

CITY OF VISALIA, CALIFORNIA
NSP1 SUBSTANTIAL AMENDMENT
AMENDMENT: ADDITION OF ELIGIBLE USE “A”

<p>Jurisdiction(s): City of Visalia <i>(identify lead entity in case of joint agreements)</i></p> <p>Jurisdiction Web Address: www.visalia.city <i>(URL where NSP Substantial Amendment materials are posted) See below</i></p>	<p>Contact Person: Leslie Caviglia Address: 220 N Santa Fe Visalia, California 93291 Telephone: (559) 713-4312 Fax: (559) 713-4800 Email: leslie.caviglia@visalia.city</p> <p>Second Contact: Margie Perez, Housing Specialist, 707 West Acequia, Visalia, CA 93291; (559)713-4460; margie.perez@visalia.city</p>
<p>http://www.visalia.city/depts/finance/housing_n_cdbg_services/publications_n_reports/neighborhood_stabilization_program.asp</p>	

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

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

The City of Visalia is nearing closeout of its Neighborhood Stabilization Program (NSP1) and is proposing to reallocate approximately \$120,000 in Neighborhood Stabilization Program 1 (NSP1) funds from recaptured program income and available funds obligated for acquisition, rehabilitation and resell of foreclosed homes through Habitat for Humanity.

The market has changed substantially since the original grant was awarded; and there are very limited opportunities to make offers on foreclosed homes in the NSP1 targeted area. NSP1 funds not expended must be obligated to NSP1 eligible activities to meet Federal NSP1 grant requirements. The City proposes to provide First Time Homebuyer (FTHB) assistance as a deferred 30-year secondary financing to newly constructed single-family homes with the use of HOME Investment Partnerships Program (HOME) funds, located in Visalia, CA, which meets NSP1 requirements.

NSP1 funds will be used for the secondary financing for 5-single family homes for income eligible households that have not owned a home in the past 3 years, under the Eligible Use “A” – Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties.

The single-family homes are located within the NSP1 target area, with the location addresses of 101, 105, 111, and 113 NW 5th Avenue, and 1113 N Court Street in Visalia, CA. The homes will be sold to households with income meeting the NSP1 income limits at or below 120% area median income. Homebuyers will be required to provide annual occupancy verification for the life of the NSP1 loan, which the City will review for compliance.

The City proposes to amend the NSP1 Action Plan 2008, to: 1) Add Eligible Use Activity (“A”) Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties.2) redirect Neighborhood Stabilization Program (NSP1) Funding from Habitat for Humanity (Habitat) to First Time Homebuyer Assistance under eligible use “A” activity; 3) and provide remaining funding (approximately \$120,000) to eligible NSP1 Homebuyers for use of NSP1 funds toward 30-year deferred soft-second mortgage to assist income eligible homebuyers. Since this action adds a new eligible activity and new identified beneficiaries, the City has determined that a formal program amendment is required.

NSP NEW ACTIVITY DETAILS

A. AREAS OF GREATEST NEED

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

B. DISTRIBUTION AND USES OF FUNDS

The City will provide NSP1 homebuyer assistance to income eligible homebuyers as a soft-second mortgage. The NSP soft-second mortgage will be 30-year deferred at zero percent interest. The NSP1 loan will be due and payable in full on the 30th year at conclusion of the deferral period in accordance with the terms of the Note required by the Owner’s Participation Agreement. The deferral payment principal shall become immediately due and payable at such time as either: the eligible homebuyer(s) ceases to maintain continuous residence on the property; Title to the property is transferred; or the property is refinanced.

1) ELIGIBLE ACTIVITY FROM THE NSP REGULATIONS:

- NSP Eligible Use “A”- Financing Mechanisms

2) CORRELATED ELIGIBLE ACTIVITY FROM THE CDBG ENTITLEMENT REGULATIONS:

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

- 24 CFR 570.201 (n) Homeownership Assistance

C. DEFINITIONS AND DESCRIPTIONS

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

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

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

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

D. LOW INCOME TARGETING

The Homebuyer Assistance will meet the Low-Moderate and Middle-Income (LMMH) national objective. The project will be within an NSP Targeted area, for households at or below 120% of the area median income. Homebuyer Assistance will be provided to NSP1 eligible beneficiaries. All beneficiaries will have income certifications.

E. ACQUISITIONS

Five single-family homes were constructed on vacant land with the location addresses of 101, 105, 111, and 113 NW 5th Avenue, and 1113 N Court Street in Visalia, CA. The homes will be sold to households with income meeting the NSP1 income limits at or below 120% area median income.

The number of units- five (5) and there is no intention to demolish units.

