



# **2020/2021 Action Plan**

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# Executive Summary

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

### 1. Introduction

The City of Visalia (City) is an entitlement jurisdiction for the Community Development Block Grant (CDBG) program and a participating jurisdiction for HOME Investment Partnerships Act Program (HOME). As a requirement by the U.S. Department of Housing and Urban Development (HUD), the City develops a Consolidated Plan (ConPlan) every five years to guide the use of federal CDBG and HOME funding. The 5-Year ConPlan is the guiding document for allocating these resources which support projects and programs that benefit low- and moderate-income people by increasing housing and economic opportunities, strengthening low-income neighborhoods, and addressing public service and infrastructure needs. The Annual Action Plan is also required by HUD each year of the five-year cycle and will summarize the programs and projects that will be funded by the annual grants to achieve the goals and objectives of the ConPlan. Annual accomplishments are reported on progress toward ConPlan goals in the Consolidated Annual Performance and Evaluation Report (CAPER).

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Our strategy for community improvement through the use of CDBG and HOME funds will focus on five broad goals. These goals are:

1. Improve housing opportunities for low-income households through new construction, mortgage and rental assistance, senior housing, housing for the disabled, and rehabilitation of homes/mobile home;
2. Provide for a suitable living environment for all residents and income levels through Tenant-based subsidies and property maintenance (Code Enforcement);
3. Address community/special needs through shelters, counseling, youth services, and domestic violence services;
4. Address the needs of persons who are homeless with transitional housing, permanent housing, and voucher programs;
5. Improve public infrastructure and facilities in the community ;
6. Provide optimal program administration and oversight of the CDBG and HOME programs to continue planning efforts that address the needs of extremely low, very low, and low-income households and neighborhoods.

Details of our plan to meet these goals can be found in the strategies the City has identified below with the following labels:

- Increase affordable housing for LMI households in the City of Visalia
- Create suitable living environments for renters/homeowners in the City of Visalia
- Address community/special needs and services
- Address the needs of people experiencing homelessness
- Enhance community development
- Provide efficient administration and oversight of the CDBG and HOME programs

### 3. Evaluation of past performance

The U. S. Department of Housing and Urban Development requires an evaluation of the City's progress of using the CDBG and HOME funds each year of the five-year ConPlan period. Over the past five-year ConPlan period, 2015 to 2019, the City has supported organizations providing services to populations in need and addressed the lack of affordable housing through partnerships with the Housing Authority, non-profit organizations, and Self-Help Enterprises (SHE), that provides housing. The City has allocated grant funding to the following:

- Fair Housing Council of Central California (FHCCC) that has assisted 184 people by handling housing discrimination complaints and agency referrals, holding seminars and educational workshops, and conducted discrimination testing
- Support in acquiring the -Self Help Enterprises. Inc. (SHE) public facility for bridge/transitional housing;
- Worked with Self Help Enterprises on policies and provided grants for the mobile home repair program, and for the acquisition and rehabilitation of affordable housing and rental units
- Family Services of Tulare County who provided HOME funded tenant based rental assistance and provided case management
- ADA Compliance Public Improvement projects
- Park improvements (Jefferson Park, Community Lot Garden)
- Finalized the last Section 108 loan payment
- Provided support to providers of assistance to homeless and low-income populations

### 4. Summary of citizen participation process and consultation process

To encourage broad and meaningful community participation, the City used several community outreach methods including public meetings, two surveys, and stakeholder consultations.

Three public community workshop meetings were held on June 12th, June 13th, and June 26th of 2019. The workshops were designed to solicit public input. The meetings were legally noticed through the newspaper, the City's website, and notices were emailed to the 493 organizations from the contact list of partners and service organizations the City has compiled from past stakeholder and community meetings related to grant funding from HUD. Engagement activities at the meetings were used to gather input on the highest community and housing needs.

Two surveys were designed: a community outreach survey asked questions designed to elicit feedback about needs for housing, community facility needs, special needs services, homeless, economic development, and other supportive community programs. The Second survey was designed to gain input on the community's experience with housing discrimination, awareness of tenant housing rights, home lending, housing affordability, and information related to home maintenance and condition. The surveys were open to the public from May 13, 2019, to June 24, 2019. 185 people responded to the Community Outreach survey and 102 people responded to the Housing Survey, completing over 75% of all the questions posed. Legal notices in the newspaper and media outlets, such as the City's website, Facebook, email blasts to 493 community partners in both English and Spanish, and notices in utility billings were used to publicize the surveys. In addition, the City held a day-long booth at a local Farmer's Market to distribute the survey. Examples of outreach activities the City of Visalia used include inserts in utility bills and flyers posted in communities in English and Spanish. Fliers were also distributed



to elementary and middle schools of the Visalia Unified School District. A total of 15,435 flyers were provided to the students to take home.

Efforts to reach populations underrepresented in the planning process included discussions regarding the survey with various housing, social service, faith-based, and other organizations that provide services to the disabled, special needs, low income, and homeless population community. Many of the organizations that assisted in the effort to distribute the surveys posted them on their websites and sent notification to their partners and clientele. The surveys were provided in English and Spanish.

From June to August of 2019, several stakeholders were consulted during public workshops, over the phone, and in-person at their offices. Such stakeholders included, but were not limited to, Housing providers, Health service providers, Social service providers, Organizations representing protected classes, Fair housing, Broadband internet providers, Emergency management organizations, the Citizens Advisory Committee, the Disability Advocacy Committee, and Additional local and regional stakeholders. The purpose of the consultations or interviews was to carry out a needs assessment for determining needs for housing, homelessness services, and disproportionate need, as well as to assist in a market analysis to locally determine the number of units, special needs services available, non-housing community resources, and barriers to affordable housing.



## **5. Summary of public comments**

A summary of all comments received and staff's response to those comments can be found in Appendix E: Response to Comments.

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

Not applicable. All comments were accepted.

## **7. Summary**

The City of Visalia conducted several public meetings and hearings to gather input and review the 2020-2024 Consolidated Plan. In addition, the City held stakeholder meetings with multiple community and regional organizations and agencies providing services to low income and homeless populations. The City has reviewed several plans to gather information for the development of this Plan that included the City of Visalia Housing Element for 2020-2023, which was being drafted concurrently with the Consolidated Plan. Please see PR-10 for other plans reviewed.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

**Table 1 Agencies**

Agency Role	Name	Department/Agency
Lead Agency	Visalia	Finance Department- Housing Division
CDBG Administrator	Visalia	Finance Department- Housing Division
HOPWA Administrator	N/A	N/A
HOME Administrator	Visalia	Finance Department- Housing Division
HOPWA-C Administrator	N/A	N/A

### Narrative

The City of Visalia (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs at the City of Visalia. The City's Finance Department, Housing Division administers the funds it receives under the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs.

### Consolidated Plan Public Contact Information

Rhonda Haynes  
Housing Specialist  
Finance Department  
City of Visalia  
[rhonda.haynes@visalia.city](mailto:rhonda.haynes@visalia.city)  
559-713-4460  
707 West Acequia Avenue  
Visalia, CA 93277

## PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

### 1. Introduction

The City, with its consultant, Michael Baker International, (MBI) launched a comprehensive broad community engagement process and gathered public input on community improvements that could be addressed by utilizing federal entitlement funds.

Participants in the community outreach process provided feedback on what they viewed as the most pressing housing, special needs/public services, and community development needs in the City.

A community engagement summary was prepared and is available on the City's website and at the Visalia, Finance Department, Housing Division.

[https://www.visalia.city/depts/finance/housing\\_n\\_cdbg\\_services/publications\\_n\\_reports/consolidated\\_plans.asp](https://www.visalia.city/depts/finance/housing_n_cdbg_services/publications_n_reports/consolidated_plans.asp)

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


City staff met with public officials, City departments, the Housing Authority of Tulare County (HATC), residents, and agencies to develop strategies for how best to invest grant funding to address discuss priority community needs. Staff met with the Citizens Advisory Committee, which acts as a liaison between the general public and the City Council concerning community needs. Also, City Staff met with the Disability Advocacy Committee, to be advised on the needs of disabled persons in the community. A focus group was held with the City's Community Housing Development Organization (CHDO), Self-Help Enterprises, which has, in the past and present, worked collaboratively with the City of Visalia to increase the City's supply of affordable housing.

In addition to meetings, the City conducted interviews to gather input on community and housing needs with various local agencies including providers of health and human services, mental health services for children and families, drug treatment, homeless services, services to victims of domestic violence, services for transitional living, housing providers, education, services to the disabled, employment services, services for the elderly, and local and regional government and agencies. Interviews were also conducted with law enforcement, the Tulare County Office of Education, as well as public officials. See Table 2 for a list agencies and organizations consulted.

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

The Kings/Tulare Homeless Alliance (Alliance) is the regional continuum of care facilitates services through a system of homeless housing and service providers, advocates, government representatives and consumers to conduct outreach and strategies to address the needs of homeless persons and persons at risk of homelessness.





City staff meets with the Alliance on a regular basis to understand the needs and challenges facing homeless populations; to coordinate strategies that ensure effective regional coordination in helping homeless individuals and families reach maximum self-sufficiency.

The City of Visalia supports the Alliance by providing grant funding for the yearly Point In Time Homeless Census and counts, the Project Homeless Connect events, as well as continued administration of the HUD Homeless Management Information System (HMIS).

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

Not applicable. The City does not receive ESG funding.

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

The following agencies in Table 2 participated in the consultation process to discuss the role of their agency and their top priorities over the coming years, problems regarding housing in the community and how to overcome those problems, and how to best spend CDBG and HOME allocations over the next five years.

