0.00	0.00%
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)			

DATE: 08-16-07
 TIME: 18:45
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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2006
 07-01-2006 TO 06-30-2007
 VISALIA, CA

IDIS - C04PE26

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27	DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00
28	PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29	PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30	ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31	TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	0.00
32	ENTITLEMENT GRANT	1,217,012.00
33	PRIOR YEAR PROGRAM INCOME	421,946.93
34	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35	TOTAL SUBJECT TO PS CAP (SUM LINES 32-34)	1,638,958.93
36	PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	0.00%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	217,973.02
38	PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39	PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40	ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	217,973.02
41	TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	1,217,012.00
42	ENTITLEMENT GRANT	431,031.05
43	CURRENT YEAR PROGRAM INCOME	0.00
44	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	1,648,043.05
45	TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	13.23%
46	PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	

IDIS - C04PR26

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
CDEG FINANCIAL SUMMARY FOR PROGRAM YEAR 2006
07-01-2006 TO 06-30-2007
VISALIA, CA

DATE: 08-16-07
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PAGE: 3

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17
NONE FOUND

IDIS - C04PR26

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2006
07-01-2006 TO 06-30-2007
VISALIA, CA

DATE: 08-16-07
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LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

NONE FOUND

DATE: 08-16-07
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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
 INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
 CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2006
 07-01-2006 TO 06-30-2007
 VISALIA, CA

IDIS - C04PR26

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	MATRIX CODE	NTL OBJ	DRAWN AMOUNT
2003	0015	475	MISC PARK IMPROVEMENTS	03F	LMA	2,907.29
2004	0012	514	NW 3RD REHAB (9505)	03F	LMA	53,207.30
2004	0012	514	NW 3RD REHAB (9505)	03F	LMA	4,136.20
2004	0012	514	NW 3RD REHAB (9505)	03F	LMA	32,238.73
2004	0012	514	NW 3RD REHAB (9505)	03F	LMA	34,402.51
2004	0012	514	NW 3RD REHAB (9505)	03F	LMA	9,846.63
2004	0012	514	NW 3RD REHAB (9505)	03F	LMA	115,645.45
2004	0016	521	JOB CREATION-DIRECT ASSISTANCE	03F	LMA	249,900.00
2005	0002	554	SHARP PARTICIPANTS	14A	LMH	569.98
2005	0003	555	SENIOR HOME REPAIR - CSET	14A	LMH	19,986.50
2005	0003	555	SENIOR HOME REPAIR - CSET	14A	LMH	21,715.90
2005	0007	560	JOB CREATION/RETENTION	18A	LMJ	54,149.12
2005	0009	562	CODE ENFORCEMENT	15	LMA	18,930.18
2005	0011	564	ADA COMPLIANCE PROJECTS	03	LMC	121.40
2005	0011	564	ADA COMPLIANCE PROJECTS	03	LMC	250.92
2005	0018	569	WEST ACEQUITA PARKING STRUCTURE CONSTRUCT	03G	LMJ	109,217.71
2005	0018	569	WEST ACEQUITA PARKING STRUCTURE CONSTRUCT	03G	LMJ	142,369.84
2005	0018	569	WEST ACEQUITA PARKING STRUCTURE CONSTRUCT	03G	LMJ	111,353.09
2005	0018	569	WEST ACEQUITA PARKING STRUCTURE CONSTRUCT	03G	LMJ	97,344.00
2006	0008	595	SENIOR REPAIR AND HANDICAPPED ACCESS	14A	LMH	52,930.02
2006	0008	595	SENIOR REPAIR AND HANDICAPPED ACCESS	14A	LMH	10,875.00
2006	0010	597	SENIOR HOME REPAIR PROGRAM (CSET)	14A	LMH	27,519.06
2006	0010	597	SENIOR HOME REPAIR PROGRAM (CSET)	14A	LMH	8,416.50
2006	0012	599	EMERGENCY REPAIRS AND BASIC NEEDS PRGRM	14A	LMH	10,050.00
2006	0012	599	EMERGENCY REPAIRS AND BASIC NEEDS PRGRM	14A	LMH	2,480.00
TOTAL:						1,190,575.33

Appendix "K", Public Hearing Notice

**NOTICE OF PUBLIC HEARING TO REVIEW THE CITY OF VISALIA
CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)**

The City of Visalia receives an annual Community Development Block Grant (CDBG) and Home Investment Partnerships Grant (HOME) from the Federal Government through the Department of Housing and Urban Development (HUD). The City uses these grants to provide decent, clean, safe and affordable housing and a suitable living environment as well as expanding economic opportunities, principally for persons of low and moderate income. The City of Visalia's Consolidated Plan was previously reviewed and adopted by the City Council of the City of Visalia to meet these objectives. The City of Visalia must submit the Consolidated Annual Performance and Evaluation Report (CAPER) Annually:

The City of Visalia will conduct a public hearing on the CAPER. Citizens are welcome to attend this meeting to comment on this report. If you want more information regarding this report, contact Ricardo Noguera (559) 713- 4190 or Rhonda Haynes at (559) 713-4361.

When: Monday, September 17, 2007 at 7:00 P.M.

Where: City Hall Council Chambers
707 West Acequia, Visalia, CA 93291

The CAPER will also be reviewed by the following committees:

- Washington Residents for a Better Community on August 20, 2007, at 6:30 P.M., located at 650 S. Bridge, Iglesia de Cristo, MIEL, Visalia, CA. 93291.
- CAC Committee on September 5, 2007, at 5:30 P.M., located at City Hall Council Chambers, 707 West Acequia, Visalia, CA 93291.
- Disability Advocacy Committee on September 10, 2007, at 4:00 P.M. located at the Senior Center, 310 N. Locust, Visalia, CA 93291.
- North Visalia Neighborhood Advisory Committee on September 12, 2007. at 6:30 P.M. located at District I Police Sub-Station, 204 NW 3rd, Visalia, CA 93291.

The Draft CAPER will be reviewed at the City Council Work Session on Tuesday, September 04, 2007, at 4:00 P.M. located at City Hall, 707 West Acequia, Visalia, CA 93291.

The CAPER will be available for public review and comment at the City of Visalia at 315 E. Acequia, Visalia, California 93291, beginning Friday August 17, 2007 ending at 10:00 a.m., Monday, September 17, 2007. Any written comments may be submitted to The City of Visalia, by 10:00 a.m., Monday, September 17, 2007, at this same address. All comments received at The City of Visalia, or at the public hearing, will be included in the submission of the report to HUD.

Publishing dates: Visalia Times Delta (legal & retail) Friday, August 17, 2007, and Friday, August 31, 2007
El Sol: Friday, August 17, 2007; Visalia Weekly: Thursday, August 23, 2007

Appendix "L", CAC Committee Agenda and Meeting Minutes

CAC Working Agreements	City of Visalia Citizens Advisory Committee
	Wednesday August 1, 2007 5:30 p.m.
	Council Chambers 707 W. Acequia Visalia, California
	AGENDA
❖ Start/End on time	5:30 p.m. Welcome and public comment
❖ Be committed to CAC and subcommittees	5:35 p.m. Approval of July minutes
❖ Listen to one person at a time	5:35 p.m. Review and recommendation of Consolidated Annual Performance Evaluation Report (CAPER). Presented by Rhonda Haynes.
❖ Volunteer time liberally- be available and participate in events	6:00 p.m. Discussion of CAC attendance, member terms, and recruitment.
❖ Agree to disagree- Respect others	6:20 p.m. Subcommittee Discussion
❖ Follow through on commitments	6:30 p.m. Adjourn
❖ Express your opinions- Seek balanced input	
❖ Enjoy our time together!	
Trust grows when agreements are made and kept..... Ron Claassen	

Minutes to be placed into final document upon completion

Appendix "M", Disability Advocacy Committee Meeting Agenda

To be placed into final document

Appendix "N", North Visalia Neighborhood Advisory Committee Meeting Agenda and Minutes

To be placed into final document

Appendix "O", City of Visalia Agenda CAPER Report Item Transmittal

To be placed into final document

Appendix "P", Resolution No. 2007-??

DRAFT

RESOLUTION NO. 2007-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA
APPROVING THE 2006-2007 PROGRAM YEAR
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

WHEREAS, the City of Visalia operated the Community Development Block Grant Program (CDBG), and the Home Investment Partnerships Grant Program (HOME) for the 2006-2007 Program Year; and

WHEREAS, the City is required to submit a Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD) for the activities and expenditures for the 2006-2007 Program Year; and

WHEREAS, the City must also certify that it is complying with HUD requirements for the use of CDBG and HOME funds; and







WHEREAS, the City has spent \$_____ million dollars of CDBG and HOME funds during the 2006-2007 Program Year, and more than --% of its funds were used to assist households with incomes at or below 80% of median income; and

WHEREAS, the City Manager is the certifying official for all HUD reports and transactions.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Visalia that it approves the attached 2006-2007 Program Year Consolidated Annual Performance and Evaluation Report, and authorizes the City Manager to submit the same to HUD on behalf of the City of Visalia.

2nd Year Consolidated Annual Performance and Evaluation Report (CAPER) (2006-2007 Program Year)

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2nd Year Consolidated Annual Performance and Evaluation Report (CAPER) (2006-2007 Program Year)

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**City of Visalia
Agenda Item Transmittal**

Meeting Date: September 4, 2007

Agenda Item Number (Assigned by City Clerk): 2

Agenda Item Wording: Approve letter to Department of Transportation making comments and recommendations regarding Essential Air Service proposals.

Deadline for Action: September 4, 2007

Submitting Department: Administrative Services - Airport

Contact Name and Phone Number: Mario Cifuentez 713-4480

Department Recommendation:

The Air Service Sub-Committee, comprised of City Staff and Council members Link and Kirkpatrick, recommends that Council submit a letter to the Department of Transportation in support of Great Lakes Aviation as the provider of Essential Air Service for Visalia and the Central Valley. The City of Visalia has realized a significant increase in passenger totals. Based on the past performance of Air Midwest and absent a feasible plan to improve performance, Staff believes that the code share partner agreements that Great Lakes has with both Frontier and United will provide the community with the best opportunity, out of the other two proposals, to continue to grow the air service in Visalia in the coming years.