F. PUBLIC COMMENT

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

During the 30-day notice of this proposed FY 22-23 NSP1 Substantial Amendment, staff provided information regarding the amendment at three (3) community committee meetings and public hearings, listed below, and the public in general were invited to attend. As identified in the Citizens Participation Plan, the community committees, Citizens Advisory Committee, along with the general public. The FY 22-23 NSP1 Amendment was presented at the Citizens Advisory Committee on April 5, 2023. The community comments and City Staff responses shall be included.

Staff also presented the NSP1 Amendment at the City Council public hearing meetings, held on Monday, April 3, 2023, and Monday, April 17, 2023, held at the City Hall, Council Chambers, 707 West Acequia, Visalia, CA, at 7:00 p.m.

In addition to inviting the public and committees, Staff published the public hearing notice in the Visalia Times Delta. The notice was also posted at City Hall East, City Hall West, City Administration, The Public Library, the City’s website, and the City’s social media outlets. A copy of the public notice is attached as Exhibit “A”.

No public comments were received during the 30-day public period of the FY 22-23 NSP1 Amendment.

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

- (1) Activity Name: Homeownership Assistance: Financing mechanisms for purchase of residential properties of vacant, abandoned, foreclosed, or newly constructed on vacant land.
- (2) Activity Type: Redevelopment. The identified NSP eligible uses and the CDBG eligible activities are as follows:
 - *NSP: §2301(c)(3)(A) Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties.*
 - CDBG: 24 CFR 570.201(a) Acquisition; (b) Disposition, (n) Homeownership Assistance
- (3) National Objective: *(Must be a national objective benefiting low-, moderate- and middle-income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).*

Low Moderate- and Middle-Income Housing (LMMH): The City of Visalia will provide NSP1 funding to provide or improve permanent residential structures that will be occupied by a household whose income is at or below 120% area median income (AMI). The NSP1 homebuyer assistance will be provided to households with income who meet the NSP1 income limits at or below 120% area median income. Beneficiaries will be required to certify their household income at the time of assistance, which the City will review for compliance.

- (4) Projected Start Date: *April 1, 2023*
- (5) Projected End Date: *December 31, 2023*
- (6) Responsible Organization: *(Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)*

HUD has designated the City of Visalia as an entitlement city and a Participating Jurisdiction. The City of Visalia will provide the remaining NSP funding to qualified households for homebuyer assistance as a soft-second mortgage. (as defined under 24 CFR 570.201 (f) (n), to provide low interest loans to individuals who purchase homes for use as their primary residence.

The City will underwrite the project, review income upon initial occupancy only, approve the household eligibility, cash flow, and reserves as needed. Beneficiaries for this amended activity will be persons with incomes below the maximum for the NSP1 program who are in need of homebuyer assistance for purchase of a property located at 101, 105, 111, and 113 NW 5th Avenue, and 1113 N Court Street in Visalia, CA. Self-Help Enterprises will be responsible for affirmatively marketing the available units to marginalized subpopulations in the City of Visalia, who may not have otherwise availed themselves of the services provided. Since this action adds a new eligible activity and newly identified beneficiaries, the City has determined that a formal program amendment is required.

Location and contact information is as follows:

City Contact:

City of Visalia
Leslie Caviglia, City Manager
220 N Santa Fe Street
Visalia, California 93291
Duns#030999866

Staff Contact:

Leslie Caviglia, City Manager (559) 713-4317
Renee Nagel, Finance Director (559) 713-4375
Margie Perez, Housing Specialist (559) 713-4460

Non-Profit Developer:

Self Help Enterprises, Inc.

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

Proposed properties are located at 101, 105, 111, and 113 NW 5th Avenue, and 1113 N Court Street in Visalia, CA.

(8) *Activity Description:*

This activity will address neighborhood stabilization in the NSP1 Boundaries through the financing mechanism for purchase of residential properties that may include soft-second mortgages for households at or below 120% of the area median income (AMI) level under the Eligible Use “A”- Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties.

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

This activity addresses the need to provide homeownership assistance in the form of secondary financing to secure a sufficient amount of financing to make housing affordable for low-and moderate-income households. Funds for this activity will not be used to meet the low-income housing requirement for those below 50% of the area median income level. The City has met the 25% set aside low-income housing requirement in previously funded NSP activities.

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

NSP1 funds will be **\$120,000** of program funds and program income but could increase slightly if additional program income is received during project negotiations of the funding agreement. The total costs associated with acquisition and construction is approximately \$1,000,000. Other potential sources of funding for the project include conventional financing, Developer capital, foundation resources, private donations, and HUD HOME Investment Partnerships Program.

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

The proposed NSP1 Amendment will provide Homebuyer Assistance. Accomplishments will be achieved following the close of escrow of an NSP1 income eligible homebuyer(s). Annual home occupancy verification will be required for the life of the NSP1 loan.