(See Table 2 on next page)



**Table 2 Agencies, groups, organizations who participated**

Agency/group/ organization	Agency/group/ Organization type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Visalia Boys and Girls Club	<ul style="list-style-type: none"> <li>• Services – Children Services - Homeless</li> <li>• Services – Health</li> <li>• Services –Education</li> <li>• Strategic Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Need Assessment</li> <li>Homelessness Strategy</li> <li>Homeless Needs - Chronically homeless</li> <li>Homeless Needs - Families with children</li> <li>Homelessness Needs - Veterans</li> <li>Homelessness Needs - Unaccompanied youth</li> <li>Strategic Plan</li> </ul>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan, which helped in prioritizing the City’s community needs.
Suncrest Bank	<ul style="list-style-type: none"> <li>• Business Leaders</li> <li>• Private Sector Banking/Financing</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Needs Assessment</li> <li>• Non-Homeless Special needs</li> <li>Strategic Plan</li> <li>• Other-Economic Development</li> </ul>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan, which helped in prioritizing the City’s housing and community needs.
Self-Help Enterprises	<ul style="list-style-type: none"> <li>• Housing</li> <li>• Services- Housing</li> <li>• Services – Education</li> <li>• Services- Broadband Internet Service Providers</li> <li>• Regional organization</li> <li>• Strategic Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Needs Assessment,</li> <li>• Regional Organization</li> <li>• Economic Development</li> </ul>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan, which helped in prioritizing the City’s housing and community needs.
Citizens Advisory Committee	<ul style="list-style-type: none"> <li>• Other government – Local</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Needs Assessment,</li> <li>• Non-homeless Special needs</li> <li>• Anti-poverty Strategy</li> </ul>	City staff presented the survey, and information to the CAC Committee at their monthly meeting held August 7, 2019. CAC members provided input on community needs.

Disability Advocacy Committee	<ul style="list-style-type: none"> <li>• Other government – Local</li> <li>• Strategic Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Needs Assessment</li> <li>• Non-homeless Special needs</li> <li>• Anti-poverty Strategy,</li> </ul>	City staff presented the survey and information to the DAC Committee at their monthly meeting held on August 12, 2019. DAC members provided input on needs of the disabled community.
City of Visalia - Economic Development Department	<ul style="list-style-type: none"> <li>• Other government – Local</li> <li>• Grantee Department</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Needs Assessment,</li> <li>• Market Analysis</li> <li>• Economic Development</li> <li>• Anti-poverty Strategy</li> </ul>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan.
City of Visalia Planning Department	<ul style="list-style-type: none"> <li>• Other government – Local (Planning)</li> <li>• Civic Leaders</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Needs Assessment,</li> <li>• Housing,</li> </ul>	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs
Community Services & Employment Training, Inc.	<ul style="list-style-type: none"> <li>• Housing</li> <li>• Services – Elderly Persons</li> <li>• Services – Education</li> <li>• Services- Employment</li> <li>• Other- Community Action Agency of Tulare County</li> <li>• Strategic Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Needs Assessment</li> <li>• Economic Development,</li> <li>• Market Analysis</li> </ul>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan.
Central California Legal Services	<ul style="list-style-type: none"> <li>• Services – Housing</li> <li>• Services- Education</li> <li>• Services – Fair Housing</li> <li>• Strategic Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Needs Assessment</li> <li>• Non-homeless</li> <li>• Special needs,</li> <li>• Economic Development,</li> </ul>	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs.

<p>Central California Family Crisis Center</p>	<ul style="list-style-type: none"> <li>• Services – Children</li> <li>• Services- Elderly Persons</li> <li>• Services- Persons with Disabilities</li> <li>• Services – Victims of Domestic Violence</li> <li>• Services – Health</li> <li>• Child Welfare Agency</li> <li>• Publicly Funded Institution System of Care</li> <li>• Regional Organization</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Needs Assessment,</li> <li>• Lead-Based Paint Strategy</li> <li>• Non-Homeless Special Needs</li> </ul>	<p>Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan.</p>
<p>Tulare County Health &amp; Human Services Agency</p>	<ul style="list-style-type: none"> <li>• Services – Children</li> <li>• Services – Elderly Persons</li> <li>• Services – Persons with Disabilities</li> <li>• Services – Persons with HIV/AIDS</li> <li>• Services- Homeless</li> <li>• Services – Health</li> <li>• Health Agency</li> <li>• Child Welfare Agency</li> <li>• Regional organization</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Needs Assessment</li> <li>• Non-homeless special needs</li> <li>• Lead based Paint Strategy</li> </ul>	<p>Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan.</p>
<p>Tulare County Office of Education</p>	<ul style="list-style-type: none"> <li>• Services – Education</li> <li>• Publicly Funded Institution/System of Care</li> <li>• Strategic Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Needs Assessment</li> <li>• Non-homeless Special needs</li> <li>• Economic Development</li> </ul>	<p>Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan.</p>
<p>Tulare County Economic Development Corporation</p>	<ul style="list-style-type: none"> <li>• Business Leaders</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Need Assessment</li> <li>• Non homeless Special needs</li> <li>• Economic Development</li> <li>• Anti-Poverty Strategy</li> </ul>	<p>Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan.</p>

Tulare County Sheriff's Department	<ul style="list-style-type: none"> <li>• Other government –County</li> <li>• Regional organization</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Needs Assessment</li> <li>• Non-homeless Special needs</li> </ul>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan.
United Way of Tulare County	<ul style="list-style-type: none"> <li>• Services – Children</li> <li>• Services – Homeless</li> <li>• Services – Education</li> <li>• Services- Employment</li> <li>• Regional organization</li> <li>• Strategic Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Need Assessment</li> <li>• Homelessness Strategy</li> <li>• Homeless Needs - Chronically homeless</li> <li>• Homeless Needs - Families with children</li> <li>• Homelessness Needs - Veterans</li> <li>• Homelessness Needs - Unaccompanied youth</li> <li>• Non-Homeless Special Needs</li> <li>• Economic Development</li> </ul>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan.
Turning Point	<ul style="list-style-type: none"> <li>• Housing</li> <li>• Services Housing</li> <li>• Services-- Children</li> <li>• Services – Elderly persons</li> <li>• Services – Persons with disabilities</li> <li>• Services – Employment</li> <li>• Strategic Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Needs Assessment</li> <li>• Economic Development</li> <li>• Non-homeless</li> <li>• Special needs</li> </ul>	Representative(s) completed community needs survey online.
Habitat for Humanity of Kings and Tulare Counties	<ul style="list-style-type: none"> <li>• Housing</li> <li>• Strategic Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Needs Assessment</li> <li>• Non-homeless Special needs</li> </ul>	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs.

Marvin Hansen, Planning Commissioner	<ul style="list-style-type: none"> <li>• Planning Organization</li> <li>• Other government – Local</li> <li>• Civic Leaders: Planning Commission Member</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Need Assessment</li> </ul>	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs.
Council members Bob Link, Phil Cox	<ul style="list-style-type: none"> <li>• Civic Leaders- Visalia City Council</li> <li>• Strategic Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Needs Assessment</li> </ul>	A City Council work session was held on September 16, 2019, to invite Council members to participate in the survey; Council comments were related to housing needs, targeting neighborhoods and Code Enforcement.
Kings/Tulare Homeless Alliance	<ul style="list-style-type: none"> <li>• Services- Homeless</li> <li>• Regional organization</li> <li>• Strategic Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Need Assessment</li> <li>• Public Housing Needs</li> <li>• Homelessness Strategy</li> <li>• Homeless Needs - Chronically homeless</li> <li>• Homeless Needs - Families with children</li> <li>• Homelessness Needs - Veterans</li> <li>• Homelessness Needs - Unaccompanied youth</li> <li>• Anti-poverty Strategy</li> </ul>	Representative(s) contributed narrative and data to answer various questions within the Consolidated Plan
Housing Authority of Tulare County	<ul style="list-style-type: none"> <li>• Housing</li> <li>• PHA</li> <li>• Services- Housing</li> <li>• Regional organization</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Need Assessment</li> <li>• Public Housing Needs</li> </ul>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan, which helped in prioritizing the City's housing and community needs.

San Joaquin Valley Veterans	<ul style="list-style-type: none"> <li>• Services-homeless</li> <li>• Veterans Services</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Need Assessment</li> <li>• Homeless Needs - Chronically homeless</li> <li>• Homeless Needs - Families with children</li> <li>• Homelessness Needs - Veterans</li> <li>• Homelessness Needs - Unaccompanied youth</li> </ul>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan, which helped in prioritizing the City's community needs.
Bethlehem Center	<ul style="list-style-type: none"> <li>• Services-Children</li> <li>• Services – Homeless</li> <li>• Other-faith-based organization</li> </ul>	<ul style="list-style-type: none"> <li>• Needs Assessment,</li> <li>• Non-homeless Special needs,</li> <li>• Homelessness Needs (Chronically homeless, Families with children, Veterans, Unaccompanied youth),</li> <li>• Homelessness Strategy,</li> <li>• Economic Development,</li> <li>• Strategic Plan</li> </ul>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan, which helped in prioritizing the City's community needs.
Westcare Foundation	<ul style="list-style-type: none"> <li>• Service-Homeless</li> <li>• Other-Veterans Services</li> </ul>	<ul style="list-style-type: none"> <li>• Special needs,</li> <li>• Homelessness Needs</li> <li>• (Chronically homeless, Families with children,</li> <li>• Veterans, Unaccompanied youth),</li> <li>• Homelessness Strategy,</li> <li>• Strategic Plan</li> </ul>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan, which helped in prioritizing the City's community needs.



Augusta Communities	<ul style="list-style-type: none"> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Need Assessment</li> <li>• Non-Homeless Special Needs</li> </ul>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan, which helped in prioritizing the City's housing needs.
Tulare County Associates of Government – TCAG- Board of Directors	<ul style="list-style-type: none"> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Need Assessment</li> </ul>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan, which helped in prioritizing the City's housing needs.
Residents of the City of Visalia	<ul style="list-style-type: none"> <li>• Other-Residents</li> </ul>	<ul style="list-style-type: none"> <li>• Needs Assessment,</li> <li>• Economic Development,</li> <li>• Non-homeless Special needs,</li> <li>• Homelessness Needs (Chronically homeless, Families with children, Veterans, Unaccompanied youth),</li> <li>• Homelessness Strategy,</li> <li>• Strategic Plan</li> <li>• Homelessness Strategy,</li> <li>• Strategic Plan</li> </ul>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan, which helped in prioritizing the City's community and housing needs.

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

The City reached out to several different agencies, groups, and organizations and invited them to participate in the preparation of this Consolidated Plan. They were contacted via email and provided with a stakeholder flyer that included information on the community forums and public hearings. The City asked these groups to forward this information to their colleagues and mailing lists. They were also encouraged to complete the community needs survey and to share the survey link with community stakeholders.