Summary/background:

The purpose of this work session is to present Council with an overview of the Essential Air Service Proposals received for the Visalia Airport and provide information that led to staff's recommendation.

Effective June 18, 2007, the Department of Transportation (DOT) issued an Order Requesting Proposals from airlines interested in providing air service at the Visalia Municipal Airport. Under the guidelines established by the DOT, interested carriers were allowed to propose whatever service they felt would best serve the communities needs.

The DOT served the Order on approximately thirty (30) different air carriers. Visalia received proposals from three (3) separate carriers, Air Midwest Airlines, which currently provides service from Visalia to Las Vegas, Great Lakes Aviation and Vision Air. Both Air Midwest and Great

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.

Lakes have proposed service to Las Vegas' McCarran International Airport, with connecting flights to numerous destinations on flights offered by their respective code share partners. Vision is proposing one flight per day to the North Las Vegas airport and one flight per day to the Long Beach airport.

Pursuant to the Order and corresponding EAS regulations, the DOT will subsidize service at Visalia based on the prior year passenger totals. Calculating the prior year totals of 8,672 passengers, all three proposals contain subsidy requests that are well within the allowable subsidy available of \$1,734,400. All three proposals were submitted as packages including both Visalia and Merced. Combined, the two communities have a total subsidy available of \$4,861,200.

Worth noting are several facts that are pointed out in the attached letter from the DOT. The bid by Air Midwest is inseparable; Merced and Visalia must be considered together. When comparing that bid to the Great Lakes bid, including all six communities, the Air Midwest bid is \$2.83 million higher. While the Vision Air bid is only for Merced and Visalia, that bid is \$531,000 lower than the Great Lakes bid for the same two cities and is the lowest subsidy request of all proposals. All things being equal, the DOT prefers to award the contract to the air carrier requesting the lowest subsidy amount. However, the DOT has stated that subsidy alone does not drive the decision, which is the reason that the DOT requests comments from the communities. The ultimate goal is to have unsubsidized air service and community involvement is the key to that.

Both Air Midwest Airlines and Great Lakes Aviation have proposed service using the BE-1900 aircraft with seating capacity of 19 seats. Air Midwest has proposed to continue their current level of service, 23 non-stop and one-stop flights per week, but at a substantially higher subsidy amount. Great Lakes is proposing a minimum of two (2) flights per day, or 14 per week, but has committed to fly three (3) flights per day pairing Visalia with Merced one of the three daily flights. Vision Air uses a larger 30-passenger aircraft, but each trip would be paired with Merced resulting in less capacity overall for Visalia travelers. In reviewing each proposal, it's important to note that there is a difference between dedicated and shared seats. While Visalia is paired with Merced in the Great Lakes' proposal for the purpose of calculating subsidy, the proposals do not even include the third flight, which would give Visalia the most seat availability. Whereas, with the Air Midwest and Vision proposals, due to Merced and Visalia being paired communities, Visalia travelers actually have access to fewer seats on a proportional basis.

An important factor that Council will need to consider is that whatever carrier is chosen, it is imperative that service is maintained to a large hub airport with connecting flights to other major destinations. Travel data analyzed for Visalia travelers indicates that Visalia is not a typical EAS community. Over the past seven (7) months, an average of 29% of Visalia bookings were to destinations beyond Las Vegas indicating that travelers have realized the convenience of shorter check-in lines and free parking flying out of Visalia, combined with the ease of transferring in Las Vegas. The numbers reflect the growing trend of Central Valley travelers, including passengers from Kern and Fresno counties, using Visalia to meet their extended travel needs.

The complexity of each proposal process has increased along with the increase in subsidy available in each round of proposals that the City has gone through. The major points of each proposal are laid out below:

Great Lakes Airlines

Great Lakes Airlines proposes service to Las Vegas McCarran International using 19-Passenger Beech 1900D aircraft. Great Lakes has code-share arrangements with United Airlines and Frontier Airlines. For the two communities, it proposes the following option for Visalia:

- Two (2) nonstop round trips per day to Las Vegas, per their proposal to the DOT, with a commitment to begin service with a third trip each day pairing the Merced and Visalia communities together.
- Committed to meeting with representatives of the business and travel community, prior to the start of service, in order to facilitate a smooth transition and begin restoring confidence in local air travel.
- Fares would be set similar to the existing Air Midwest structure with fares starting at \$99 per ticket and the other half selling for \$129 per one way fare.
- The Visalia Airport has primarily been served by United Airlines since 1946 and the local travelers remain loyal to United.
- Great Lakes is the number one provider of Essential Air Service
- Great Lakes Aviation is hampered by aircraft availability and, if awarded the service, would most likely not be able to begin service until Early 2008.
- This proposal is an inseparable package with Merced and Visalia, and requests an **annual subsidy of \$1,835,453.**

Vision Airlines

Vision Airlines is proposing one flight per day to North Las Vegas and one flight per day to Long Beach, with all flights being paired with Merced. All flights would be flown using the Dornier 328, which is a 30 passenger aircraft with Flight Attendant service. Vision Airlines is not currently a certificated air carrier, by FAA standards, but is working on the approval process with the FAA. Based on the current timeline, Vision could receive approval as early as December, if there aren't any delays in the process.

- The proposal for Visalia is for One (1) nonstop round trip per day to Long Beach and One (1) nonstop round trip per day to North Las Vegas. Neither airport is considered a Large Hub airport by DOT designation and as such, Visalia would have to waive its Statutory Right to service to a Large Hub in order for the DOT to select them as the carrier.
- Vision would use the Dornier 30 passenger aircraft, however, the pairing of all flights with Merced would actually result in the least amount of available seats of all the proposals.
- Would provide service to North Las Vegas and Long Beach, where are not large hubs as required by the EAS regulations
- Fares would be set at \$79 per one way trip for a Ninety (90) day introductory period increasing to \$99 per ticket thereafter.
- Vision Air is not currently a Certificated Part 121 Air Carrier and does not have Authority to Operate by the FAA. As such, under regulations for non-scheduled charters, they would be limited to providing 4 flights per week until they were awarded certification. Additionally, recent delays in their certification process will result in certification being delayed until at least February.
- Vision Air's service to Las Vegas would be to the old Scenic Airlines terminal in North Las Vegas and passengers would have to be bused over to McCarran to catch connecting flights.

- This proposal is an inseparable package with Merced and Visalia, and requests an **annual subsidy of \$1,304,144.**

Air Midwest Airlines

Air Midwest's has proposed the same service level that is currently being offered but at an increase in subsidy request. Service would continue to Las Vegas McCarran International Airport under a code-share arrangement with US Airways, using 19-Passenger Beechcraft B-1900D aircraft.

- 23 round trips per week for each community (4 round trips Monday, Wednesday, Thursday, and Friday; 3 round trips on Tuesday and Sunday; and 1 round trip on Saturday) operating on one of two routings: Las Vegas – Merced – Visalia – Las Vegas or Las Vegas - Visalia – Merced – Las Vegas.
- Air Midwest's proposed one-way fares between Visalia and Las Vegas \$99, \$129 and \$149. These fares require no advance purchase and will be capacity controlled.
- Air Midwest has filed notice with the DOT to withdraw from 17 different communities in the last few months.
- Air Midwest has been plagued by operational issues since the inception of service and the trend is worsening, rather than improving. During the month of August, the carrier has canceled 27% of their flights due to maintenance and crew shortage issues.
- Based on the issues that each carrier is dealing with, it's apparent that Air Midwest will be held in until some time after the first of the year and the only way that they could get a higher hold-in subsidy on record was to submit a new proposal and include that as part of the package.
- This proposal is an inseparable package with Merced and Visalia, and requests an **annual subsidy of \$3,239,050.**

In summary:

- Mesa Airlines has the most flights but requires the greatest subsidy and does not appear to be making a long-term commitment to this sector of the aviation market.
- Vision Airlines offers upgraded equipment in their proposal but flies into small hub airports, requiring the City to waive their rights under the EAS program and local community support to even be considered.
- Great Lakes offers comparable service to what has recently been successful as well as being the largest Essential Air Service provider in the country and committed to the program long term.

The Air Service Sub-Committee has had the opportunity to meet with all three (3) air carriers and go over their respective proposals. Based on the willingness of Great Lakes to work with the community; their code share agreements; and the fact that they have been successful in transitioning several communities to subsidy free service over the past few years, the Committee is recommending that Council submit a "Letter of Support" to the DOT in favor of Great Lakes Aviation.

Prior Council/Board Actions:

August 5, 2005 – Council Submitted comments to the DOT in support of Scenic Airlines as the provider of Essential Air Service to Visalia. Scenic Airlines was chosen by the DOT as the only viable proposal, on the basis that the Great Lakes proposal exceeded the subsidy available at the time.

April 4, 2006 - Council authorized the formal recognition of the Air Service Sub-Committee, comprised of City Staff and Council members Link and Kirkpatrick, and authorized that committee to submit comments to the Department of Transportation conveying the community's position on the proposals.

July 31, 2006 – Council Submitted comments to the DOT in support of Great Lakes Aviation as the provider of Essential Air Service to Visalia. Air Midwest was ultimately selected by the DOT to provide the service to the six (6) communities that were part of the RFP process.

Committee/Commission Review and Actions:

The Airport Advisory Committee has reviewed the proposals and recommends that the City Council submit comments to the DOT in support of Great Lakes Aviation.

Alternatives: Council may submit comments in support of another Airline's proposal or not support any of the proposals.

Attachments: Proposals from Great Lakes Aviation, Vision Airlines and Air Midwest Airlines. Letter of Support to the DOT.