Exhibit “A” - NSP1 Target Area Map
Exhibit “B” – Citizen Participation

EXHIBIT "A"

MAP - NSP1 TARGET AREA

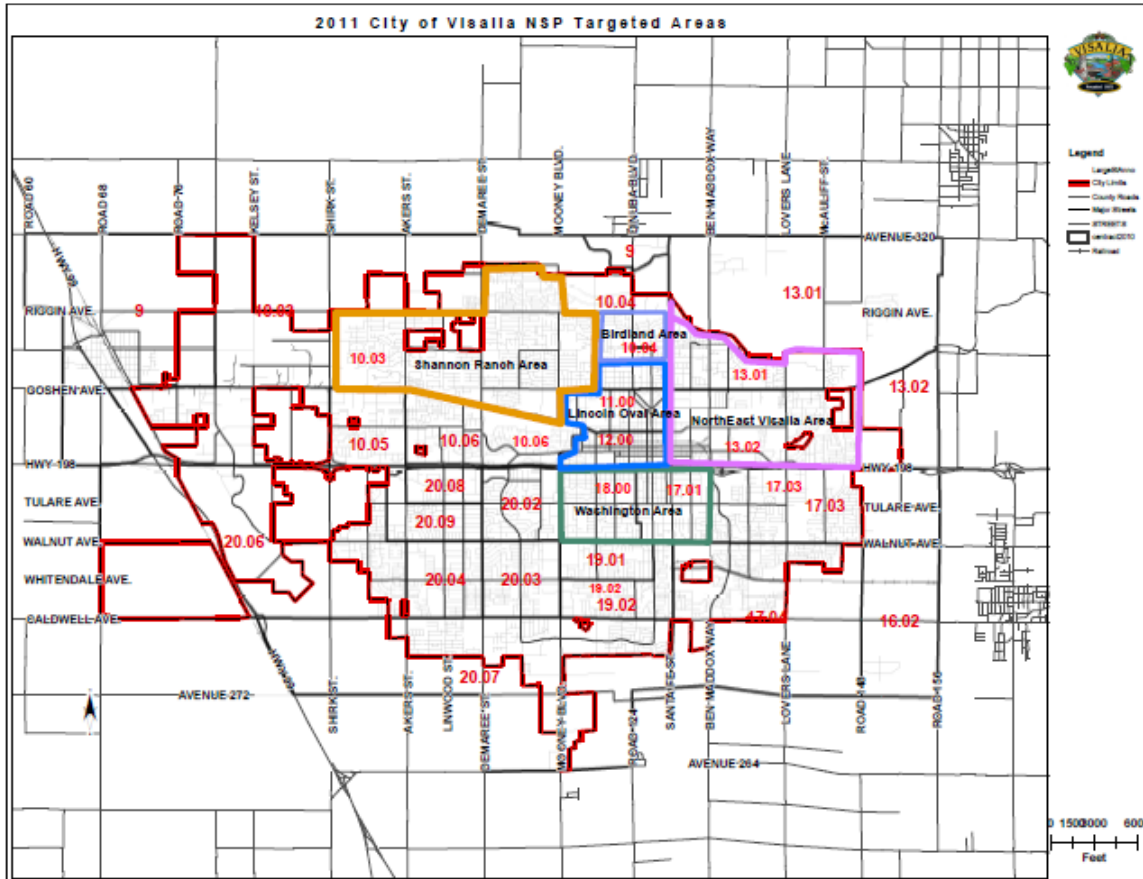


EXHIBIT “B”

CITIZEN PARTICIPATION

PUBLIC HEARING NOTICE

**City of Visalia Public Notice of the
Draft 2023 Annual Action Plan, 2022 Action Plan Amendment,
2022 NSP Action Plan Amendment, and 2021 Action Plan Amendment including the
HOME ARP Allocation Plan Amendment
Review and Comment Period: March 17, 2023 – April 17, 2023**

Notice is hereby given that the City of Visalia is seeking input on the draft Program Year (PY) 2023 Annual Action Plan, PY 2022 Action Plan Amendment, PY 2022 Neighborhood Stabilization Program (NSP) Action Plan Amendment, and PY 2021 Action Plan Amendment including the HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) Allocation Plan Amendment. The 30-day public comment period is **March 17, 2023 – April 17, 2023**. The draft plans are available for public review on the City’s website at www.visalia.city/depts/finance/housing_n_cdbg_services/public_notices.asp.

Staff invites you to attend a community meeting and/or public hearing:

- **Community Meeting – April 5, 2023, at 5:30pm at 220 N. Santa Fe, Visalia**
- **Public Hearing – April 3, 2023, at 7:00pm at 707 W. Acequia Ave., Visalia**
- **Public Hearing – April 17, 2023, at 7:00pm at 707 W. Acequia Ave., Visalia**

If you are unable to attend a meeting, you may submit your comments in writing to Margie Perez, Housing Specialist at margie.perez@visalia.city.

In Compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing Impaired call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request services.