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

**Table 3 Other local / regional / federal planning efforts**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Connecting the Dots 2012	Connecting the Dots is a Ten-Year Plan, completed in 2012, to address the prevention of homelessness in the Kings and Tulare County region. This plan is being updated and is anticipated to be completed early 2020. The City aligns the plan with the Strategic Plan goal to support activities that assist the prevention of homelessness.
City of Visalia Fair Housing Rental Assessment	City of Visalia and Fair Housing Council of Central California	The Fair Housing Council's Fair Housing Rental Assessment is based upon systemic paired testing of the rental housing market to form the basis of plans to counteract discriminatory practices in the rental housing market with the City.
City of Visalia General Plan Housing Element, 2019	City of Visalia	The Housing Element assesses the need for housing for all levels of income and establishes policies to meet those needs. The Strategic Plan goals support the implementation of the Housing Element by working to construct and rehabilitate new and existing affordable housing units.
Tulare County Multi-Jurisdictional Local Hazard Mitigation Plan, March 2018	County of Tulare	Development, as related to the Consolidated Plan, that occurs shall be primarily in the areas where environmental hazards can be properly mitigated.

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

**Narrative (optional):**

Several City departments at the City of Visalia have contributed to the completion of the Consolidated Plan. The City has also consulted with County Agencies as described in Table 2.

A community engagement summary was prepared and is available on the City's website and at the Visalia, Finance Department, Housing Division.

[https://www.visalia.city/depts/finance/housing\\_n\\_cdbg\\_services/publications\\_n\\_reports/consolidated\\_plans.asp](https://www.visalia.city/depts/finance/housing_n_cdbg_services/publications_n_reports/consolidated_plans.asp)

## PR-15 Citizen Participation

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation

#### Summarize citizen participation process and how it impacted goal setting.

Outreach for the City of Visalia's 2020-24 Consolidated Plan has been conducted in several ways: community outreach and housing needs surveys, public meetings, stakeholder interviews, and public hearings. Significant outreach efforts were made to the public, faith-based organizations, educational institutions, housing services, and health and social service organizations (including organizations providing services to homeless persons and families, persons with HIV/AIDS, victims of domestic violence, senior citizens, and extremely low to low income populations).

#### Community and Housing Surveys

To encourage broad and meaningful community participation, two surveys were designed. A community outreach survey asked questions designed to elicit feedback about needs for housing, community facility needs, special needs services, homeless, economic development, and other supportive community programs. The housing survey was designed to gain input on the community's experience with housing discrimination, awareness of tenant housing rights, home lending, housing affordability, and information related to home maintenance and condition.

Legal notices in the newspaper and media outlets, such as the City's website, Facebook and Utility billing, were used to publicize the surveys. Efforts to reach populations underrepresented in the planning process included discussions regarding the survey with various housing, social service, faith based, and other organizations that provide services to the disabled, special needs, low income, and homeless population community. Many of the organizations that assisted in the effort to distribute the surveys posted them on their websites and sent notification to their partners and clientele. The surveys were provided in English and Spanish.

The surveys were publicized through:

- City of Visalia resident-Utility billing
- Legal notice in the Visalia Times Delta newspaper
- Flyers in English and Spanish distributed to a total of 15,435 Visalia Unified School District Elementary and Middle schools
- Email blast of flyers in English and Spanish distributed to 493 community partners and service organizations
- Day-long booth at a Farmer's Market
- City of Visalia Department Directors
- Visalia's Facebook page, Inside City Hall Newsletter
- Posted on non-profit partners websites and/or bulletin boards (Family Services Supportive Housing, Self Help Enterprises, Inc., Family Health Care Network, and Employment Connection)
  - City of Visalia offices (City Hall East, West, Administration and Transit buildings)
  - Visalia Public Library
  - Central Valley Recovery Services
  - Local Continuum of Care- Kings/Tulare Homeless Alliance



## **Public Workshops**

Three public community workshop meetings were held on June 12th, June 13th, and June 26th of 2019. The workshops were designed to solicit public input. Engagement activities were used to gather input on the highest community and housing needs. In addition to public workshops, a meeting was held with the Citizens Advisory Committee (August 7, 2019) and the Disability Advocacy Committee (August 12, 2019) for input on community needs related to the Consolidated Planning process.

The meetings were legally noticed through the newspaper, the City's website, and notices were emailed to the 493 organizations from the contact list of partners and service organizations the City has compiled from past stakeholder and community meetings related to grant funding from HUD. Flyers (15,435) were provided to all students through the Visalia Unified School District-Elementary and Middle Schools.

## **Consolidated Plan Public Comment Period**

The Consolidated Plan was circulated for a 30-day public review and comment period beginning on March 18, 2020, and comments were accepted through April 16, 2020. The Plan was available electronically at [www.visalia.city.com](http://www.visalia.city.com) for the 30-day period. Hardcopies were also available at the City of Visalia, 707 West Acequia Ave., Visalia, CA 93291. as well as upon request. The notice was also sent through listservs with "The Alliance", City of Visalia Facebook, City of Visalia Inside City Hall, The Tulare Kings Hispanic Chamber of Commerce newsletter. In addition, public comment was encouraged at the public hearing held on April 20, 2020, at 220 N Santa Fe St, Visalia, CA 93292, and could be submitted in writing to [www.visalia.city.com](http://www.visalia.city.com) or directed to Randy Groom, City Manager at the City of Visalia, 220 N. Santa Fe Street, Visalia, CA. A summary of all comments received and staff's response to those comments can be found in Appendix E: Response to Comments.



## Citizen Participation

### Table 4 Citizen Participation

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public meetings	Non-targeted/broad community	A total of 35 individuals attended one of the community forums held in June 2019.	attached	n/a
2	Internet Outreach	Non-targeted/broad community	A potential of over 852 people reached on Facebook. Additionally, the July 22 <sup>nd</sup> 2019, "Inside City Hall" issue, there were 3,300 subscribers reached. Facebook and Twitter were used as two key social media channels to publicly distribute information on the community forums and community needs survey. Blurbs on the community forums and community needs surveys were distributed through various listservs, including City Hall's "Inside City Hall" newsletter list and the City's Community Center and Housing Resource Fair listservs.	attached	n/a
3	Newspaper Ad	Non-targeted/broad community  Non-English Speaking – Specify other language: Spanish	Notices on the community forums and community needs surveys were posted in the Visalia Times Delta newspaper.	None received	n/a
4	Other-Webpage posting	Non-targeted/broad community Non-English speaking – Specify language: Spanish	Approximately 209 persons were reached through the Alliance's notices regarding the community needs survey and community forums.	None received	n/a

5	Other	Non-targeted/broad community Non-English speaking – Specify language: Spanish	A total of 493 Community Needs surveys were submitted to the City from May 2019 to August 2019. This includes surveys provided at the Visalia Farmer’s Market on May 18, 2019.	Comments included as part of the community needs survey results	n/a
6	Public Meeting	Persons with disabilities Other: Disability Advocacy Committee	Approximately 5 community members and committee board attended, in addition to City Staff. Staff presented the ConPlan process, definition of the AI, and relevant survey results on August 12, 2019. .	See attached.	n/a
7	Public Meeting	Non-targeted/broad community  Other: Citizens Advisory Committee	Approximately 10 members present plus City Staff. Staff presented the ConPlan process, definition of the AI, and relevant survey results on August 7, 2019.	See attached	<b>n/a</b>
8	Public Hearing	Non-English Speaking- Spanish  Non-targeted/broad community  Other: City Council Work Session	City Council Work Session held on September 16, 2019 City Council Work Session held on March 16, 2020 City Council Meeting for approval of ConPlan held on April 6, 2020	See attached.	<b>n/a</b>

# Annual Action Plan

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

### Introduction

The City, as an entitlement jurisdiction receives Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds annually from the U.S. Department of Housing and Urban Development (HUD). These programs are designed to assist low and moderate income (LMI) households, investing in the City's local communities/neighborhoods. This AAP is the first year of the City's 2020-2025 ConPlan. The ConPlan process fostered a community-wide dialogue regarding the market environment and affordable housing and community development needs of the City.

The Annual Action Plan (AAP) will allocate projects that are consistent with the Strategic Plan section of the ConPlan. The Strategic Plan provides a specific course of action, which builds on local assets and coordinates a response to the needs of the community. The Strategic Plan sets program goals, specific objectives, annual goals and benchmarks for measuring progress over the next five years. The five-year strategy covers the period from July 1, 2020 through June 30, 2025.

HOME funds would generally be used for multifamily new construction, scattered site acquisition/rehab of existing rental and ownership properties through the City's certified Community Housing Development Organization (CHDO), down payment assistance and tenant-based rental assistance. CDBG activities identified for the same term will be allocated to public improvements such as accessible sidewalks, including acquisition of right-of-way and other public walkways, public improvements or facilities including acquisition and/or construction of homeless shelter, bridge housing, public services, including fair housing, a voucher program, case management and street outreach, code enforcement, and the owner occupied emergency repair and accessibility program. In FY 2020, Visalia will fund activities in furtherance of the objectives and priorities identified in the Strategic Plan with the outcome of improving availability, accessibility, affordability and sustainability through activities which benefit the community. The activities will support at least one objective and one outcome.

For Fiscal Year 2020-2021, the City received a total of \$1,305,505 in CDBG funds and \$543,366 in HOME funds. The CDBG carryover balance, including program income approved through the previous year action plan and/or amendments is allocated toward existing projects. Any increase or decrease in the actual 2020 CDBG grant and program income was noted to be directed toward the CDBG capital improvement projects and or any necessary or applicable adjustment to the public service to comply with the 15% cap.



## Anticipated Resources

**Table 61 Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Emergency Repair and Accessibility Program "ERAP" (Owner Occupied); Code Enforcement - Target Areas (neighborhood services); Continuum of Care Support; Voucher Program- Family Services; Eden House; Case management/Street Outreach; Kings view public service; Fair Housing Education; ADA Compliance projects; Public infrastructure improvement; Other public facility Acq/ Construction (i.e. Shelter); Administration	\$1,305,505	\$75,000	\$0	\$1,380,505	\$5,522,020	In Year 1, the City expects to receive \$1,305,505 in CDBG entitlement funds. In addition, program income and other funds are \$75,000. Any encumbered funds from prior years will be allocated to capital improvements.
HOME	Public-Federal	New Construction – Multi-family residences	\$543,366	\$455,500	\$0	\$998,866	\$3,245,464	In Year 1, the City was allocated \$543,366 in HOME entitlement funds. In addition, program income and other funds are \$455,500.