Recommended Motion (and Alternative Motions if expected): Move to submit comments to the Department of Transportation conveying the community's support for Great Lakes Aviation as the provider of Essential Air Service for Visalia.

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: September 4th , 2007

Agenda Item Number (Assigned by City Clerk): 7c

Agenda Item Wording: Request authorization to accept an "Irrevocable Offer to Dedicate Real Property" for Highland Street right-of-way for roadway and public utilities purposes as offered per Parcel Map No. 3895 recorded in Book 39 of Parcel Maps /Page 99, Tulare County Records. Resolution No 2007-74

Deadline for Action: None

Submitting Department: Public Works, Engineering

Contact Name and Phone Number:

Peter Spiro, Associate Engineer	713-4256
Andrew Benelli, Public Works Director	713-4340

Department Recommendation and Summary:

Staff recommends that the City Council accept an "Irrevocable Offer to Dedicate Real Property" for Highland Street right-of-way for roadway and public utilities purposes as offered per Parcel Map No. 3895 recorded in Book 39 of Parcel Maps /Page 99, Tulare County Records. Resolution No 2007-74.

The "Irrevocable Offer to Dedicate Real Property" was offered in Parcel Map 3895, dated June 21st 1991, for the future realignment and the extension of Highland Street. The Irrevocable Offer is used when the streets are not going to be dedicated and built with the map, but sometime in the future. This allows the City to accept the dedication when the City or a developer is ready to construct the roadways or extend utility lines. Until the City accepts the Irrevocable Offer the property owner still has use of the land.

Acceptance of the irrevocable offer to dedicate will provide the City of Visalia with a 56-foot wide street right-of-way. Engineering staff is working on a storm drain trunk line connection and the right of way is needed to install and maintain the pipe line.

Prior Council/Board Actions: City Council approved the recordation of Parcel Map 3895.

Committee/Commission Review and Actions: None

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 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.

Alternatives: Relinquish the Irrevocable Offer of Dedication for Real Property as offered per Parcel Map No. 3895 recorded in Book 39 of Parcel Maps /Page 99, Tulare County Records.

Attachments: Project location. Parcel Map.

City Manager/Executive Director Recommendation:

Recommended Motion (and Alternative Motions if expected):
Move to accept an "Irrevocable Offer to Dedicate Real Property" for Highland street right-of-way for roadway and public utilities purposes as offered per Parcel Map No. 3895 recorded in Book 39 of Parcel Maps /Page 99, Tulare County Records. Resolution No 2007-__

Copies of this report have been provided to:

Financial Impact

Funding Source:
Account Number:

Budget Recap:

Total Estimated cost:	\$ N/A	New Revenue:	\$ N/A
Amount Budgeted:	\$ N/A	Lost Revenue:	\$ N/A
New funding required:	\$ N/A	New Personnel:	\$ N/A
Council Policy Change:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Environmental Assessment Status

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

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

RESOLUTION NO. 2007-74

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA
AUTHORIZING THE ACCEPTANCE OF A
IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY**

WHEREAS, as offered per Parcel Map No. 3895 recorded in Book 39 of Parcel Maps /Page 99, Tulare County Records Dated June 21st, 1991.

WHEREAS, the City Council of the City of Visalia finds it to be in the public interest to accept into the City's street system those certain parcels more particularly and legally described as follows:

The portions of Parcel 1 and Parcel 2 of Parcel Map No. 3895, recorded in Book 39 of Parcel Maps at Page 99 of Tulare County Records, located in the Southeast quarter of Section 19, Township 18 South, Range 25 East, Mount Diablo Base and Meridian in the City of Visalia, County of Tulare, State of California described as follows:

Beginning at the Northeast corner of said Parcel 2, said point being the Northwest corner of the remainder of said parcel map;

Thence North 89°10'07" West, along North line of said Parcel 2, a distance of 128.00 feet, to the **True point of beginning**;

Thence continuing along said North line, a distance of 28.00 feet to the Northwest corner of said Parcel 2, being the Northeast corner of Parcel 1 of said Parcel Map.

Thence continuing along the North line of said Parcel 1, a distance of 28.00 feet:

Thence North 00°49'53" East, a distance of 330.98 feet along the West line of said Irrevocable Offer of Dedication to a point on the South line of said Parcel 1;

Thence along the South line of said Irrevocable Offer of Dedication; a distance of 28.00 feet to the Southeast corner of said Parcel 1, being the Southwest corner of said Parcel 2;

Thence continuing along the South line of said Parcel 2, a distance of 28.00 feet to a point on the east line of Said Irrevocable Offer of Dedication;

Thence North 00°49'53" East. a distance of 330.98 feet, to a point on the North line of said Parcel 1 and the **True point of beginning**.

See Exhibit A for map.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Visalia hereby accepts the "Irrevocable Offer to Dedicate Real Property" as described herein and made a part thereof.

Aerial Exhibit



City of Visalia
City Council Agenda Item Transmittal

City Council Meeting Date: September 4, 2007

Agenda Item Number (Assigned by City Clerk): 7d

Agenda Item Wording: Introduction of Ordinance 2007-15 adding Ordinance Code Section 10.24.015, Designated STAA Terminal Access Truck Routes to include Cameron Avenue from Mooney Boulevard to 356 feet west of Stonebrook Street.

Deadline for Council Action: None.

Submitting Department: Public Works Department, Engineering

Contact Name and Phone Number:

Andrew Benelli, Public Works Director; 713-4340
Greg Dais, Associate Engineer, 713-4164

Department Recommendation and Discussion:

Recommendation:

Staff recommends that the City Council introduce Ordinance No. 2007-15, adding Visalia Municipal Code Section 10.24.015, Designated STAA Terminal Access Truck Routes to include Cameron Avenue from Mooney Boulevard to 356 feet west of Stonebrook Street.

Discussion:

In 1982, the federal government passed the Surface Transportation Assistance Act (STAA). This act requires states to allow certain longer trucks on a network of federal highways, referred to as the "National Network" (NN). A "STAA" truck is, in many cases, longer than a "California Legal" truck, and may operate only on specific highways in California.

In 1983, California passed Assembly Bill (AB) 866 to implement the STAA provisions. AB 866 also increased the "California Legal" vehicle length from 60 to 65 feet and its width from 8.0 to 8.5 feet. Caltrans then evaluated State highways, and classified as "Terminal Access" those State highways with geometric standards high enough to accommodate STAA trucks.

Terminal Access (TA) routes are portions of State or local highways that Caltrans or a local government granted access to STAA trucks. The purpose of TA routes is to allow STAA trucks to (1) travel between NN routes, (2) reach a truck's operating facility, or (3) reach a facility where freight originates, terminates, or is handled in the transportation process. Caltrans has designated State Highway 63 (Mooney Boulevard) through Visalia as a Terminal Access (TA) route.

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 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

“California Legal” trucks must be no larger than 14 feet high, 102 inches wide and 40 feet long if a single vehicle, and 65 feet long if a combination vehicle. STAA trucks must be no larger than 14 feet high, 102 inches wide and 48 feet to 53 feet long if a single vehicle, and no limit if a combination vehicle, except each trailer is limited to 28 feet 6 inches maximum. The weight load for the “California Legal” and the STAA trucks are the same weight. The turning radius for the STAA trucks is larger than the “California Legal” trucks. The intersection at Mooney Boulevard and Cameron Avenue is large enough to accommodate the turning movement of the STAA trucks. The driveways to enter and exit the new Costco Shopping Center are designed to accommodate the longer trucks. Please see Exhibit A, STAA Truck Swept Path, for more information.

Costco has requested a Terminal Access (TA) route to their store from Mooney Boulevard (State Highway 63). This route will include Cameron Avenue from Mooney Boulevard to 356 feet west of Stonebrook Street.

The majority of deliveries to Costco will be via Costco-operated trucks out of their depot in Tracy. These are standard trucks (not oversized). Occasionally, a supplier may deliver directly to Costco with an oversized truck. An example would be a supplier that is a long distance away that provides a product that sells quickly (such as paper towels). A large truck enables them to supply the product with lower transportation costs and less frequency.

Prior Council Actions: None.

Committee/Commission Review and Actions: None.

Alternatives: Do not introduce the Ordinance addition.

Attachments: Ordinance No. 2007-15; Exhibit "A"; Vicinity Map
Exhibit A, STAA Truck Swept Path

City Manager Recommendation:

Recommended Motion (and Alternative Motions if expected): I move the introduction of Ordinance No. 2007-15 adding Visalia Municipal Code Section 10.24.015, Designated Terminal Access Truck Routes.

Financial Impact

Funding Source: None.

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 X
Review and Action: Prior:
Required

NEPA Review:
Required? Yes No X
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)*

Ordinance No. 2007-15

AN ORDINANCE ADOPTED BY THE VISALIA CITY
COUNCIL AMENDING TITLE 10 OF THE VISALIA
MUNICIPAL CODE TO ADD SECTION 10.24.015 TO THE
VISALIA MUNICIPAL CODE REGARDING DESIGNATED
STAA TERMINAL ACCESS TRUCK ROUTES

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 federal government previously passed the Surface Transportation Assistance Act (STAA), which among other things, requires states to allow certain longer trucks on a network of federal highways, referred to as the "National Network" (NN).

Whereas, an "STAA" truck is, in many cases, longer than a "California Legal" truck, and may operate only on specific highways in California.

Whereas, Terminal Access (TA) routes are portions of State or local highways that Caltrans or a local government granted access to STAA trucks, and the purpose of TA routes is to allow STAA trucks to (1) travel between NN routes, (2) reach a truck's operating facility, or (3) reach a facility where freight originates, terminates, or is handled in the transportation process.

Whereas, Caltrans has designated State Highway 63 (Mooney Boulevard), through Visalia, as a Terminal Access (TA) route.

Whereas, Costco has requested that a Terminal Access (TA) route be designated to their new store located east of State Highway 63 (Mooney Boulevard) a State Terminal Access (TA) route.