Published 3/15/23, 3/17/23, & 3/31/23

Certificate of Publication

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

State Of California ss:
County of Tulare

Advertiser:

CITY OF VISALIA- FINANCE DEPT
707 W ACEQUIA AVE
VISALIA , CA 93291

RE: City of Visalia Public Notice of the Draft 2023 Annual Action Plan, 2022 Action Plan

I, a legal Clerk, for the below mentioned newspaper(s), am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper editions dated :

Newspaper: **Visalia Times Delta**
3/15/2023 3/17/2023 3/31/2023

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

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct. Executed on this 31 day of March, 2023 in Visalia, California.

Declarant

Order # 0005627009
of Affidavits: 1

Certificate of Publication

CITY of Visalia Public Notice of the Draft 2023 Annual Action Plan, 2022 Action Plan Amendment, 2022 NSP Action Plan Amendment, and 2021 Action Plan Amendment including the HOME ARP Allocation Plan Amendment Review and Comment Period: March 17, 2023 – April 17, 2023

Notice is hereby given that the City of Visalia is seeking input on the draft Program Year (PY) 2023 Annual Action Plan, PY 2022 Action Plan Amendment, PY 2022 Neighborhood Stabilization Program (NSP) Action Plan Amendment, and PY 2021 Action Plan Amendment including the HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) Allocation Plan Amendment. The 30-day public comment period is March 17, 2023 – April 17, 2023. The draft plans are available for public review on the City's website at www.visalia.city/depts/finance/housing_n_cdbg_services/public_notice.s.asp.

Staff invites you to attend a community meeting and/or public hearing:

- Community Meeting – April 5, 2023, at 5:30pm at 220 N. Santa Fe, Visalia
- Public Hearing – April 3, 2023, at 7:00pm at 707 W. Acequia Ave., Visalia
- Public Hearing – April 17, 2023, at 7:00pm at 707 W. Acequia Ave., Visalia

If you are unable to attend a meeting, you may submit your comments in writing to Margie Perez, Housing Specialist at margie.perez@visalia.city.

In Compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48 hours in advance of the meeting. For Hearing Impaired call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request services. Pub. March 15, 17, 31, 2023 #5627009

CITY of Visalia Public Notice of the Draft 2023 Annual Action Plan, 2022 Action Plan Amendment, 2022 NSP Action Plan Amendment, and 2021 Action Plan Amendment including the HOME ARP Allocation Plan Amendment Review and Comment Period: March 17, 2023 – April 17, 2023

Notice is hereby given that the City of Visalia is seeking input on the draft Program Year (PY) 2023 Annual Action Plan, PY 2022 Action Plan Amendment, PY 2022 Neighborhood Stabilization Program (NSP) Action Plan Amendment, and PY 2021 Action Plan Amendment including the HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) Allocation Plan Amendment. The 30-day public comment period is March 17, 2023 – April 17, 2023. The draft plans are available for public review on the City's website at www.visalia.city/depts/finance/housing_n_cdbg_services/public_notice.s.asp.

Staff invites you to attend a community meeting and/or public hearing:

- Community Meeting – April 5, 2023, at 5:30pm at 220 N. Santa Fe, Visalia
- Public Hearing – April 3, 2023, at 7:00pm at 707 W. Acequia Ave., Visalia
- Public Hearing – April 17, 2023, at 7:00pm at 707 W. Acequia Ave., Visalia

If you are unable to attend a meeting, you may submit your comments in writing to Margie Perez, Housing Specialist at margie.perez@visalia.city.

In Compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing Impaired call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request services. Pub. March 15, 17, 31, 2023 #5627009

PUBLIC HEARING NOTICE - SPANISH

**Aviso público del borrador de la ciudad de Visalia
Plan de acción anual de 2023, modificación del plan de acción de 2022,
modificación del plan de acción de 2022 NSP, y modificación del plan de acción de
2021 incluida modificación del Plan de asignación HOME-ARP
Período de revisión y comentarios: 17 de marzo de 2023 - 17 de abril de 2023**

Por la presente se notifica que la ciudad de Visalia está buscando información sobre el borrador del Plan de Acción Anual del Año del Programa (PY) 2023, la Enmienda del Plan de Acción PY 2022, la Enmienda del Plan de Acción PY 2022 Programa de Estabilización de Barrios (NSP), y la Enmienda del Plan de Acción PY 2021, incluido el borrador del Plan de Asignación del Programa del Plan de Rescate Americano de la Asociación de Inversión HOME (HOME-ARP). El período de comentarios públicos es del **17 de marzo de 2023 al 17 de abril de 2023**. El borrador de los planos está disponible para revisión pública en el sitio web de la Ciudad en www.visalia.city/depts/finance/housing_n_cdbg_services/public_notices.asp.