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

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the AAP as follows:

- CDBG and HOME Program Funds: The CDBG Program Income will contribute \$75,000 to the first year Action Plan; the HOME Program Fund will contribute \$455,500.
- Additional funding for CDBG programs will come in the form of Code Enforcement Fees/Revenues (\$50,000 estimate).
- HOME Monitoring Income (reimbursements) will contribute \$5,500 to HOME programs.

SP-35 provides additional information on currently funded federal, county and local agencies that also utilize the City's CDBG and HOME funds for successful housing and social service projects and programs.

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

There is no publicly owned land or properties located within the jurisdiction that may be used to address the needs identified in the plan.

**Discussion**

See above discussion.

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Table 62 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing	2020	2025	Affordable Rental Housing Opportunities	City Wide	-Housing for LMI Households	HOME & HOME-CHDO: \$899,530	11 new affordable rental units
2	Create suitable living environment	2020	2025	Affordable Housing	City Wide	-Property Maintenance -Neighborhood Preservation	CDBG: \$175,000	1 rehab home (loan) 200 Code cases addressed
3	Address homeless needs	2020	2025	Homeless Needs	City Wide	Shelter and Counseling for the Homeless	CDBG: \$48,575	PIT 400 people -14 vouchers
4	Address community/ Special needs services	2020	2025	Special Services	City Wide	Public Services	CDBG: \$102,000	-15 case management/homeless prevention -3 families assisted -20 people assisted w/ mental health services -Activities that promote Fair Housing Education
5	Enhance Community Development	2020	2025	Non-Housing Community Development Strategy	TBD	Improve Community and Public Facilities	CDBG: \$783,829	-5 project -1 project PL -1 Facility
6	Administration & Planning	2020	2025	Program planning & administration	City Wide	Community Development	CDBG: \$271,101 HOME: \$99,336	Other – Admin.

**Table 63 Goal Descriptions**

Goal	Goal Name	Description
1	Increase affordable housing	Visalia seeks to increase the affordable housing stock by supporting: the planning, design, and construction of new housing units; homeownership through new or existing home buyer, including down payment assistance; rental assistance programs; housing rehabilitation including home improvement assistance programs, affordable rental housing construction for special needs families; the building or converting existing buildings for homeless housing; housing construction vocational and skills training programs, CHDO agencies and project work.
2	Create suitable living environment	Visalia will continue to support innovative services that address outstanding needs that provide a benefit to wide sectors of the community such as: Emergency Repair and Accessibility Program, Tenant-based rental subsidies and addressing City Code violations.
3	Address community/ special need services	Visalia will address community and special needs through increased mental and behavior health services. This is to meet the public’s need for assistance with substance abuse, domestic violence, and general mental health needs.
4	Address homeless needs	Visalia will assist homeless prevention services through voucher programs, families assisted with case management/ street outreach, as well as working with the Continuum of Care Kings/Tulare County, with their PIT counts.
5	Enhance community development	Visalia shall support a higher quality of life through enhancing recreational spaces, supporting community and social service facilities, supporting amenities that promote community events, improve and enhance existing infrastructure such as streets, sidewalks, curbing and other public facilities, lighting and addressing public safety concerns. Improvements to local non-profit community facilities such as youth or senior centers, emergency homeless shelters, mental health/substance abuse/domestic violence facilities are included.
6	Program planning & administration	Visalia will continue to provide planning and administration services required to manage and operate the City’s CDBG and HOME programs. Such funds will assist in managing community development, housing, and economic development programs. Funds will also be used for other planning initiatives such as: strategies to further fair housing, reduce homelessness, and create solutions to increase affordable housing.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Consolidated Plan goals below address the high priority needs and serve as the foundation for strategic actions the City will undertake. These goals are based on the ConPlan's Needs Assessment and Housing Market Analysis sections as well as community outreach conducted:

- 1 Increase affordable housing
- 2 Create suitable living environment
- 3 Address community/ special need services
- 4 Address homeless needs
- 5 Enhance community development
- 6 Program planning & administration

The City plans to undertake the following projects in Program Year 2020/21. The allocation of the CDBG funding for the City is:

- 13% or \$175,000 for Suitable Living Environment Programs
- 11% or \$150,575 for Public Service Programs
- 13% or \$183,829 for Public Improvement Programs
- 43% or \$600,000 for Public Facility Improvement Programs
- 20% or \$271,101 for Program Administration

There may be additional program income for FY 2020/21.

Program year 2020/21 HOME funds are dedicated to the new construction of a multi-family rental development (90% or \$899,530 including 15% CHDO), with 10% allocated to Program

Administration.

## Projects

**Table 64 Project Information**

#	Project Name	Funding
1	New Construction – Multi-Family Rental Development - \$899,530 300 E Oak Avenue, Visalia “The Loft”	HOME & CHDO
2	Emergency Repair and Accessibility Program “ERAP” - \$50,000	CDGB
3	Code Enforcement – Target Areas - \$125,000	CDBG
4	Continuum of Care Support - \$18,000	CDBG
5	Voucher Program – Family Services - \$30,575	CDBG
6	Eden House (Garden Street) – Mental Health Systems, Inc. - \$39,500	CDBG
7	Case Management/Street Outreach – Family Services - \$35,000	CDBG
8	Kings View South Tulare – Mental Health - \$20,000	CDBG
9	Fair Housing Education - \$7,500	CDBG
10	ADA Compliance Projects - \$143,829	CDBG
11	Public Infrastructure Improvements - \$40,000	CDBG
12	Other Public Facility Acquisitions/Construction (i.e., Shelter) - \$600,000	CDBG
13	Program Administration – CDBG: \$271,101 HOME: \$99,336	CDBG, HOME

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

The projects will address the priority needs described in the Consolidated Plan and enhance services to the homeless, provide housing options for the LMI population, and provide case management/mental and health services to at-risk populations within the community. These services and facilities will be provided city-wide.

The City has provided HOME CHDO funds to Self-Help Enterprises, Inc. (SHE), the City’s Certified CHDO, for acquisition/rehabilitation Projects. The projects allow acquisition of voluntary or foreclosed, including vacant and infill, properties for single family homes, which will be rehabilitated and resold to income qualifying households. This includes allowing up to 10% of the total development cost to be provided as gap financing to the new homeowner. SHE’s projects also include acquisition, rehabilitation and rental of voluntary or foreclosed, including vacant and infill multi-family properties, which will be rented to income qualifying tenants. SHE has been successful with both single and multifamily properties since 2015. Therefore, funding towards SHE, as a CHDO, will continue to assist with increasing homeownership, rental assistance, including housing for our homeless population, by creating and preserving affordable housing. SHE will be utilizing and recycling HOME dollars toward construction of 11 of the 81 multi-family rental units on 300 E Oak Avenue. Multi-family properties would provide rental housing for low- and very low-income tenants. SHE also partners with local non-profit service providers for tenants who are homeless or at-risk of homelessness.

The City of Visalia will fund public services such as support to the Continuum of Care. The Kings/Tulare Homeless Alliance is the designated Continuum of Care Program which is a community-based, long range plan that addresses the needs of the homeless in order to help them reach maximum self-sufficiency. In collaboration with the COC, the City of Visalia plans to get a PIT count of 400 persons in the first program year.

The City also contracted with Family Services of Tulare County to provide case management/street outreach, with the use of CDBG funding. This public service program has been successful and will continue to provide needed services for our homeless population.

One of the newer public service programs the City will also be funding is the Eden House (Garden Street) to provide 15 new cases with mental health support.

A new public service program with implemented with Kings View; who provides services such as mental health, drug and alcohol recovery, services to intellectually challenged adults, and youth empowerment. The City has allocated funding to Kings View to assist 20 people in the first program year.

CDBG funding will also be going toward an owner-occupied program, known as the Emergency Repair and Accessibility Program (ERAP). This program will be assisting eight (8) owner-occupied, housing unit rehabilitation over the 5-year Consolidated Plan cycle, with 1 housing unit to be assisted the first program year (2020/21).

Additional ADA- Public improvement will be funded through CDBG monies. Public improvements include a public facility and/or infrastructure improvement toward an emergency shelter for the homeless population. Improvements may include seed money or gap financing toward acquisition and/or construction, and/or rehabilitation.

Finally, the City of Visalia will allocate CDBG funding to hold Fair Housing Education activities city-wide.

## AP-38 Project Summary

### Project Summary Information

Table 65 Geographic Distribution - Projects

1	<b>Project Name</b>	<b>The Loft</b>
	<b>Target Area</b>	300 E Oak Avenue, Visalia
	<b>Goals Supported</b>	Increase affordable housing
	<b>Needs Addressed</b>	Increase affordable housing
	<b>Funding</b>	HOME and HOME-CHDO: \$899,530
	<b>Description</b>	Increase the amount of affordable housing stock in the City of Visalia with the construction of 11 new LMI multi-family rental units.
	<b>Target Date</b>	6/30 2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 LMI households
	<b>Location Description</b>	300 E Oak Avenue, Visalia. The project is located in the northeast area of the Visalia downtown
	<b>Planned Activities</b>	The City will provide funding toward Self-Help Enterprises, Inc. (SHE), to build 11 of the 81 new LMI multi-family rental units.
2	<b>Project Name</b>	<b>Emergency Repair and Accessibility Program “ERAP”</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Create a suitable living environment
	<b>Needs Addressed</b>	Property Maintenance
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Provide owner-occupied LMI households a loan for rehabilitation and repair
	<b>Target Date</b>	6/30 2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 LMI household
	<b>Location Description</b>	City Wide TBD
	<b>Planned Activities</b>	The Emergency Repair and Accessibility Program (ERAP) provides low interest rate loans to owner occupants that have been referred by Code Enforcement and are of an emergency situation or an unhealthy or other unsafe condition that is detrimental to or a threat to the well-being of the occupying household.
3	<b>Project Name</b>	<b>Code Enforcement</b>
	<b>Target Area</b>	CDBG Targeted areas within City limits
	<b>Goals Supported</b>	Create a suitable living environment
	<b>Needs Addressed</b>	Neighborhood preservation
	<b>Funding</b>	CDBG: \$125,000