Whereas, the proposed route designations set forth in Section 10.24.015, and any subsequent amendments to same for future route designation, are and shall be done in accordance with and in order to effectuate the terms and conditions of the aforementioned state and federal laws.

Section 2. Title 10, Chapter 10.24 of the Visalia Municipal Code is hereby amended by adding thereto Section 10.24.015, which shall read as follows:

10.24.015 **Designated STAA Terminal Access truck routes**

- A. The following streets within the city are approved as designated Terminal Access truck routes as defined in California Vehicle Code Section 35401.5:
 - 1. Mooney Boulevard (Hwy 63) between the southerly city limits and Highway 198;
 - 2. Cameron Avenue from Mooney Boulevard to 356 feet west of Stonebrook Street.
- B. The city council finds that the erection of signs on the streets designated as Terminal Access truck routes shall best serve to give notice of this chapter. The city engineer is authorized to designate such streets as Terminal Access truck routes by the erection of appropriate signs.
- C. All trucks designated as STAA trucks shall be required to drive on a "Designated Terminal Access Truck Route" as specified in subsection (A) of this section while within the city.
- D. Violation of any of the provisions of this chapter shall be unlawful and shall be subject to the penalties established by California Vehicle Code Section 42001, and pursuant to the enforcement provisions of this Municipal Code.
- E. This Section may be amended from time to time to add or delete designated Terminal Access truck routes.

Section 3: CEQA. This ordinance is not subject to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.).

Section 4: 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 5: Effective Date. This ordinance shall be in full force and effect thirty (30) days after its passage.

Section 6: Publication. The City Clerk is hereby ordered and directed to cause this ordinance to be published in the manner and time required by law.

PASSED AND ADOPTED:

Jesus Gamboa, Mayor

ATTEST:

Steven M. Salomon, City Clerk

APPROVED AS TO FORM
BY CITY ATTORNEY:

Alex M. Peltzer, City Attorney

**City of Visalia
Agenda Item Transmittal**

Meeting Date: September 04, 2007

Agenda Item Number (Assigned by City Clerk): 7e

Agenda Item Wording: Request authorization to file a Notice of Completion for Stonegate Estates containing 8 lots, located east side of Shirk Street 300 feet north of Hurley Avenue.

Deadline for Action: N/A

Submitting Department: Public Works Department

Contact Name and Phone Number:

Andrew Benelli 713-4340
Patrick Barszcz 713-4241

Department Recommendation:

The recommendation is 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 Mangano Company, Inc. The developer has submitted a maintenance bond in the amount of \$21,978.95 as required by the Subdivision Map Act to guarantee the improvements against defects for one year.

Summary/background:

Prior Council/Board Actions: Final Map recording was approved at Council meeting of December 5, 2005.

Committee/Commission Review and Actions: The tentative subdivision map for Stonegate Estates was approved by Planning Commission on October 18, 2004.

Alternatives: N/A

Attachments: Developers Disclosure, Location /Vicinity map.

Recommended Motion (and Alternative Motions if expected):

I hereby authorize filing a Notice of Completion for Stonegate Estates.

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: September 4, 2007

Agenda Item Number (Assigned by City Clerk): 7f

Agenda Item Wording: Authorization for Mayor Jesus Gamboa to be the voting delegate and Council Member Don Landers as the voting alternate for the 2007 League of California Cities Annual Conference.

Deadline for Action: 9/4/07

Submitting Department: City Clerk/Administration

Contact Name and Phone Number: Donjia Huffmon, Chief Deputy City Clerk 713-4512; Leslie Caviglia, Deputy City Manager 713-4317

Department Recommendation: That the City Council designate Mayor Jesus Gamboa as the voting delegate and Council Member Don Landers as the voting alternate for the 2007 League of California Cities Annual Conference.

Summary/background: The League of California Cities Annual Conference is scheduled for September 5-8 in Sacramento. An important part the Annual Conference is the Annual Business Meeting, scheduled for Saturday morning, September 8. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

League bylaws require that a city's voting delegate and alternate must be designated by the city council affirming the names of the voting delegate and voting alternate. This procedure is to ensure the integrity of the voting process at the Annual Business Meeting.

Both Mayor Jesus Gamboa and Council Member Landers have confirmed that at this point, they anticipate being present and available on the final day of the conference for the business meeting, and have agreed to serve in this capacity.

Prior Council/Board Actions: N/A

Committee/Commission Review and Actions: N/A

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 LC 8/29/07
(Initials & date required)

Finance NA
City Atty NA
(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: 2007 Annual Conference Voting Delegate/Alternate Form

Recommended Motion (and Alternative Motions if expected):

Designate Mayor Jesus Gamboa as the voting delegate and Council Member Don Landers as the voting alternate for the 2007 League of California Cities Annual Conference.

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: September 4, 2007

Agenda Item Number (Assigned by City Clerk): 7g

Agenda Item Wording: Adopt Resolution 2007- 77, authorizing the rejection of a portion of an Irrevocable Offer to Dedicate real property offered by Frank D. Bianco as shown on Parcel Map No. 4519. APN: 090-28-004

Deadline for Action: N/A

Submitting Department: Public Works

Contact Name and Phone Number:

Andrew Benelli (559)713-4340
Adrian Rubalcaba (559)713-4271

Department Recommendation:

City Staff recommends adopting Resolution 2007-77 authorizing the rejection of a portion of an irrevocable offer to dedicate real property offered by Frank D. Bianco as shown on Parcel Map No. 4519.

Department Summary: As described on Parcel 2 of Parcel Map No. 4519 (Tentative Parcel Map 2002-03) the owners of certain real property situated in the lower southeast corner of future intersection at Conyer Street and Ferguson Avenue offered an irrevocable offer to dedicate real property that was approved by Council and recorded May 15, 2002 in Book 46 of Parcel Maps, at Page 24, T.C.R. Council accepted and rejected portions of this irrevocable offer of dedication per Conyer Estates Addition Final Map, filed October 4, 2004 in Volume 40 of Maps, at Page 88, T.C.R. New development of the Food-4-Less shopping center, which resides on an eastern portion of said irrevocable offer of dedication, and a future multi-family residential development of the vacant property west of shopping center, no longer necessitates original offer purposes. Additionally, existing street dedications to the City of Visalia, per separate deed documents, for the future extension of Conyer Street to Ferguson Avenue encompassed that westerly portion of said irrevocable offer. Staff recommends that the said Resolution be adopted and that the portion described therein be rejected.

Prior Council/Board Actions: Parcel Map No. 4519, May 6, 2002. Conyer Estates Addition, Sep. 7, 2004

Committee/Commission Review and Actions: March 11, 2002 – The Planning Commission approved Tentative Parcel Map 02-03

Alternatives: none recommended

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

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: Resolution, Exhibit "A", "B", "C", & Parcel Map.

Recommended Motion (and Alternative Motions if expected):

I move to adopt Resolution 2007-77 authorizing the rejection of a portion of an irrevocable offer to dedicate real property offered by Frank D. Bianco as shown on Parcel Map No. 4519.

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:

Resolution No. 2007 – 77

Authorizing the Rejection of an Irrevocable Offer to Dedicate Real Property

WHEREAS, as a condition of the future development of certain real property, Frank D. Bianco, as Grantor(s), submitted an "Irrevocable Offer to Dedicate Real Property" to the City of Visalia, and

WHEREAS, the City Council of the City of Visalia, having considered evidence submitted, finds it to be in the public interest to reject, now and forever, more particularly and legally described as follows:

The Irrevocable Offer of Dedication to the City of Visalia as shown in Parcel 2 of Parcel Map No. 4519, filed May 15, 2002 in Book 46 of Parcel Maps, at Page 24, T.C.R., located in a portion of the SE $\frac{1}{4}$ of Section 19, Township 18, Range 25 East, M.D.B. & M. in the City of Visalia, County of Tulare, State of California;

EXCEPTING THEREFROM those portions of the Irrevocable Offer of Dedication accepted and rejected per Conyer Estates Addition Final Map, filed October 4, 2004 in Volume 40 of Maps, at Page 88, T.C.R., and more particularly described as follows:

Portion No. 1

Commencing at the northwest corner of said Parcel 2 of Parcel Map No. 4519,

Thence South $89^{\circ}21'30''$ East, along the north line of said Parcel 2, 266.28 feet to a point on a non-tangent curve, said point being the True Point of Beginning;

Thence southwesterly along said non-tangent curve, concave to the east, having a radius of 50.00 feet and a central angle of $55^{\circ}24'43''$, an arc distance of 48.36 feet to a point of a reverse curve;

Thence southeasterly along said reverse curve, concave to the southeast, having a radius of 50.00 feet and a central angle of $27^{\circ}43'20''$, an arc distance of 24.19 feet;

Thence South $00^{\circ}16'38''$ East, along a line parallel to the west line of said Parcel 2, 97.36 feet to a point on the north boundary line of Conyer Estates Addition recorded on October 10, 2004 in Volume 40 of Maps, at Page 88, T.C.R.;

Thence South $89^{\circ}21'30''$ East, along said line, 56.00 feet;

Thence North $00^{\circ}16'38''$ West, 106.69 feet;

Thence northeasterly along a tangent curve concave to the southeast, having a radius of 20.00 feet and a central angle of $90^{\circ}55'03''$, an arc distance of 31.74 feet;

Thence South $89^{\circ}21'30''$ East, along a line 40.00 feet south of and parallel to the north line of said Parcel 2, 457.08 feet;

Thence southeasterly along a tangent curve concave to the southwest, having a radius of 20.00 feet and a central angle of $88^{\circ}53'40''$, an arc distance of 31.03 feet;

Thence South 00°27'50" East, 108.71 feet to a point on a tangent curve;

Thence southwesterly along said tangent curve, concave to the northwest, having a radius of 50.00 feet and a central angle of 40°46'30", an arc distance of 35.58 feet to a point of a reverse curve;

Thence southeasterly along said reverse curve, concave to the north, having a radius of 53.00 feet and a central angle of 261°32'59", an arc distance of 241.94 feet to a point of a reverse curve;

Thence northwesterly along said reverse curve, concave to the northeast, having a radius of 50.00 feet and a central angle of 40°46'31", an arc distance of 35.58 feet;

Thence North 00°27'50" West, 99.12 feet to a point on a tangent curve;

Thence northeasterly along said tangent curve, concave to the southeast, having a radius of 50.00 feet and a central angle of 27°29'28", an arc distance of 23.99 feet to a point of a reverse curve;

Thence northeasterly along said reverse curve, concave to the west, having a radius of 50.00 feet and a central angle of 53°23'50", an arc distance of 46.60 feet to a point on the north line of said Parcel 2;

Thence North 89°21'30" West, 620.93 feet along said line, to the point of True Beginning.