El personal lo invita a asistir a una reunión comunitaria y/o audiencia pública:

- **Reunión comunitaria: 5 de abril de 2023 a las 5:30 p. m. en 220 N. Santa Fe, Visalia**
- **Audiencia pública: 3 de abril de 2023 a las 7:00 p. m. en 707 W. Acequia Ave., Visalia**
- **Audiencia pública: 17 de abril de 2023, a las 7:00 p. m. en 707 W. Acequia Ave., Visalia**

Si no puede asistir, puede enviar sus comentarios por escrito a Margie Perez, especialista en vivienda a margie.perez@visalia.city.

En cumplimiento con la Ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en las reuniones, llame al (559) 713-4512 48 horas antes de la reunión. Para personas con discapacidad auditiva, llame al (559) 713-4900 (TTY) 48 horas antes de la hora de la reunión programada para solicitar servicios.

Certificate of Publication

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

State Of California ss:
County of Tulare

Advertiser:

CITY OF VISALIA- FINANCE DEPT
707 W ACEQUIA AVE
VISALIA, CA 93291

RE: Aviso público del borrador de la ciudad de Visalia Plan de acción anual de 2023.

I, a legal Clerk, for the below mentioned newspaper(s), am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper editions dated :

Newspaper: **Visalia Times Delta**
3/15/2023 3/17/2023 3/31/2023

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

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct. Executed on this 31 day of March, 2023 in Visalia, California.



Declarant

Order # 0005627050
of Affidavits: 1

Certificate of Publication

AVISO público del borrador de la ciudad de Visalia
Plan de acción anual de 2023, modificación del plan de acción de 2022, modificación del plan de acción de 2022 NSP, y modificación del plan de acción de 2021 incluida modificación del Plan de asignación HOME-ARP Período de revisión y comentarios: 17 de marzo de 2023 - 17 de abril de 2023

Por la presente se notifica que la ciudad de Visalia está buscando información sobre el borrador del Plan de Acción Anual del Año del Programa (PY) 2023, la Enmienda del Plan de Acción PY 2022, la Enmienda del Plan de Acción PY 2022 Programa de Estabilización de Barrios (NSP), y la Enmienda del Plan de Acción PY 2021, incluido el borrador del Plan de Asignación del Programa del Plan de Rescate Americano de la Asociación de Inversión HOME (HOME-ARP). El período de comentarios públicos es del 17 de marzo de 2023 al 17 de abril de 2023. El borrador de los planos está disponible para revisión pública en el sitio web de la Ciudad en www.visalia.city/depts/finance/housing_n_cdbg_services/public_notices.asp.

El personal lo invita a asistir a una reunión comunitaria y/o audiencia pública:

- Reunión comunitaria: 5 de abril de 2023 a las 5:30 p. m. en 220 N. Santa Fe, Visalia
- Audiencia pública: 3 de abril de 2023 a las 7:00 p. m. en 707 W. Acequia Ave., Visalia
- Audiencia pública: 17 de abril de 2023, a las 7:00 p. m. en 707 W. Acequia Ave., Visalia

Si no puede asistir, puede enviar sus comentarios por escrito a Margie Perez, especialista en vivienda a margie.perez@visalia.city.

En cumplimiento con la Ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en las reuniones, llame al (559) 713-4512 48 horas antes de la reunión. Para personas con discapacidad auditiva, llame al (559) 713-4900 (TTY) 48 horas antes de la hora de la reunión programada para solicitar servicios.
Pub. March 15, 17, 31, 2023 #5627009

AVISO público del borrador de la ciudad de Visalia
Plan de acción anual de 2023, modificación del plan de acción de 2022, modificación del plan de acción de 2022 NSP, y modificación del plan de acción de 2021 incluida modificación del Plan de asignación HOME-ARP Período de revisión y comentarios: 17 de marzo de 2023 - 17 de abril de 2023

Por la presente se notifica que la ciudad de Visalia está buscando información sobre el borrador del Plan de Acción Anual del Año del Programa (PY) 2023, la Enmienda del Plan de Acción PY 2022, la Enmienda del Plan de

Acción PY 2022 Programa de Estabilización de Barrios (NSP), y la Enmienda del Plan de Acción PY 2021, incluido el borrador del Plan de Asignación del Programa del Plan de Rescate Americano de la Asociación de Inversión HOME (HOME-ARP). El período de comentarios públicos es del 17 de marzo de 2023 al 17 de abril de 2023. El borrador de los planos está disponible para revisión pública en el sitio web de la Ciudad en www.visalia.city/depts/finance/housing_n_cdbg_services/public_notices.asp.

El personal lo invita a asistir a una reunión comunitaria y/o audiencia pública:

- Reunión comunitaria: 5 de abril de 2023 a las 5:30 p. m. en 220 N. Santa Fe, Visalia
- Audiencia pública: 3 de abril de 2023 a las 7:00 p. m. en 707 W. Acequia Ave., Visalia
- Audiencia pública: 17 de abril de 2023, a las 7:00 p. m. en 707 W. Acequia Ave., Visalia

Si no puede asistir, puede enviar sus comentarios por escrito a Margie Perez, especialista en vivienda a margie.perez@visalia.city.