	<b>Description</b>	Provide funds to the City of Visalia CODE department to identify and address housing units in violation of the Housing Code
	<b>Target Date</b>	6/30 2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 code cases within LMI neighborhoods
	<b>Location Description</b>	CDBG Targeted Area – Census Tracts/Blocks
	<b>Planned Activities</b>	Address life safety issues that pose a threat to the health, safety and well-being of residents and guests of the City of Visalia. Including substandard housing, code violations and private vehicle abatement.
<b>4</b>	<b>Project Name</b>	<b>Continuum of Care Support</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Address homeless needs
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$18,000
	<b>Description</b>	Conduct 200 PIT count the first program year The City has a partnership with the Continuum of Care to support and address issues of homelessness. Approximately 400 persons assisted through the project homeless connect. Additional assistance throughout the year, canvassing the area of the population in need
	<b>Target Date</b>	6/30 2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 persons living with homelessness
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	In partnership with the Kings/Tulare Homeless Alliance, conduct PIT counts of the homeless and PHC in the City of Visalia
<b>5</b>	<b>Project Name</b>	<b>Voucher Program – Family Services</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Address homeless needs
	<b>Needs Addressed</b>	Shelter and counseling for the homeless
	<b>Funding</b>	CDBG: \$ 30,575
	<b>Description</b>	Vouchers (min. 5 vouchers) for case management activity
	<b>Target Date</b>	6/30 2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	14 homeless persons assisted
	<b>Location Description</b>	City wide

	<b>Planned Activities</b>	Provide 14 vouchers minimum of 5 vouchers/5 year match (Case Management Activity)- Matching funds to a Tulare housing First Program-CoC- HUD Voucher Program
<b>6</b>	<b>Project Name</b>	<b>Eden House</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Address community/special needs services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$39,500
	<b>Description</b>	Fund Eden House to provide mental health services
	<b>Target Date</b>	6/30 2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 households with case management
	<b>Location Description</b>	Mental health services and meals will be provided at: Eden House, 1627 South Garden St., Visalia
	<b>Planned Activities</b>	Services to residents
<b>7</b>	<b>Project Name</b>	<b>Case Management/ Street Outreach</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Address community/special needs services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	\$35,000
	<b>Description</b>	Provide case management and outreach to at-risk families
	<b>Target Date</b>	6/30 2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 families annually
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Case management and outreach to families
<b>8</b>	<b>Project Name</b>	<b>Kings View South Tulare – Mental Health</b>
	<b>Target Area</b>	City Wide within Visalia city limits
	<b>Goals Supported</b>	Address community/special needs services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Provide services for mental health/drug & alcohol counseling/ intellectually challenged adults/youth empowerment
	<b>Target Date</b>	6/30 2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 people assisted with services in the first program year
	<b>Location Description</b>	Kings View located at 201 N. K Street, Tulare CA (main office)
	<b>Planned Activities</b>	Counseling
<b>9</b>	<b>Project Name</b>	<b>Fair Housing Education</b>
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	Address community/special needs services
	<b>Needs Addressed</b>	Public services
	<b>Funding</b>	CDBG: \$7,500
	<b>Description</b>	Provide education on what is Fair Housing
	<b>Target Date</b>	6/30 2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 activity 10 persons will benefit from 1 educational activity
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	The City of Visalia will provide and conduct activities what will educate the general public and at-risk populations of what is Fair Housing
<b>10</b>	<b>Project Name</b>	<b>Public Facility: ADA Compliance Projects</b>
	<b>Target Area</b>	CDBG Targeted Areas
	<b>Goals Supported</b>	Enhance community development
	<b>Needs Addressed</b>	Improve community and public facilities
	<b>Funding</b>	CDBG: \$143,829
	<b>Description</b>	Identify and locate an area that need to comply with ADA standards to increase the quality of life for disabled peoples in the City of Visalia The City will continue to fund this program with entitlement and future program income, to continue supporting the disabled community with the installation of curb cuts, truncated domes, compliant ramps, and warning detection panels, accessible water fountains, sidewalks, parking lots, within CDBG targeted areas, parks, public facilities, and outside the targeted area as a presumed benefit, which also assists with connectivity to all areas of the City
	<b>Target Date</b>	6/30 2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 project- 10 persons will benefit
	<b>Location Description</b>	CDBG Targeted Areas
	<b>Planned Activities</b>	Public Improvements; ADA compliance, sidewalks, including right-of-way acquisition
<b>11</b>	<b>Project Name</b>	<b>Public Infrastructure Improvements</b>
	<b>Target Area</b>	CDBG Targeted Areas
	<b>Goals Supported</b>	Enhance community development
	<b>Needs Addressed</b>	Improve community and public facilities
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Identify and locate an area that need to comply with ADA standards to increase the quality of life for disabled peoples in the City of Visalia (Program Income)
	<b>Target Date</b>	6/30 2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 project (10 persons within LMI neighborhoods).
	<b>Location Description</b>	CDBG Targeted Area
	<b>Planned Activities</b>	Public facility improvement – ADA Compliance, including right-of-way acquisition
<b>12</b>	<b>Project Name</b>	<b>Other Public Facility Acquisition/ Construction (i.e., Shelter)</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Enhance community development
	<b>Needs Addressed</b>	Improve community and public facilities
	<b>Funding</b>	\$600,000
	<b>Description</b>	Either provide a new facility (i.e., shelter) or upgrade/enhance an existing facility
	<b>Target Date</b>	7/1 2020-6/30 2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Project ; 10 persons within LMI neighborhoods
	<b>Location Description</b>	Within City limits exact location TBD
	<b>Planned Activities</b>	To be determined
<b>13</b>	<b>Project Name</b>	<b>Program Administration</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Planning and Grant Administration
	<b>Needs Addressed</b>	Community development
	<b>Funding</b>	CDBG: \$271,101 HOME: \$99,336
	<b>Description</b>	Administration
	<b>Target Date</b>	7/1 2020-6/30 2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Other
	<b>Location Description</b>	707 W Acequia Ave, Visalia, CA 93291
	<b>Planned Activities</b>	Fund Planning and Grant Administration services for City of Visalia

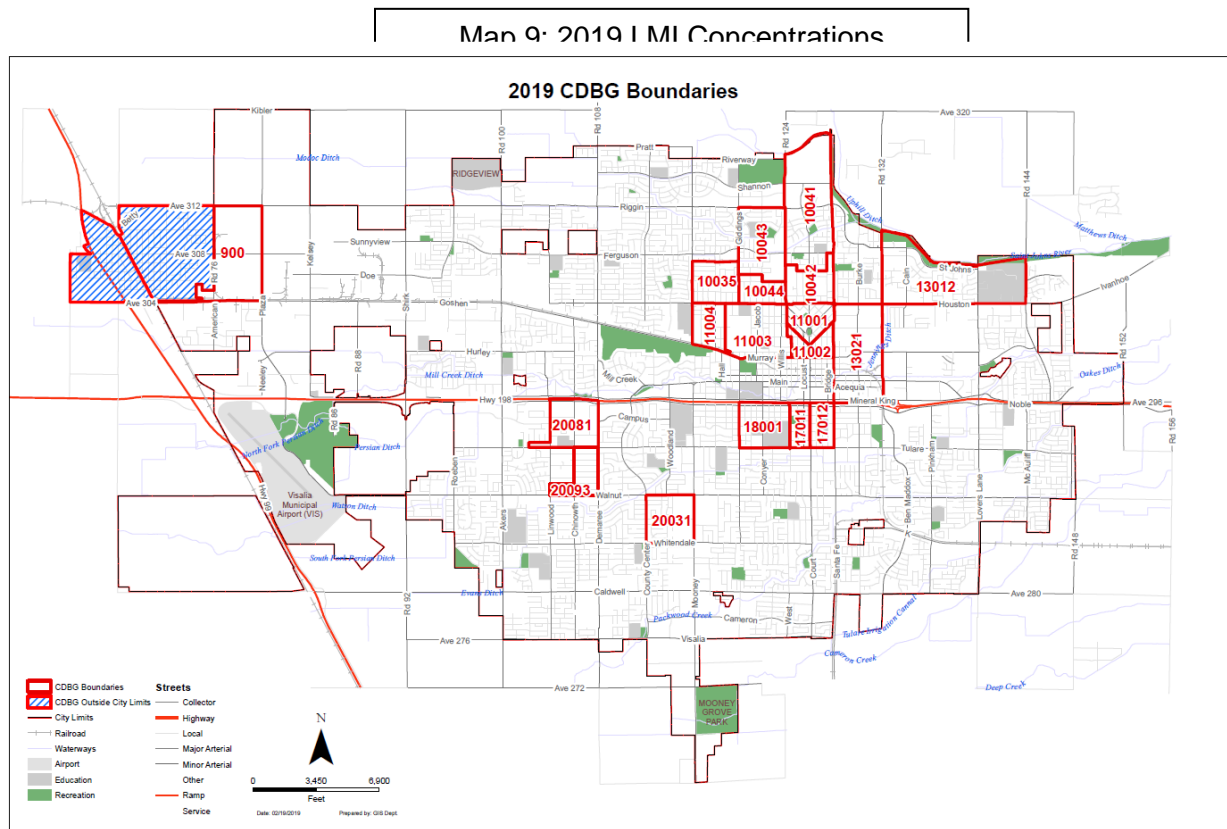
## AP-50 Geographic Distribution – 91.220(f)

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

Many of the CDBG activities funded in FY 2020/21 are offered City wide to low- and moderate-income households. However, for certain CDBG programs, such public infrastructure improvements, public facility acquisition and construction, investment, and code enforcement is directed to neighborhoods that qualify for CDBG funds on an "area benefit" basis. An area benefit activity is one that is available to benefit all the residents of an area which is:

- Primarily residential and
- Where 51% of the population is low- and moderate-income

Except for the HOME-funded multi-family rental housing units to be built (The Loft) which is located at 300 E Oak Avenue, and Program Administration (707 W Acequia Ave, Visalia, CA 93291) all other programs are to be administered city-wide, within the CDBG Target area or at a site to be determined.





## Geographic Distribution

**Table 66 Geographic Distribution**

Target Area	Percentage of Funds
City Wide	77%
CDBG Target Area	23%

### Rationale for the priorities for allocating investments geographically

Entitlement dollars will be distributed citywide as eligible. However, CDBG funds will be utilized in CDBG Target areas for Code Enforcement and Park Improvements. A presumed Benefit project, such as an ADA walkway within a park or low mod residential areas in need of access, would be applicable. CDBG funding directed toward public services is a citywide public service benefit. Public Facilities are based upon CDBG requirements, such as area benefit noted above, limited clientele or income qualifications; Affordable housing will be citywide, which encompasses CDBG Target Areas. Other programs may benefit within the CDBG Target areas as well, however, are allowed citywide.