Portion No. 2

Commencing at the southwest corner of Parcel 2 of said Parcel Map No. 4519,

Thence North 00°16'52" West, along the west line of said parcel, 121.02 feet to a point on said line and being the True Point of Beginning;

Thence North 00°16'52" West, 152.70 feet to a point on a non-tangent curve;

Thence southeasterly along said non-tangent curve, concave to the west, having a radius of 50.00 feet and a central angle of 148°18'37", an arc length of 129.43 feet to a point of a reverse curve;

Thence southwesterly along said reverse curve, concave to the southwest, having a radius of 50.00 feet and a central angle of 46°03'36", an arc length of 40.19 feet;

Thence South 00°16'38" East, along a line 30.00 feet east of and parallel to the west line of said Parcel 2, a distance of 32.31 feet to a point on said north boundary line of Conyer Estates Addition;

Thence North 89°21'30" West, 30.00 feet to a point on said west line of Parcel 2 and being the True Point of Beginning.

See Exhibit A for map.

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Visalia rejects, now and forever, the Irrevocable Offer to Dedicate real property as described herein and made a part hereof.

PASSED AND ADOPTED:

STEVEN M. SALOMON, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Steven M. Salomon, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2007-_____ passed and adapted by the Council of the City of Visalia at a regular meeting held on _____.


Dated:

STEVEN M. SALOMON, CITY CLERK

By Donjia Huffmon, Deputy City Clerk

EXHIBIT A



 IRREVOCABLE OFFER OF DEDICATION
PER PARCEL MAP NO. 4519, TO BE
REJECTED.





PORTION NO. 2

PORTION NO. 1

CONYER ESTATES ADDITION

VICINITY MAP (NOT TO SCALE)

Legend

- Street Names
-  WATERWAYS
-  CITY LIMITS
-  RAILROAD
-  PARCELS

SUBJECT PROPERTY

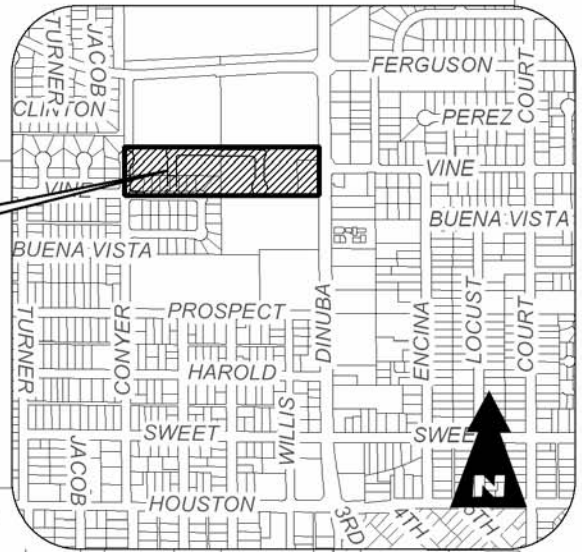
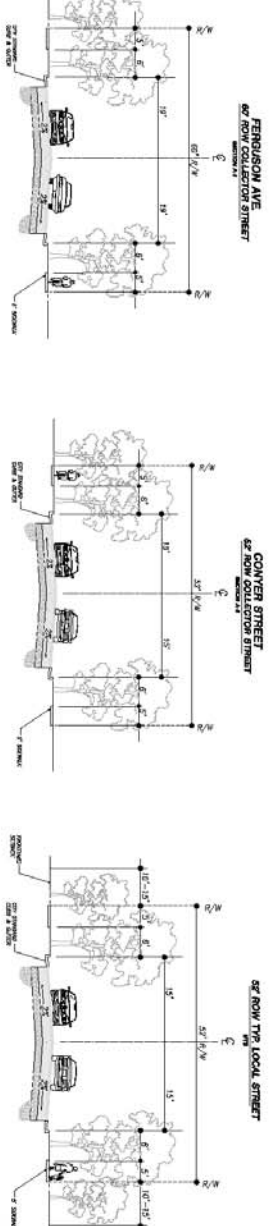
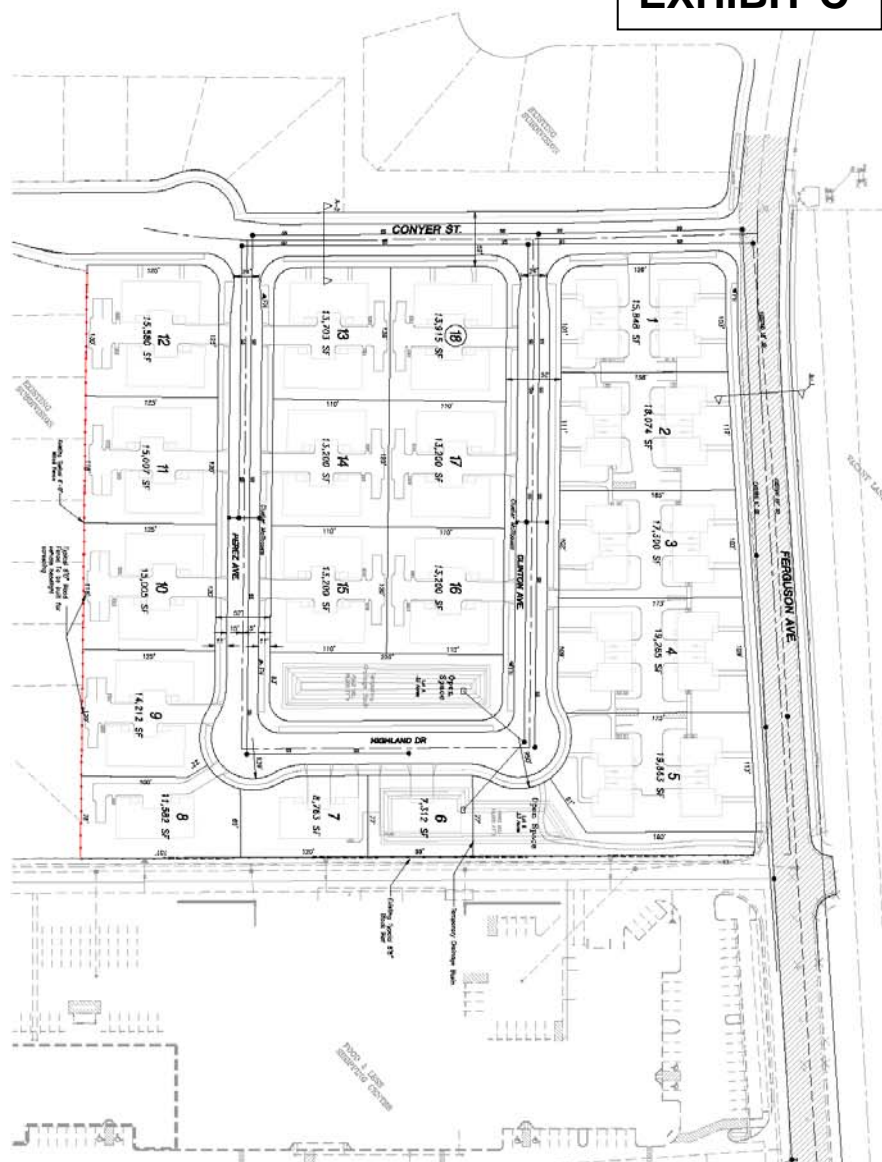


EXHIBIT B



EXHIBIT C



VINEYARD VILLAS TENTATIVE SUBDIVISION MAP

NOTE: A PORTION OF LOTS 2 AND 3 OF FERGUSON AVENUE WERE REZONED TO UCL & OF MAPS 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

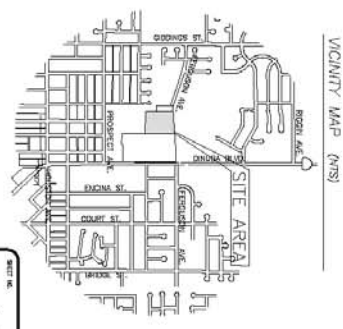
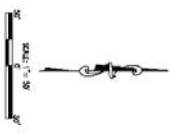
DESIGNER:
THE ENGINEERING CENTER
1000 S. GARDEN AVENUE
VICKI, CA 95081