En cumplimiento con la Ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en las reuniones, llame al (559) 713-4512 48 horas antes de la reunión. Para personas con discapacidad auditiva, llame al (559) 713-4900 (TTY) 48 horas antes de la hora de la reunión programada para solicitar servicios.
Pub. March 15, 17, 31, 2023 #5627009

City Website Post

visalia.city/depts/finance/housing_cdbg_services/public_notices.asp

Home > ... > Finance > Housing & CDBG Services > Public Notices

Public Notices

CITY OF VISALIA | Public Notice for Proposed 2023 Action Plan, 2022 Action Plan Amendment, 2022 Neighborhood Stabilization Program (NSP1) Amendment, & 2021 Action Plan Amendment including HOME-ARP Allocation Plan Amendment

Public Comment (March 17, 2023 - April 17, 2023): The City of Visalia receives federal funds to invest in improving its community. The City of Visalia is seeking comments on the Proposed 2023 COBGHOME Action Plan and prior year Action Plan Amendments estimated funding and activities identified in the 2020-2024 Consolidated Plan (ConPlan) priority needs listed below.

5-Year Priority Needs: Based on the needs assessment, market analysis, and community outreach conducted in 2019, the City anticipates over the 2020-24 ConPlan, CDBG funds are estimated at \$5.6 MI including Program Income (PI). CDBG high priority activities including fair housing, homeless services, homeless prevention, code enforcement, mobile home accessibility repairs, and ADA improvements. HOME funds are estimated at \$4.2 MI including PI would generally be used for multifamily new construction, First Time Homebuyer (FTHB) program, scattered site acquisition/rehab of existing rental and ownership properties.

Proposed FY 2023 Action Plan Summary: The 2023 activities will support objectives consistent with the 5-yr ConPlan. The 2023 CDBG activities include fair housing, homeless services, homeless prevention, code enforcement, senior/disabled mobile home accessibility repair program, and ADA improvements. The 2023 CDBG estimated allocations are \$1,200,000 in annual allocation, \$50,000 in PI if the estimated CDBG annual allocation or PI differs, the difference will be directed toward ADA projects. The 2023 HOME program planned priorities includes the Lift's Project a multifamily development, and HOME-CHDO funded projects. The 2023 HOME estimated allocations are \$545,000 in annual allocation, \$800,000 in PI if the estimated HOME annual allocation or PI differs, the difference will be directed to HOME-CHDO funded projects.

Proposed FY 2022 & 2021 Action Plan Amendments Summary: The 2022 CDBG Action Plan Amendment includes an addition of \$100,000 of PI and \$7,500 of unspent CDBG funds to ADA projects. The 2022 HOME Action Amendment includes reallocating \$120,000 of unspent HOME funds to a First Time Homebuyer (FTHB) program. The 2022 Neighborhood Stabilization Program (NSP1) Amendment includes an addition of \$120,000 NSP1 PI to a FTHB program. The 2021 HOME Action Plan Amendment includes providing preferences to people experiencing homelessness for the use of HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) funds.

The City will receive comments on the draft plans from **March 17, 2023, through April 17, 2023**. Staff invites you to attend a community meeting and/or public hearing. If you are unable to attend, you may submit your comments to Margie Perez, Housing Specialist at margie.perez@visalia.city.

Proposed FY 2022 & 2021 Action Plan Amendments Summary: The 2022 CDBG Action Plan Amendment includes an addition of \$150,000 of PI and \$7,500 of unspent CDBG funds to ADA projects. The 2022 HOME Action Amendment includes reallocating \$120,000 of unspent HOME funds to a First Time Homebuyer (FTHB) program. The 2022 Neighborhood Stabilization Program (NSP1) Amendment includes an addition of \$120,000 NSP1 PI to a FTHB program. The 2021 HOME Action Plan Amendment includes providing preferences to people experiencing homelessness for the use of HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) funds.

The City will receive comments on the draft plans from **March 17, 2023, through April 17, 2023**. Staff invites you to attend a community meeting and/or public hearing. If you are unable to attend, you may submit your comments to Margie Perez, Housing Specialist at margie.perez@visalia.city.