### Discussion

The Low-and Moderate-Income Concentration Census Tract Map that is being utilized for the 2020 Action Plan, is the map utilized during the 2018 and 2019 Action Plans. This is due to the 2020 EConPlan IDIS Map uploaded within the system, was outdated (2015 ACS). The City will update its Low-and Moderate-Income Concentration Map (CDBG Target Area) upon receiving the 2020 Census Data, as well as annually during its Annual Action Plan process.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The AAP must specify goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. The AAP must also indicate the number of affordable housing units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purpose of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

The tables below represent HOME funded activities. For reference purposes, CDBG funding will assist 434 homeless; 1 non-homeless and 18 special needs persons.

**Table 67 Year 1 Goals – Special Needs Households**

<b>HOME – Year-One Goals (Households to be Supported)</b>	
Homeless Assisted	1
Non-Homeless Assisted	10
Special-Needs Assisted	0
<b>Total</b>	<b>11</b>

Data Source: AP-20, Table 2

**Table 68 Year 1 Goals – Housing**

<b>HOME – Year-One Goals (Type of Unit-Households to be Supported)</b>	
New Units Built	11
Existing Units Rehabilitated	0
Rental Assistance	14
Acquisition of Existing Units	0
<b>Total</b>	<b>25</b>

Data Source: AP-20, Table 2

Findings in the data, included within the Strategic Plan, show that there is not an adequate amount of housing affordable to LMI households, especially for extremely low- and very low-income households. According to the HUD data reports whether or not there is sufficient housing units for the various income categories. After analysis, the only income category that truly does have enough housing is the 50-80% AMI. The following data (CHAS 2011-2015) supports this housing deficit/surplus:

- 0-30% AMI: There are 5,055 households living in this income category, yet there are only 490 rental units available that are affordable to these households in the City (NA-10, Table 6; MA-15, Table 35)
- 30-50% AMI: There are 4,760 households living in this income category yet there are only 2,935 units available (NA-10, Table 6; MA-15, Table 35)
- 50-80% AMI: there are 6,050 households in this income category and there are 11,670 units (NA-10, Table 6; MA-15, Table 35)



Tables 33 and 36 included within the Strategic Plan, MA-15 section show the recent changes to factors effecting affordability including income, rent and value. Median income has increased 2.5% since 2010 and when compared to the growth in median contract rent (+7.2%), rental housing prices are outpacing income growth. This may continue to strain affordability in the rental housing market, and lead to higher rates of housing cost burden, especially for LMI households. However, when looking at the owner market, ownership may be more attainable now than it was previously in 2010. This is evidenced by the fact that median income growth has increased, while median home values have declined over 10%.

## **Discussion**

Staff works with its non-profit partner SHE to include additional types of acquisition, such as vacant, infill and reconstruction. As funding, through PI becomes available, it would be directed toward SHE CHDO acquisition rehabilitation projects. Due to SHEs success and the housing needs of our community, including housing Visalia's homeless or at-risk of homelessness population. It is anticipated that two (2) single family properties will be constructed upon the recently acquired properties (NW 5th). It is also anticipated that 1 rental multi-family property will be acquired, rehabilitated and rented.

The TBRA Pilot Program is providing rental assistance for a period of 18 months, however, will allow for extensions through a re-application process. No more than 24 months of assistance is allowed. We continue to utilize previous year funding to assist additional households. If the anticipated HOME PI is above the estimated figures an amendment could be prepared to direct a portion to the TBRA or SHE CHDO. Supportive services will also be available to the tenants through Housing Successor funding. Annually Staff will evaluate the FMR and a Rent Market Comparability Study for use as the HOME TBRA Rent Standard.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

HATC works closely with the City, Continuum of Care “Alliance” and the recently formed Homeless Resource Task Group. Actions planned by the PHA this year are referenced below.

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

HATC will continue to own and manage 179 units in the City. They stated that there is no plan to purchase additional public-housing units, nor do they plan on removing any units from their inventory. Their current projection is for an investment of \$375,500 in Capital Fund improvements during the 2020 – 2021 Fiscal Year. There are no project based rental assistance units within the City. HATC expenditures cover maintenance and rehabilitation in public-housing units within the City. HATC's Capital Fund expenditures will cover a large range of projects, including roofing replacement, landscaping improvements, carpet replacement along with air conditioning and heating unit improvements (data source: HATC July 2019).

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

HATC created a Resident Council composed of five residents from HUD funded programs (Multifamily Housing, LIHTC, HOME, Section 8 Housing Choice Vouchers and public-housing). The Resident Council works with HATC staff on evaluating the effectiveness and efficiency of existing rental assistance programs. This structure was put into place to give public housing residents the opportunity to provide input on necessary program modifications, through the Council members. HATC is proactive in the inclusion of public-housing residents in the policy making process. As required, two public housing tenants sit on HATC Commission board. Between the Resident Council and tenant representation on the Board an equitable and transparent policy making process has been put into place.

A vital driving factor that continues to implement HATC programs is the promotion and ultimate goal of tenant self-sufficiency. HATC views homeownership as a long-term goal for most program participants. HATC staff works with tenants to effectively provide them with the necessary resources to achieve homeownership. HATC's Annual Re-Examination Notice provides public-housing participants with an extensive referral list that provides assistance with homeownership. Their list includes programs managed by: CSET, City of Visalia, Habitat for Humanity, CalHFA, and Self Help Enterprises. HATC's program coordinator works with any interested public housing tenant in order to effectively inform them of all the different programs and services available to them. Effective collaboration between their agency and other public and nonprofit agencies is imperative to help promote homeownership among all of HATC's tenants. Lastly, in 2019 HATC created “RentTrack Payment, an online payment system which will allow public housing residents to utilize their rental payments made on time to raise or build individual credit scores. RentTrack has increased credit scores 29 points in just two months and 132 points over a 2 year time period

### **If the PHA is designated as troubled, describe the manner in which financial assistance**

**will be provided or other assistance**

HATC is not designated as troubled.

**Discussion**

See above.

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

### **Introduction**

This section describes the City's one-year goals and the specific action steps it will undertake in the program year to carry out the homeless strategy outlined in the ConPlan's SP-60 Homelessness Strategy. This section will also describe the jurisdiction's one-year goals and specify the activities it will undertake to serve the housing and supportive service needs of non-homeless populations who require supportive housing.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

The City will continue targeted outreach efforts towards unsheltered homeless persons through collaborative efforts with the Alliance Housing Navigators, Kings View PATH Team, and Tulare County Mental Health Crisis Team. These organizations canvas the City to conduct outreach to people experiencing homelessness. When an unsheltered person is identified, they are assessed and connected to services. Client information is included in the local Homeless Management Information System (HMIS) so the outreach teams can remain apprised of client status on the housing priority list and other community referrals.

The City will also continue to support the Alliance's outreach efforts to persons experiencing homelessness through the PIT survey completed every January. The PIT survey provides a snapshot of the adults, children in households and unaccompanied youth living in the City of Visalia who meet HUD's definition of homelessness. Information gathered through the PIT is used to understand the causes and trends over time of homelessness, as well as to determine the unmet shelter and service needs of the homeless.

PHC is a national best practice that is a one-stop-shop of comprehensive support services for people experiencing homelessness. Guests attending the event are partnered with volunteers who assist in identifying and accessing necessary resources. The 2020 event was held on January 23, 2020. Results will be reflected within the next CAPER.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City will continue to support the following emergency shelter and transitional housing needs of homeless persons through social service agencies funded under Public Services:

The City provided funds for the operation of a warming center located at St. Paul's Episcopal Church opened on December 27, 2019. The shelter is a low-barrier emergency shelter that can house approximately 100 people. A Homeless Committee originally met bi-weekly to identify a location, lead agency and funding sources. The goal was to have the emergency shelter operational within a 12-24 month period. The warming center averages 75 visitors a night. This warming center provides shelter space for many chronically unsheltered homeless people, a demographic that makes up 96% of the region's homeless population (*Visalia Times Delta, Jan. 21, 2020*).

The City is also working with Self-Help Enterprises and other community partners to develop a Bridge Housing program that will temporarily house people experiencing homelessness while their permanent housing unit is being identified. The project would house up to 22 clients.

The City will continue to fund Family Services of Tulare County (FSTC) with CDBG public services

funding. The primary focus of this public service- is so that Family Services staff may reach approximately 24 homeless people through street outreach efforts. The secondary focus of this public service funded activity will be providing approximately 14 people case management services that will enable them to be more self-sufficient in order to gain housing. FSTC seeks to identify at-risk and homeless clients who have not yet been linked to a formal support system in order to work with them on completing the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment, assisting them with becoming “document ready” for potential housing opportunities (i.e. obtaining identification, homeless/disability certification), connecting them to critical supportive services such as mental health and substance abuse treatment, and providing linkages to immediate needs such as food, clothing, hygiene products, transportation assistance, emergency shelter and referrals to medical care. FSTC will also work with code enforcement, HOPE team, PATH team, and Housing Navigators to reach new clients and connect them to services. This would include any housing opportunities available, through other funding sources and grant opportunities.

Additionally, TBRA will continue to be used as a bridge to long term housing stability as much as possible by Family Services. The HOME funded TBRA Program in utilizing previous year funding provides rental assistance and security deposits which will assist approximately 16 households with existing funds. The rental assistance will be provided for a period of eighteen months (18), however, will allow for two – 3 month extensions through a re-application process. No more than 24 months of assistance is allowed under the HOME TBRA regulations. It is anticipated that during the period of assistance clients may be receiving support and services that will enable them to be more self-sufficient in housing when the assistance ends. The TBRA Program is prohibited from requiring participation in medical or disability-related services as a condition of receiving or continuing to receive HOME- TBRA. However, it is encouraged for each individual to have a strong connection with a support service provider, which may be offered as referenced under the HOME Regulations. The City previously allocated City Housing Asset funding which provides case management/supportive services, and street outreach.

The City will continue to fund (\$30,575) Family Services as matching funds for case management to support the Tulare Housing First Shelter Plus Care Program (Voucher Program). This program provides case management services to 14 people annually.

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

The City supports and collaborates with local service providers, through the Alliance, to assist homeless individuals and families. Funding priorities include supporting existing high performing housing first rapid rehousing and permanent supporting housing projects.