JULY 2007

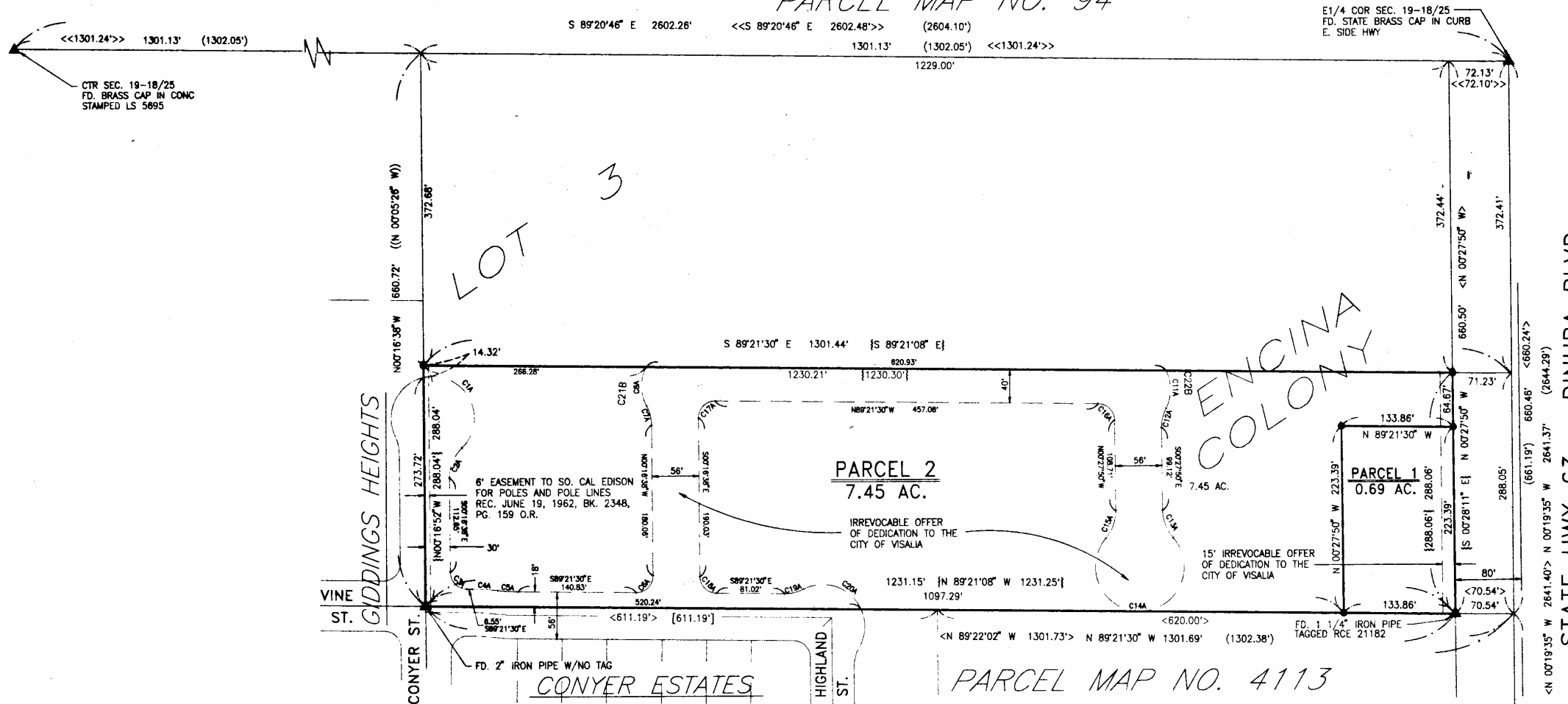
SITE DATA:

APN: 080-280-034
 NET SITE AREA: 5.81 ACRES
 EXISTING ZONING: RM-2
 PROPOSED ZONING: RM-2
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 PROPOSED LOTS: 18 LOTS
 PROPOSED UNITS: 18 UNITS
 PROPOSED OPEN SPACE: 5% (2.91 ACRES)
 PROPOSED DRIVEWAY: 4% (2.32 ACRES)
 MAKE OWNERS ASSOCIATION TO BE ORGANIZED FOR DRIVE PROJECTS



PARCEL MAP NO. 4519

PARCEL MAP NO. 94

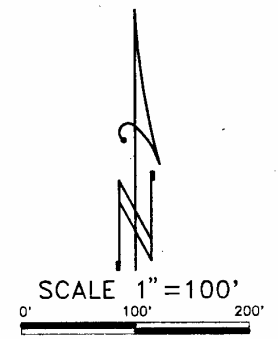


- LEGEND**
- ▲ FOUND MONUMENT AS DESCRIBED
 - SET 1/2" REBAR TAGGED PLS 4076
 - || RECORD DATA PER DEED 94-025626 REC. APR. 6, 1994 O.R.
 - () RECORD DATA PER ENCINA COLONY REC. IN VOL. 8 OF MAPS AT PG. 33 T.C.R.
 - < > RECORD DATA PER PARCEL MAP NO. 4113 REC. IN BK. 42 OF PARCEL MAPS AT PG. 17 T.C.R.
 - [] RECORD DATA PER CONYER ESTATES REC. IN BK. 37 OF MAPS AT PG. 17 T.C.R.
 - (()) RECORD DATA PER GIDDINGS HEIGHTS REC. IN BK. 28 OF MAPS AT PG. 20 T.C.R.
 - << >> RECORD DATA PER PARCEL MAP NO. 94 REC. IN BK. 1 OF PARCEL MAPS AT PG. 94 T.C.R.
- BLUE LINE INDICATES SUBDIVISION BOUNDARY

BASIS OF BEARINGS
 THE EAST LINE OF THE SE QUARTER OF SEC. 19-18/25 TAKEN AS N 00°19'35" W AS PER PARCEL MAP NO. 4113 REC. IN BK. 42 OF PARCEL MAPS AT PG. 17 T.C.R.

EASEMENT OF RECORD THAT CANNOT BE PLOTTED
 1. TO SO. CAL EDISON FOR POLES & POLE LINES REC. JULY 8, 1959 IN BK. 213, PG. 790 O.R.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	RADIAL BEARINGS
C1A	50.00'	129.43'	176.17'	96.20'	S28°22'21"E	148°18'37"	S12°31'39"E N44°13'02"W
C2A	50.00'	40.19'	21.25'	39.12'	S22°45'10"W	45°03'36"	N44°13'02"W N89°43'22"E
C3A	20.00'	31.10'	19.68'	28.06'	S44°49'04"E	89°04'52"	N89°43'22"E S00°38'30"W
C4A	277.97'	30.47'	15.25'	30.45'	S86°13'07"E	06°16'47"	S00°38'30"W N06°55'17"E
C5A	222.03'	24.33'	12.18'	24.32'	S86°13'07"E	06°16'47"	N06°55'17"E S00°38'30"W
C6A	20.00'	31.74'	20.32'	28.51'	N45°10'56"E	90°55'08"	N00°38'30"E N89°43'22"E
C7A	50.00'	24.19'	12.34'	23.96'	S14°08'18"E	27°43'20"	S89°43'22"E S62°00'02"W
C8A	50.00'	48.36'	26.26'	46.49'	S00°17'37"E	55°24'43"	N62°00'02"E N62°35'15"W
C11A	50.00'	46.60'	25.15'	44.93'	S00°19'43"W	53°23'50"	S63°37'48"E S62°58'22"E
C12A	50.00'	23.99'	12.23'	23.76'	N13°16'54"E	27°29'28"	S62°58'22"E S89°32'10"W
C13A	50.00'	35.58'	18.58'	34.84'	N20°51'04"W	40°46'31"	N89°32'10"E S48°45'41"W
C14A	53.00'	241.94'	61.46'	80.27'	S89°32'10"W	261°32'59"	S48°45'41"W N49°41'20"W
C15A	50.00'	35.58'	18.58'	34.84'	N19°55'25"E	40°46'30"	N49°41'20"W N89°32'10"E
C16A	20.00'	31.03'	19.62'	28.01'	S44°54'40"E	88°53'40"	S89°32'10"W N00°38'30"E
C17A	20.00'	31.74'	20.32'	28.51'	N45°10'56"E	90°55'03"	S00°38'30"W S89°43'22"W
C18A	20.00'	31.10'	19.68'	28.06'	S44°49'04"E	89°04'52"	N89°43'22"E S00°38'30"W
C19A	50.00'	24.04'	12.26'	23.81'	N76°52'02"E	27°32'56"	N00°38'30"E S26°54'26"E
C20A	50.00'	81.28'	52.82'	72.62'	N70°20'12"W	93°08'27"	S26°54'26"E N66°14'02"E



City of Visalia Agenda Item Transmittal

Meeting Date: September 4, 2007

Agenda Item Number (Assigned by City Clerk): 8

Agenda Item Wording:

Public hearing for an appeal by Jose Velasco (property owner) and Nixya Cantu (daughter representing property owner) of the Historic Preservation Advisory Committee's denial of HPAC Item No. 2007-04, a request by applicant to replace existing windows on the front of a single-family historic residence with new windows of different sizes and style. The site is located at 810 N. Willis Street. (APN: 093-155-020). **Resolution 2007-75 required.**

Deadline for Action: None.

Submitting Department: Community Development - Planning

Contact Name and Phone Number:

Brandon Smith, AICP Senior Planner 713-4636;
Tim Burns, Neighborhood Preservation Manager 713-4172

Department Recommendation:

That the City Council consider the merits of the appeal and adopt the resolution upholding the denial by the Historic Preservation Advisory Committee (HPAC) on August 8, 2007, and deny the appeal. HPAC's findings for denial are based on the determination that the existing windows are more in proportion to the house.

Background of Appeal:

The appeal (see Exhibit "1") pertains to the request by property owner Jose Velasco to replace three existing windows with two new windows of different sizes containing decorative grids on the front of a single-family historical residence. Requests to construct a detached second dwelling unit and garage in the rear yard of the property were also considered by the Committee.

The applicant also desired to change 11 other existing single-pane windows on the house with dual-pane windows of same size, an action that would not require approval by the Committee if the exterior of the house around the window frame remains intact. The City issued a building permit to the property owner on July 18, 2007 for this action on the understanding the windows were of the same size and style and proceeded to replace some of the windows; however a stop work order was later issued when a building inspector found that alterations were made in the front for a different-sized window.

On August 8, 2007, the request came before the Historic Preservation Advisory Committee as a public hearing item, with a staff recommendation of approval on all aspects of the applicant's request. The HPAC staff report is attached as Exhibit "2" to this report. The Committee voted 6-0-1 (Bob Taylor, absent) to approve the construction of the accessory structures and replacement of like-size double-pane windows including a different-sized window without grids

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.