Draft 2023 Action Plan, 2022 & 2021 Action Plan Amendments Community Meeting & Public Hearings:

- Public Hearing - April 3, 2023, at 7:00pm at 707 W. Arcequia Avenue, Visalia, CA 93291
- Community Meeting - April 5, 2023, at 5:30pm at 220 N. Santa Fe Street, Visalia, CA 93292
- Public Hearing - April 17, 2023 at 7:30pm at 707 W. Arcequia Avenue, Visalia, CA 93291

Draft plans are available below for review:

- [Draft 2023 Annual Action Plan](#)
- [Draft 2022 Action Plan Amendment](#)
- [Draft HOME-ARP Allocation Plan Amendment](#)
- [Draft NSP1 Substantial Amendment](#)

In Compliance with the American Disabilities Act, if you need special assistance to participate in meetings please call (559) 719-4910 at least 48-hours in advance of the meeting. For hearing impaired call (559) 719-4900 (TTY) at least 48-hours in advance of the scheduled meeting time to request services.

Public Hearings and Community Meeting

Public Hearing - April 3, 2023



**Visalia City Council
City Council
Meeting Agenda - Final**

Visalia City Council
707 W. Acequia
Visalia, CA 93291

Mayor Brian Poochigian
Vice Mayor Brett Taylor
Council Member Steve Nelsen
Council Member Emmanuel Hernandez Soto
Council Member Liz Wynn

Monday, April 3, 2023

7:00 PM

City Council Chambers

ROLL CALL

CALL TO ORDER WORK SESSION - 5:30 PM

PUBLIC COMMENTS

Citizens are now invited to comment on issues within the jurisdiction of the Visalia City Council. The Council asks that you keep your comments concise and positive. Creative criticism, presented with appropriate courtesy, is welcome.

Each speaker will be allowed three minutes and a timer will notify you when your time is expired. Please begin your comments by stating and spelling your name and providing your city of residence.

WORK SESSION AND ACTION ITEMS (as described)

1. NEW EMPLOYEE INTRODUCTIONS: [23-0079](#)
ENGINEERING DEPARTMENT:
Vikram Manke, Assistant Engineer
Adrian Rubalcaba, Associate Engineer

2. Receive a staff presentation and provide feedback and direction [23-0044](#)
regarding change orders at the six signalized intersections and
changes to the construction phasing plan, which includes moving to
some daytime operations, for the Caldwell Avenue Improvement
Project from Akers Street to Shady Street.

**ADJOURN TO CLOSED SESSION - 6:00 PM (Or, immediately following
Work Session)**

CALL TO ORDER REGULAR SESSION - 7:00 PM

PLEDGE OF ALLEGIANCE

INVOCATION**ITEMS OF INTEREST****PUBLIC COMMENTS**

This is the time for citizens to comment on subject matters that are not on the agenda and within the jurisdiction of the Visalia City Council. The Council asks that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome.

This is also the time for citizens to request an item from the Consent Calendar be pulled for discussion purposes. Public comments related to all pulled Consent Calendar items and Regular or Public Hearing items listed on the agenda will be heard at the time that item is discussed or when the Public Hearing is opened.

Each speaker will be allowed three minutes, and a timer will notify you when your time is expired. Please begin your comments by stating and spelling your name and providing your city of residence.

CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

1. Authorization to read ordinances by title only. [23-0022](#)
2. Authorize the City Manager to approve a sole source purchase for (10) Kevlar Safety Uniforms for the Traffic Unit with MOTOPOINT USA from Escondido, CA and appropriate \$30,000 from the Asset Forfeiture Fund for FY 2022/23. [23-0070](#)
3. Adopt Resolution No. 2023-07 ordering the summary vacation and abandonment of the temporary turn around easement over Parcel 17 of Parcel Map No. 4690. Property located along North Nevada Street north of West Grove Avenue (APN: 081-100-058). [23-0095](#)
4. Approve the Citizens Advisory Committee's recommendation to appoint Alana Johnson to fill a vacant voting position on the Citizens Advisory Committee. [23-0096](#)
5. Authorize the City Manager to award an emergency contract to Carollo of Fresno, CA in the amount of \$515,400 for the Condition Assessment, Facility Plan, and Master Plan Update at the City's Water Reclamation Facility. Also, authorize the appropriation of \$550,000 from the Wastewater Enterprise Fund (431). [23-0099](#)

-
6. Second reading of the Ordinance 2023-03 new Visalia Municipal Code Section 9.24.060 to be added to the City of Visalia Municipal Code establishing regulations prohibiting the unlawful possession of a catalytic converter in the City of Visalia. [23-0116](#)

REGULAR ITEMS AND PUBLIC HEARINGS

Comments related to regular Items and Public Hearing Items are limited to three minutes per speaker, for a maximum of 30 minutes per item. The Mayor may reasonably limit or extend the public comment period to preserve the Council's interest in conducting efficient, orderly meetings.