The City allocated HOME funded Tenant Based Rental Assistance Program to be utilized as rental assistance and security deposit which will assist homeless or at risk of homelessness households. The rental assistance will be provided for a period no more than 24 months of assistance as allowed under the HOME TBRA regulations. It is anticipated that during the period of assistance clients may be receiving support and services that will enable them to be more self-sufficient in housing when the assistance ends. The TBRA Program is prohibited from requiring participation in medical or disability-related services as a condition of receiving or continuing to

receive HOME- TBRA. However, it is encouraged for each individual to have a strong connection with a support service provider, which may be offered as referenced under the HOME Regulations. The City has allocated Housing Successor funding which will provide case management/supportive services, street outreach.

Furthermore, the City continues their efforts of providing CDBG funds to Family Services as matching funds, for case management (public services) to support the Tulare Housing First Shelter Plus Care project. This project provides case management services to 14 people annually.

The City will be allocating CDBG public service funding to Kings View Behavioral Health, a non-profit organization that was founded in 1951, which will utilize the funding toward public services, including meals for Visalia's homeless service needs.

The City plans on continuing the newly created ECO program, which is a partnership that includes the Tulare County Workforce Investment Board, Caltrans, and ABLE Industries. ECO provides employment opportunities for people experiencing homelessness. The project serves a cohort of 10 participants in a two-phase training opportunity. Through the project, participants are provided paid employment, on the job training, resume building, and employment search assistance. The goal of the project is to connect participants to permanent employment within the community.

The City also prioritizes housing opportunities, as appropriate, in new acquisition and rehab housing projects funded through HOME and other city-funding pools. Recent projects include 6-unit project with the Housing Authority that has a set-aside requirement for one of the units to exclusively serve persons experiencing homelessness and the Self Help Enterprise owned 22-bed public facility which will serve as Bridge Housing.

In all Continuum of Care and City-funded projects, persons experiencing homelessness are assessed for housing opportunities and are prioritized based on their acuity. Several projects focus on sub-populations such as youth ages 18-24, veterans, and/or chronic homelessness. All projects within the Continuum- emergency, transitional and permanent housing- include supportive services for their clients. Each project designs and implements supportive services based on their target population and partnerships leveraged within the community. The overarching goal of the supportive services offered is to link individuals and/or families with mainstream benefits and income support, education and employment services, as well as health and life skills services. These linkages are a critical component to assisting clients in self-sufficiency, reducing episodes of homelessness, and preventing recidivism.

Projects that serve these vulnerable subpopulations include: CSET Permanent Supportive Housing and Rapid Rehousing, Family Services Permanent Supportive Housing and Transitional Housing, Turning Point and Tulare County HHSA provide PSH projects for chronically homeless individuals and families and/or families with children. The Veterans' Administration, in conjunction with the Housing Authority of Tulare County, operates the VASH project and Westcare operates the SSVF project that serves eligible veterans and their families. Uplift Families operates a Transitional Housing project for transitioning age youth.

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

## **housing, health, social services, employment, education, or youth needs**

The Alliance recently hired a Diversion Specialist that is responsible for developing and strengthening referral sources for people at-risk of becoming homeless. Additionally, the Diversion Specialist works with clients that present at any of the Coordinated Entry points to assist in diverting clients from homelessness.

Another important component of prevention/diversion is assisting households with income supports and connections to mainstream benefits. The SSI/SSDI Outreach, Access and Recovery (SOAR) model is designed to increase access to SSI/SSDI for eligible homeless adults who are and have a mental illness and/or a co-occurring substance use disorder. Staff from all CoC-funded agencies is required to assist clients in obtaining these mainstream benefits. Participation by these agencies provides an efficacious method of assisting households who may otherwise pursue homelessness assistance.

### **Discussion**

See discussion above. The City is not a recipient of HOPWA funding.

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

### Introduction:

The City of Visalia recently approved an Analysis of Impediments to Fair Housing Choice (AI) in 2020. The AI described the impediments or barriers to affordable housing. The primary barriers to affordable housing include the following:

- Lending practices
- Access to Opportunity
- Housing Discrimination
- Development of Affordable Housing
- Land use policies and practices

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

The City has taken actions in recent years to support residential development through changes in zoning, further streamlining permitting processes, and reducing impact fees. Visalia has made changes to residential zone districts following the 2015 Housing Element update. The City increased the highest allowed multi-family density permitted by right to 15 to 35 units per acre, provided that the development does not exceed 80 units. Also, the City implemented an Affordable Housing Infill Incentive Program in 2017, which reduces Transportation Impact Fees for qualifying projects that meet the infill criteria outlined in the City's Development Fee Schedule. In the downtown area, waivers for parking requirements have been given based on past use of the building spaces. There are multiple policies and programs in the 2019 Housing Element Update that address promoting incentives for affordable housing that include priority permit processing and modified zoning provisions. New programs in the Housing Element update, propose removing conditional use requirements for housing in certain commercial zone designations. These Housing Element Programs are organized into nine Goals categories, as follows:

- 1 New Construction - To provide a broad range of housing types and densities to meet the needs of all Visalia residents.
- 2 Mixed Use, Infill, and Downtown Development - To promote mixed use, infill, and Downtown development in Visalia.
- 3 Encourage Affordable Housing - To encourage construction and maintenance of affordable housing in Visalia.
- 4 Foreclosures - To prevent foreclosures, protect affected families, and stabilize neighborhoods impacted by foreclosures.
- 5 Special Needs/Homeless- To provide a range of housing types and services to meet the needs of households with special needs within the city.
- 6 Housing Rehabilitation Program - To create and maintain healthy neighborhoods by improving the condition of the existing housing stock and providing for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.
- 7 Equal Opportunity Housing and Discrimination Prevention - To provide decent housing and a quality of living environment for all Visalia residents regardless of age, religion, race, creed, gender, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors.



- 8 Energy Conservation - To encourage energy efficiency in all new and existing housing.
- 9 Implementation Monitoring - To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated annually.

In addition to exploring new policy and regulatory changes, the City will continue its efforts to carry out the following to remove barriers to affordable housing:

- Work with non-profit developers and other public agencies that increase Visalia's supply of affordable housing
- Work with HATC to properly inform collaborating agencies at the local, state, and federal levels of the need for affordable housing in the City
- Facilitate the construction of affordable rental housing for very-low and low-income households by providing regulatory (e.g., density bonus, expedited permit processing, deferred fees, or relaxed parking requirements) and financial incentives
- Support programs that keep people housed, such as tenant-based rental assistance and rapid rehousing
- Streamline permitting process for affordable housing
- Further incentives to developers for the development of affordable housing
- Incorporate educational components regarding the importance of affordable housing into community outreach
- Encourage the development of smaller, more affordable units

**Discussion:**

See above

## AP-85 Other Actions – 91.220(k)

### Introduction

#### Actions planned to address obstacles to meeting underserved needs

City actions planned to address obstacles are referenced within the AI and listed herein. AI, Chapter VIII: Actions includes the plan’s goals and recommended actions to reduce the barriers to affordable housing noted in AP-75.

**Table 71 AI Goals & Actions**

<b>Analysis of Impediments to Fair Housing Choice – Goals and Actions</b>
<b>Goal 1: Support Non-Discriminatory Lending Practices</b>
<p>ACTIONS:</p> <ul style="list-style-type: none"> <li>• 1.1: Provide financial literacy through publicly held workshops and develop programs to work with lenders and the public together find ways to protect consumers by prohibiting unfair and discriminatory practices based on the Fair Housing Act (FHA) and Equal Credit Opportunity Act (ECOA)</li> <li>• 1.2: Continue to work with the fair housing provider to monitor discrimination</li> <li>• 1.3: Continue work with non-profit organizations to assist in the construction and preservation of affordable units</li> <li>• 1.4: Continue funding the Fair Housing Council of Central California (FHCCC) in providing education, conducting research analysis and other services that may assist in educating the public</li> <li>• 1.5: Provide local lenders information on available financing for low-and moderate-income residents</li> <li>• 1.6: Continue to work with local non-profit organizations to administer first-time homebuyer programs, such as the HOME-funded First-Time Homebuyer Program</li> </ul>
<b>Goal 2: Support Access to Opportunity</b>
<p>ACTIONS:</p> <ul style="list-style-type: none"> <li>• 2.1: Continue to work with the Housing Authority and non-profit organizations to fund affordable housing in non-minority concentrated areas of the City</li> <li>• 2.2: Improve access and conditions of public transportation; develop programs that provide public transit subsidy to persons and families in need</li> <li>• 2.3: Support career advancement training within Visalia by partnering with providers such as Job Training Partnership Act (JTPA) and Workforce Investment Board (WIB)</li> <li>• 2.4: Support the education system in planning processes to improve the quality of school systems</li> </ul>
<b>Goal 3: Support the Prevention of Housing Discrimination</b>
<p>ACTIONS:</p> <ul style="list-style-type: none"> <li>• 3.1: Publicize educational information on what constitutes a violation of the Fair Housing Act and remedies</li> <li>• 3.2: Continue to coordinate with fair housing providers to provide workshops to educate the public, including landlords, realtors, non-profit agencies, and others about fair housing laws and regulations, and possible obstacles that affect individual or household access to housing in the City</li> <li>• 3.3: Educate on modifying advertisements so disabled are not discouraged</li> </ul>
<b>Goal 4: Support the Development of Affordable Housing</b>
<p>ACTIONS:</p> <ul style="list-style-type: none"> <li>• 4.1: Continue to work with non-profit developers and other public agencies that increase Visalia’s supply of affordable housing</li> </ul>

<ul style="list-style-type: none"> <li>• 4.2: Continue to facilitate the construction of affordable rental housing for very-low and low-income households by providing regulatory (e.g., density bonus, expedited permit processing, deferred fees, or relaxed parking requirements) and financial incentives</li> <li>• 4.3: Continue supporting tenant-based rental assistance and rapid rehousing</li> </ul>
<p><b>Goal 5: Update Land use Policies and Practices to Facilitate Development of Affordable Housing</b></p> <p>ACTIONS:</p> <ul style="list-style-type: none"> <li>• 5.1: Shortening review time for: <u>Senior Housing</u></li> <li>• 5.2: Housing in mixed use zoning designations, including designations carrying site inventory for lower income units <u>Emergency Shelters</u></li> <li>• 5.3: Review accessory dwelling unit fee structures to study the feasibility and opportunity of reducing or deferring development and building and impact fees</li> <li>• 5.4: Provide further incentives for affordable housing, including density bonuses, waiver or deferral of fees</li> </ul>
<p><b>Goal 6: Improve Collaboration with Regional Organization and Agencies</b></p> <p>ACTIONS:</p> <ul style="list-style-type: none"> <li>• 6.1: When conducting outreach, include County-wide agencies and organizations</li> <li>• 6.2: Hold regular meetings with organizations that serve the homeless as well as with governmental agencies to create awareness and collaboration</li> <li>• 6.3: Work to ensure that service organizations have knowledge of updated plans of organizations such as the Continuum of Care and the Housing Authority of Tulare County</li> </ul>

**Actions planned to foster and maintain affordable housing**

The City will continue to work closely with non-profit housing and service providers to collaborate on improving the awareness and expansion of available resources to address the needs of the homeless population. Staff has addressed the affordable housing programs for this program year throughout this report. Please refer to sections AP-20, AP 35, AP-38 and AP-55.