EXISTING



PROPOSED



on the south side of the house, but denied the request for different-sized windows with grids inside the window pane on the front of the house. Minutes of this meeting are attached as Exhibit "3" of this report.

The appeal was filed for the reason that the applicant disagreed with the Committee's decision regarding the windows. The Historic Preservation District Ordinance allows for person or persons who were aggrieved by a decision of the Committee to appeal the decision to the City Council.

Discussion of Window Change Outs:

The proposed windows on the front of the house would be horizontal-sliding and dual-paned with grids inside the panes, similar to the pre-existing window on the north addition to the house (see left side of proposed elevation above). The new windows would not drop as far down to the floor as the existing "long-and-tall" windows, fulfilling the owner's intent to increase privacy in the kitchen and living room. The owner also wants to increase the safety through the window replacement so that small children will not be at risk in crawling out of the tall windows that reach the floor. In addition to being different sized, the windows will also be dual-paned to increase energy efficiency.

Staff recommended approval of the window change outs to the Historic Preservation Advisory Committee. Staff also offered the alternative recommendation that the committee could deny

the window change outs, allowing the windows to be swapped with like-sized windows only. The recommendations were based on the findings that the house is part of the Local Registry of Historic Structures as a Vernacular-style house, and the definition of Vernacular does not place an emphasis on the shape and type of features on a building. Rather, Vernacular emphasizes the origin of the materials used in construction. Furthermore, staff noted that the building had been subject to several additions and alterations since its original construction, and did not have any certainty that the existing window frames were original.

The Committee's action to deny the different-sized windows in the front and side of the house was based on the finding that the existing vertical windows are more in proportion to the house given that it is on a five-foot raised foundation. The Committee had concerns regarding the new windows' visual impact from Willis Street. The different-sized window on the south side of the house which faces into a bathroom was approved on the basis that the window is not readily visible from Willis Street.

The Historic Preservation Code of the Visalia Zoning Ordinance provides compatibility criteria for reviewing alterations on structures within the historic district and/or on the local register (this code is attached as Exhibit "4" to the staff report). Criteria listed in this section of code explicitly include the "Directional Expression of Front Elevations" as a factor for considering the project's compatibility or complementariness with other structures in the surrounding area.

Prior Council/Board Actions: None

Committee/Commission Review and Actions: The Historic Preservation Advisory Committee held a public hearing for the request at 810 N. Willis Street on June 25, 2007. The item was continued to August 8, 2007 on the Committee's request for more detailed drawings. The Committee voted 6-0-1 (Bob Taylor, absent) to approve the construction of accessory structures and replacement of like-size windows including a different sized window on the south side of the house, but denied the request for different-sized windows on the front of the house.

Alternatives: Uphold the appeal. This would allow the applicant to install different-sized dual-pane windows with grids on the front of the house as they had originally asked for. The approval by the Historic Committee on the second dwelling unit, garage, and replacement of remaining windows would still stand.

Attachments:

- Resolution Denying Appeal
- Alternate Resolution Upholding Appeal
- Exhibit "1" – Appellant's Appeal of Historic Preservation Committee's Action
- Exhibit "2" – Historic Preservation Staff Report dated August 8, 2007
- Exhibit "3" – Minutes of August 8, 2007 Historic Preservation Meeting
- Exhibit "4" – Historic Preservation Ordinance of the Visalia Zoning Ordinance (Chapter 17.56)
- Aerial Photo
- Historic District and Local Registry Map
- Location Sketch

Recommended Motion (and Alternative Motions if expected): I move to deny the appeal and uphold the Historic Preservation Advisory Committee's denial of different-sized windows on the front of the residence at 810 N. Willis Street.

Alternative Motion: I move to uphold the appeal and allow different-sized windows with grids at the front of the residence at 810 N. Willis Street.

Environmental Assessment Status

CEQA Review: None.

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:

RESOLUTION NO. 2007-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA
DENYING THE APPEAL AND UPHOLDING THE HISTORIC PRESERVATION ADVISORY
COMMITTEE'S DENIAL OF DIFFERENT-SIZED WINDOWS FOR PROEPTY LOCATED AT
810 NORTH WILLIS STREET

WHEREAS, Historic Preservation Advisory Committee Item No. 2007-04 is a request by Jose Velasco (property owner) and Nixya Cantu (daughter representing property owner) to construct a garage, a second dwelling unit, and to replace windows on property containing an existing single-family residence.. The site is located at 810 North Willis Street (APN: 093-155-020); and

WHEREAS, the Historic Preservation Advisory Committee of the City of Visalia, after duly published notice did hold a public hearing on August 8, 2007; and

WHEREAS, the Historic Preservation Advisory Committee of the City of Visalia, after conducting a public hearing, approved the construction of accessory structures and replacement of like-size windows including a different sized window on the south side of the souse, but denied different-sized windows on the front of the house; and

WHEREAS, an appeal by the applicant of the Committee's denial of different-sized windows on the front of the house was received on August 17, 2007; and

WHEREAS, the City Council of the City of Visalia, after ten (10) days published notice held a public hearing before said Council on September 4, 2007; and

WHEREAS, the Council of the City finds the denial of Historic Preservation Advisory Committee Item No. 2007-04 was made in accordance with Section 17.56 (Historic Preservation District) of the Zoning Ordinance of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Visalia makes the following specific findings and based on the evidence presented:

1. That the site is within the Historic District, and is listed on the Local Register of Historic Structures as a "Background" classified "Vernacular" structure.
2. That the request for horizontal-oriented windows house would not be a compatible appearance with the front of the house and that the existing vertical windows are more compatible in orientation and proportion to the house.
3. That the proposed actions would be in keeping with the intent of the Historic Preservation Element and Ordinance by maintaining the historic character of the building and its complementariness with other surrounding buildings in the Historic District.
4. That the proposed project would not be injurious to the surrounding properties or character of the Historic District.

BE IT FURTHER RESOLVED that the City Council denies the applicant's appeal and upholds the decision of the Historic Preservation Advisory Committee to deny the request for different-sized windows on the front of the house

ALTERNATE RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA
UPHOLDING THE APPEAL AND REVERSING THE HISTORIC PRESERVATION ADVISORY
COMMITTEE'S DENIAL OF DIFFERENT-SIZED WINDOWS FOR PROEPTY LOCATED AT
810 NORTH WILLIS STREET

WHEREAS, Historic Preservation Advisory Committee Item No. 2007-04 is a request by Jose Velasco (property owner) and Nixya Cantu (daughter representing property owner) to construct a garage, a second dwelling unit, and to replace windows on property containing an existing single-family residence.. The site is located at 810 North Willis Street (APN: 093-155-020); and

WHEREAS, the Historic Preservation Advisory Committee of the City of Visalia, after duly published notice did hold a public hearing on August 8, 2007; and

WHEREAS, the Historic Preservation Advisory Committee of the City of Visalia, after conducting a public hearing, approved the construction of accessory structures and replacement of like-size windows including a different sized window on the south side of the souse, but denied different-sized windows on the front of the house; and

WHEREAS, an appeal by the applicant of the Committee's denial of different-sized windows on the front of the house was received on August 17, 2007; and

WHEREAS, the City Council of the City of Visalia, after ten (10) days published notice held a public hearing before said Council on September 4, 2007; and

WHEREAS, the Council of the City finds the denial of Historic Preservation Advisory Committee Item No. 2007-04 was made in accordance with Section 17.56 (Historic Preservation District) of the Zoning Ordinance of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Council of the City finds that a reversal of the decision would be keeping in the public interest and would not substantially conflict with the general design standards and principles that must be evaluated for an application within the historic district..

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Visalia makes the following specific findings and based on the evidence presented:

1. That the site is within the Historic District, and is listed on the Local Register of Historic Structures as a "Background" classified "Vernacular" structure.
2. That the proposed actions would be in keeping with the intent of the Historic Preservation Element and Ordinance by maintaining the historic character of the building and its complementariness with other surrounding buildings in the Historic District.
3. That the proposed project would not be injurious to the surrounding properties or character of the Historic District.

BE IT FURTHER RESOLVED that the City Council upholds the applicant's appeal and approves the request for different-sized windows on the front of the house subject to the following conditions:

1. That the project shall be completed, matching the site plan in Exhibit "A" and elevation plans in Exhibits "C", "D", and "E", with the following exceptions:
 - The garage door on the detached garage be roll-up.

- Matching window trim shall be placed on all windows of the garage and second dwelling unit to match the existing trim on the primary house.
2. That the window change-outs carry over the same size, proportion, and pattern of existing windows already located on the residence as close as possible.
 3. That the style and width of the horizontal lap siding on the primary residence be continued on the garage, second dwelling unit, and where windows will be replaced/removed on the main house to the extent possible.
 4. That any other exterior alterations be brought before this Committee for review prior to their installation, replacement, or removal.
 5. That all other City codes and ordinances be met.

**City of Visalia
Agenda Item Transmittal**

Meeting Date: September 4, 2007

Agenda Item Number (Assigned by City Clerk): 9

Agenda Item Wording:

Public hearing for adoption of Specific Plan Amendment No. 2007-11: A request by Costco Wholesale to amend the signage provisions of the South Packwood Creek Specific Plan to allow wall signage on a primary building elevation in excess of the signage provisions of the Sign Ordinance and the South Packwood Creek Specific Plan.

Resolution No. 2007- 76 required.

The site is located on the west side of Stonebrook Street between Cameron Parkway and Visalia Parkway (APNs: 126-062-069, 126-730-013 and 126-730-015).

Deadline for Action: None

Submitting Department: Community Development – Planning

Contact Name and Phone Number:

Paul Scheibel, AICP, Principal Planner 713-4369
Fred Brusuelas, AICP, Assistant Director of Community Development 713-4364

Recommendation and Summary: Staff recommends approval of the Specific Plan Amendment allowing an increase in the primary building signage for the Costco Wholesale building, totaling 131.5 square feet more than that allowed by the Sign Ordinance.

The new Costco Wholesale Warehouse, with a 160,000 square foot building, including a 5,200 square foot tire center and a gasoline service station, will be located at the southwest corner of Cameron Parkway and Stonebrook Street, within the Phase II-A area of the South Packwood Creek Specific Plan. Under the provisions of both the Sign Ordinance and the South Packwood Creek Specific Plan, the maximum allowable building signage would be 262.5 square feet -- 150 square feet on the primary frontage and 37.5 square feet of signage and each of the remaining three frontages.

The applicants are requesting a total building signage of 394 square feet, to be located on only the west, southwest, and south building elevations. The following chart provides a break-down of the requested signage in relation to the permitted signage.

For action by:

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

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 15

Review:

Dept. Head _____
(Initials & date required)

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

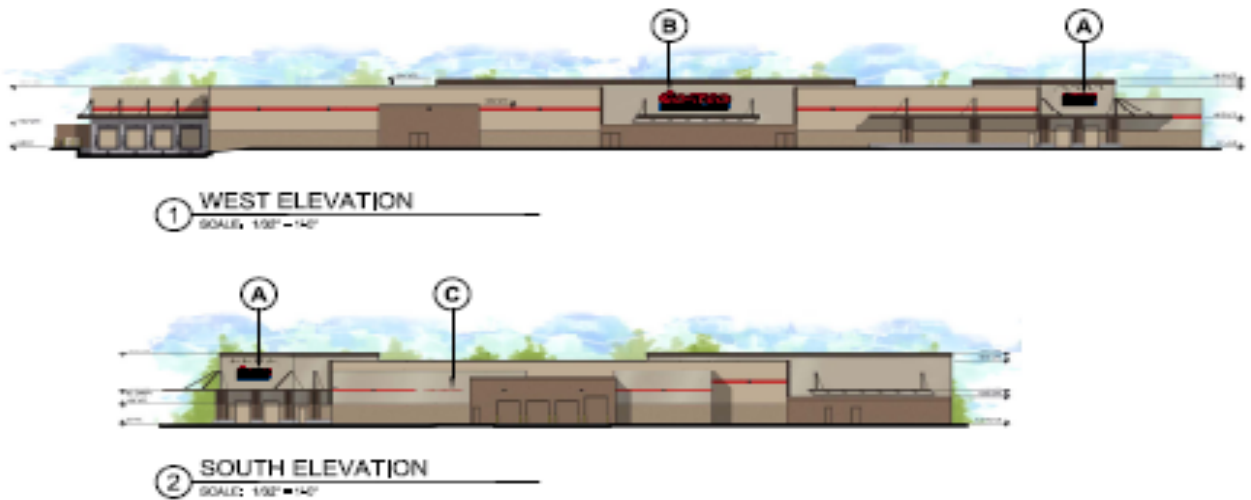
City Mgr _____
(Initials Required)

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

WALL SIGNAGE	SOUTH PACKWOOD CREEK SPECIFIC PLAN	COSTCO PROPOSED
PRIMARY FRONTAGE(WEST)	150 S.F.	252 S.F.
BUILDING CANOPY (SOUTHWEST)	NONE	112 S.F.
SECONDARY FRONTAGE (NORTH)*	37.5 S.F.	NONE
SECONDARY FRONTAGE (EAST)*	37.5 S.F.	NONE
SECONDARY FRONTAGE (SOUTH)*	37.5 S.F.	30 S.F.
TOTAL SIGNAGE AREA	262.5 S.F.	394 S.F.

*NOTE: AMOUNT OF SIGNAGE ALLOWED ON SECONDARY FRONTAGE IS EQUAL TO 25% OF THE SIGNAGE ALLOWED ON THE PRIMARY FRONTAGE.

Building signage is proposed for the west and south elevations, as shown below:



The primary signage will be located on the west elevation, depicted as "B" on the elevation above. This proposed signage will be 252 square feet



West Elevation Sign (Primary Frontage)



Southwest (Entrance) Sign

An additional sign, 112 square feet in size, is proposed to be located over the entrance at the southwest corner of the building (reference "A" on elevation diagram).

The third building sign, 30 square feet in size, will be located on the south elevation (reference "C" on elevation diagram).



This request is based upon the applicant's intent to install signage within the same size range as signage allowed for other larger retail buildings throughout the City, including the Lowes building that is also in the South Packwood Creek Specific Plan Area. The applicant would voluntarily restrict all signage from the north and east sides of the building and transfer that signage allowance to the southwest corner of the building (over the front entrance). This location provides a focus for pedestrian access to the main entrance of the building.

Analysis:

Findings prepared by the applicant in support of this request are included as Attachment "B". Staff concurs with those findings and supports the request because the increase for the primary building signage is in the same size range as signage allowed for other larger retail uses throughout the City. As to the increase in secondary frontage signage, the applicant has voluntarily removed signage from the north and west sides of the building and transfer that allowed signage to the southwest corner of the building, over the front entrance. This location provides a focus for pedestrian access to the main entrance of the building. The relocation of signage on the secondary frontages also eliminates signage that could be intrusive to the residential neighborhoods existing and proposed on the east side of Stonebrook Street.

Committee/Commission Review and Actions:

The Planning Commission held a public hearing on August 13, 2007, and recommended approval (5-0). The Commission noted the similarity of sign sizes granted to similar uses, and also noted the advantage of transferring signage from residential facing elevations to the public entrance of the building.

Environmental Review:

This project is considered Categorical Exempt under Section 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2007-68).

Prior Council/Board Actions:

On April 24, 2002, the City Council adopted the South Packwood Creek Specific Plan, which facilitated development of the Packwood Creek Commercial Center. The Center is located on both sides of Mooney Boulevard, north of Visalia Parkway.

Related Projects:

On May 14, 2007, the Planning Commission approved Conditional Use Permit No. 2007-12 and Tentative Parcel Map No. 2007-03, amending an approved Conditional Use Permit (CUP 2005-29) for a planned commercial development (Costco Wholesale Warehouse) with shared access and a gasoline service station in the Regional Retail Commercial Zone, and allowing the reconfiguration of the structures and associated parcels.

Alternatives:

- Deny the Specific Plan Amendment, in which case an increase in allowable signage would not be permitted.

Attachments:

- Resolution approving Specific Plan Amendment No. 2007-112
- Exhibit "A" – Signage Exhibit
- Exhibit "B" – Applicant's Statement in Support of the Request
- Planning Commission Staff Report
- Location Map
- Interested Parties Information

City Manager Recommendation:**Recommended Motion (and Alternative Motions if expected):**

- I move to approve adoption of Specific Plan Amendment No. 2007-11, by adoption of Resolution No. 2007-76.

OR

- I move to deny Specific Plan Amendment No. 2007-11.

Environmental Assessment Status

CEQA Review: This project is considered Categorical Exempt under Section 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2007-68).

NEPA Review: None 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)*

None.

Copies of this report have been provided to:

- David Babcock & Associates
- DBO Development

RESOLUTION NO. 2007-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA RECOMMENDING APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 2007-11: A REQUEST BY COSTCO WHOLESALE TO AMEND THE SIGNAGE PROVISIONS OF THE SOUTH PACKWOOD CREEK SPECIFIC PLAN TO ALLOW WALL SIGNAGE ON A PRIMARY BUILDING ELEVATION IN EXCESS OF THE SIGNAGE PROVISIONS OF THE SIGN ORDINANCE AND THE SOUTH PACKWOOD CREEK SPECIFIC PLAN. THE SITE IS LOCATED ON THE WEST SIDE OF STONEBROOK STREET BETWEEN CALDWELL AVENUE AND VISALIA PARKWAY (APNS: 126-062-069, 126-730-013 AND 126-730-015).

WHEREAS, Specific Plan No. 2007-11 is a request by Costco Wholesale to amend the signage provisions of the South Packwood Creek Specific Plan to allow wall signage on a primary building elevation in excess of the signage provisions of the Sign Ordinance and the South Packwood Creek Specific Plan. The site is located on the west side of Stonebrook Street between Caldwell Avenue and Visalia Parkway (APNs: 126-062-069, 126-730-013 and 126-730-015); and

WHEREAS, the Planning Commission of the City of Visalia, after ten (10) days published notice, held a public hearing before said Commission on August 13, 2007; and

WHEREAS, the Planning Commission of the City of Visalia finds the requested amendment to allow additional wall signage for the Costco building to be consistent with the policies and intent of the General Plan, the Zoning Ordinance, and the South Packwood Creek Specific Plan, based on evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the City Council of the City of Visalia, after ten (10) days published notice held a public hearing before said Council on September 4, 2007; and

WHEREAS, the City Council of the City of Visalia finds that Specific Plan Amendment No. 2007-11 has been prepared in accordance with Chapter 12.04 of the Municipal Code of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is considered Categorical Exempt under Section 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia recommends that the City Council approves Specific Plan Amendment No. 2007-11, and makes the following findings based on the evidence presented:

1. That the proposed amendment will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed amendment is consistent with the policies and intent of the General Plan, the Zoning Ordinance, and the South Packwood Creek Specific Plan.
3. That the project is considered Categorical Exempt under Section 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2007-68).

BE IT FURTHER RESOLVED that the City Council of the City of Visalia approves Specific Plan Amendment No. 2007-11 described herein, in accordance with the terms of this resolution under the provisions of Chapter 12.04 of the Ordinance Code of the City of Visalia, based on the above findings, and subject to the following conditions:

1. That the additional signage approved herein shall apply to the Costco Wholesale building only. Further, no commercial signage shall be permitted on the north and east building elevations.
2. That the site be developed in substantial compliance with the Sign Plan shown in Exhibit "A".
3. That all other city codes and ordinances be met.

BE IT FURTHER RESOLVED that Section 3.2.4 of the South Packwood Creek Specific Plan shall be amended to incorporate the provisions of this Resolution No. 2007-XX.