In addition to exploring new policy and regulatory changes, the City will continue its efforts to carry out the following to remove barriers to affordable housing:

- Work with non-profit developers and other public agencies that increase Visalia’s supply of affordable housing
- Work with the Housing Authority of Tulare County to properly inform collaborating agencies at the local, state, and federal levels of the need for affordable housing in the City
- Facilitate the construction of affordable rental housing for very low and low-income households by providing regulatory (e.g., density bonus, expedited permit processing, deferred fees, or relaxed parking requirements) and financial incentives
- Support programs that keep people housed, such as tenant-based rental assistance and rapid rehousing
- Streamline permitting process for affordable housing
- Further incentives to developers for the development of affordable housing
- Incorporate educational components regarding the importance of affordable housing into community outreach
- Encourage the development of smaller, more affordable units

### **Actions planned to reduce lead-based paint hazards**

Approximately 43 percent of the City's housing stock was built prior to 1979 therefore work performed on these buildings must be carefully monitored for the presence of lead-based paint in compliance with HUD regulation. Currently the City's housing rehabilitation or home improvement programs and down payment assistance programs require lead-based paint inspections and/or abatement. Applicants of these programs are provided brochures informing of the health risks of lead-based paint as part of the application process. In addition, City building inspectors and Code Enforcement staff are alerted to signs of this hazard as they perform their substandard housing inspections. The City requires its Subrecipients, Developer partners and rehabilitation contractors of federally funded programs to utilize safe practices and obtain certification through a HUD certified lead testing agency.

### **Actions planned to reduce the number of poverty-level families**

The City works with its non-profit partners to reduce the number of poverty-level families. The City will also continue to provide its non-profit partners with funding to acquire, rehabilitate, and sell and rent homes or multi-family units to income-qualifying households at or below 80% AMI.

Additionally, the City has made a commitment to improve the communication and service delivery capabilities of agencies and organizations that provide programs to assist the homeless. Specifically, Staff participates in the monthly Continuum of Care (Alliance) meeting, and various homeless task groups to identify funding and opportunities to provide Visalia's homeless population with housing and service opportunities.

The City will also continue to partner with organizations to provide services and address the full range of needs of LMI families. Although there are coordinated programs and services to reduce poverty, it is recognized that many unmet needs will remain. The City will continue to work with its partners to identify and work toward meeting those needs by strategically focusing its resources and efforts.

### **Actions planned to develop institutional structure**

The City is a charter city and is managed under a Council-manager form of government. City Council provides policy direction to the City Manager who is responsible for administering City operations. City Council members are the leaders and policymakers elected to represent the community and concentrate on policy that addresses the citizens' needs and wishes. The City Manager is appointed by the City Council to carry out policy and ensure that the entire community is served. The legislative body is the City Council and City Councilmembers are the community's decision makers. Visalia voters elect a 5-member Council to serve as the City's legislative and governing body. The members represent the City and their respective Districts, serve four-year terms and they select one member to serve as mayor and one to serve as vice- mayor. A general municipal election is held every two years in November, alternating between two and three positions each cycle.

The Finance Department, Housing Division oversees and administers the day-to-day activities of the CDBG, NSP1, HOME and other state and federal funded programs. Staff works together with various City departments to develop programs and activities that improve low-and moderate-income neighborhoods throughout the City. The administration of program activities includes

housing, public services, public facility, park and infrastructure improvements, and economic development activities.

Interdepartmental communication and collaboration are two strengths of the delivery system. City staff from various departments works with local organizations and agencies that assist low-income households and individuals. High priority needs were identified during the Consolidated Plan's community engagement and public review periods.

During the Consolidated Plan public review period, these priorities were established. Additionally, input is received by the community, various committees, and City Council during the feedback period in developing the annual plan. The AAP is designed to address the needs and priorities identified within the ConPlan and direct limited funding available toward the highest needs.

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

The City continues to hold community meetings to enhance coordination between housing providers, government agencies, mental health, and other key stakeholders in the City. The purpose of these ongoing meetings is to establish a network of agencies to enhance the delivery of services to the homeless, disabled individuals and families, and others seeking services.

City staff meets with public officials, City departments, HATC, residents, and agencies to develop strategies for how best to invest grant funding to address discuss priority community needs. Staff met with the Citizens Advisory Committee, which acts as a liaison between the general public and the City Council concerning community needs. Also, City Staff met with the Disability Advocacy Committee, to be advised on the needs of disabled persons in the community. A focus group was held with the City's Community Housing Development Organization (CHDO), Self-Help Enterprises, which has, in the past and present, worked collaboratively with the City of Visalia to increase the City's supply of affordable housing.

In addition to meetings, the City conducted interviews to gather input on community and housing needs with various local agencies including providers of health and human services, mental health services for children and families, drug treatment, homeless services, services to victims of domestic violence, services for transitional living, housing providers, education, services to the disabled, employment services, services for the elderly, and local and regional government and agencies. Interviews were also conducted with law enforcement, the Tulare County Office of Education, as well as public officials. See Table 2 for a list agencies and organizations consulted.

The City will continue to participate in Alliance meetings, which are attended by various governmental departments and service providers to share information on existing programs and areas for improvement to enhance coordination and exchange knowledge of best practices to better understand and address the community's needs.

### **Discussion:**

See above discussion.

# Program Specific Requirements

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

### Introduction:

In the event final CDBG and HOME program entitlement and program income is higher or lower than expected herein, the City of Visalia may add, subtract, or transfer amounts among identified projects, as noted without publishing a substantial amendment, if the amount is below 75 % change, as per the approved Citizens Participation Plan. Any difference in CDBG funding will be reflected in public infrastructure/ADA project line item and, if needed, Public services to maintain compliance with the 15% cap and Administration; any difference in HOME funding will be reflected in SHE CHDO Acq/Rehab/construct or reconstruct SF or MF projects, TBRA and if needed Administration. The three-year period (2020, 2021 & 2022) will be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out. Code Enforcement Inspection fine payments received shall be drawn prior to CDBG grant funds.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	Estimated CDBG Program Income is \$75,000.
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements.	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	Not Applicable
5. The amount of income from float-funded activities.	Not Applicable
Total Program Income	\$75,000

### Other CDBG Requirements

1. The amount of urgent need activities	0%
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate incomes.	100.00%
3. Overall benefit: A consecutive period of 1, 2, or 3 years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low-and-moderate income- Specify the years covered that include the action plan.	3-year period 2020,2021, & 2022

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

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:** No other form of investment shall be used beyond those identified in Section 92.205. 2. As it relates to the HOME funded owner-occupant Programs, all beneficiaries are owner occupants. As it relates to HOME funded rental programs, beneficiaries are tenants.
2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

First Time Homebuyer (FTHB), funds shall be provided as a Direct HOME subsidy- gap financing, as a second mortgage to households at or below 80% of the area median income. The property will maintain an affordability covenant as referenced under 24 CFR 92.254 (a) (4). The covenant shall remain for five (5) years when less than \$15,000 is provided in gap financing Direct Subsidy to the homebuyer and shall be for a ten (10) year period when more than \$15,000 up to \$40,000 is provided in gap financing Direct Subsidy to the homebuyer. The "Owners Participation Agreement" (Covenant) shall begin the date the Deed of Trust is recorded. The Provision for the FTHB Program shall be "Recapture Provision" as per 24 CFR 92.254 (a) (5) (ii) (A) (1). The City may recapture the entire amount of the direct HOME assistance from the homeowner. The amount to be recaptured will not exceed the amount of net proceeds available at the time the home is sold. HOME rule limits recapture to available net proceeds, therefore, if net proceeds are insufficient for the city to recapture the full amount of the Direct HOME assistance, the City will recapture only what is available from net proceeds. This applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures).

The SHE-CHDO Program utilizes the "Recapture Provision". HOME funds are invested in the acquisition, rehabilitation, and/or new construction/reconstruction and Direct Subsidy shall be up to 10% of the total HOME investment (i.e. \$280,000 acq./rehab cost X 10% = \$28,000 Direct Subsidy to homebuyer), which shall be provided as a Second Mortgage to the qualifying new homebuyer. If the property is sold below fair market value, the difference between the fair market value and the purchase price is considered to be part of the HOME subsidy and provided directly to the homebuyer as a direct subsidy. And, any additional subsidy provided to the homebuyer to enable them to purchase the property, which includes down payment assistance, closing costs, interest subsidies, or other HOME assistance including any assistance that reduced the purchase price from fair market value to an affordable price, shall be recaptured.

A 30- year covenant shall be recorded to maintain affordability. The SHE-CHDO Program covenant shall use the "Recapture Provision", as referenced under 24, CFR 92.254 (a) (5) (ii) (A) (1) and shall begin the date the Deed of Trust is recorded. In the case of the homebuyer selling the home during the affordability period, the City may recapture the entire amount of the direct HOME Subsidy and the difference between the fair market value and the purchase price, if the purchase price is below the fair market value, and any additional assistance as referenced above. The amount to be recaptures will not exceed the amount of net proceeds available at the time the home is sold. HOME rule limits recapture to available net proceeds, therefore, if net proceeds are insufficient for the city to recapture the full amount of the Direct HOME assistance, the City will recapture only what is available from net proceeds. This applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures).

Note: Staff works with the City Attorney in updating legal documents to comply with the funding source and type of program(s) administered.

The FTTHB, SHE-CHDO Program loan documents were reviewed in 2017 by HUD. No changes have been made to these policies. However, if HUD requests a copy for review, City Staff will again provide documents if required prior to implementing the program.

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

See Recapture provisions above

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

Not Applicable

**Discussion**

Please see discussion above.