1. Review and comment on the proposed use of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and HOME Investment Partnership American Rescue Plan Program (HOME-ARP) funds including: 1) The Draft Program Year (PY) 2023 Annual Action Plan, 2) the Draft PY 2022 Action Plan Amendment, and the Draft PY 2021 Action Plan Amendment, including the Draft HOME-ARP Allocation Plan Amendment. [23-0082](#)
2. Review and comment on the proposed U.S. Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP1) Substantial Amendment to provide \$120,000 for the funding of First Time Homebuyer Loans for five single family homes constructed at NW 5th Avenue and N Court Street. [23-0101](#)

CLOSED SESSION REPORT

ADJOURNMENT

Citizens Advisory Committee Meeting – April 5, 2023

CAC Working Agreements

- ❖ Start/End on time
- ❖ Be committed to CAC and subcommittees
- ❖ Listen to one person at a time
- ❖ Volunteer time liberally - be available and participate in events
- ❖ Agree to disagree- Respect others
- ❖ Follow through on commitments
- ❖ Express your opinions- Seek balanced input
- ❖ Enjoy our time together!

Voting Members

Donabed, Rebecca
 Deniston-Sheets, Holly
 Garza, Charles
 Johnson, Alana
 Jones, Edward
 Pierce, Kelly
 Prosser, Bryan
 Ruiz, Frank
 Salgado, Miguel
 Stewart, Glen
 Vacant

**City of Visalia
 Citizens Advisory Committee**
 Wednesday, April 5, 2023 @ 5:30 p.m.
 Location: Administration Board Room
 220 N. Santa Fe, Visalia CA 93292

AGENDA

5:30 p.m. Call to Order

5:30 p.m. Roll Call & Attendance

	June 2022	July 2022	August 2022	Sept 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023
Donabed, Rebecca	--	--	--	--	--	--	P	P	P	P	P
Vacant	P	P	P	P	P	P	A	--	--	--	--
Deniston-Sheets, Holly	P	P	P	P	P	P	P	P	P	A	P
Jones, Edward	P	P	A	A	P	P	A	P	P	P	P
Vacant	P	P	P	P	P	P	A	--	--	--	--
Prosser, Bryan	--	--	--	--	--	--	--	--	P	P	P
Pierce, Kelly	P	P	P	P	P	A	P	P	P	P	P
Ruiz, Frank	P	P	P	P	P	P	P	P	P	P	P
Salgado, Miguel	--	P	P	P	P	A	P	P	P	A	P
Stewart, Glen	P	P	P	P	P	P	P	P	P	P	P
Garza, Charles	--	--	--	--	--	--	P	P	A	P	P

5:35 p.m. Welcome and Public Comment

This is the time set aside for the Committee to receive public comment on issues which are not already included on the agenda. Public comment regarding items on the agenda may be open to public comment prior to the committee's discussion of the agenda item and before any action is taken on the agenda item. Members ask that comments are kept brief and positive. In fairness to all who wish to speak, each speaker will be allowed three minutes. Please begin your comments by stating your name.

5:40 p.m. Amendment and Approval of March 1, 2023 Minutes

5:45 p.m. Public Opinion Survey

- Survey is EXTENDED: until 4/14/23
- In-Person Survey Results

6:00 p.m. FY 2023-2024 HOME/CDBG Action Plan

6:10 p.m. FY 2022-2023 Action Plan Amendment

6:20 p.m. FY 2021-2022 HOME APR Amendment

6:30 p.m. Discussion

Adjourn

Next Meeting: May 3, 2023

In Compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Citizens Advisory Committee after distribution of the agenda packet are available for public inspection at the City Clerk's Office at 220 N. Santa Fe Street, Visalia, CA 93292, during normal business hours.

Public Hearing – April 17, 2023, Staff Report



Visalia City Council

Staff Report

Visalia City Council
707 W. Acequia
Visalia, CA 93291

File #: 23-0121

Agenda Date: 4/17/2023

Agenda #: 2.

Agenda Item Wording:

Conduct a second Public Hearing to approve and adopt the proposed U.S. Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP1) Substantial Amendment to provide an estimated \$120,000 for the funding of First Time Homebuyer loans for five single-family homes constructed at NW 5th Avenue and N Court Street.

Deadline for Action: 4/17/2023

Submitting Department: Finance and Technology Services

Contact Name and Phone Number: Margie Perez, margie.perez@visalia.city <<mailto:margie.perez@visalia.city>>, (559) 713-4460; Melody Murch, Assistant Finance Director, melody.murch@visalia.city <<mailto:melody.murch@visalia.city>>, (559) 713-4379; Renee Nagel, Finance Director, renee.nagel@visalia.city <<mailto:renee.nagel@visalia.city>>, (559) 713-4375

Department Recommendation:

1. Conduct a second Public Hearing, allowing a final opportunity for citizens to provide input and comment on the proposed NSP1 Substantial Amendment;
2. Adopt and appropriate the NSP1 Substantial Amendment;
3. Authorize City Manager or their designee to enter into all contracts listed in the NSP1 Substantial Amendment; and
4. Authorize City Manager or their designee to submit the NSP1 Substantial Amendment to HUD.

Background Discussion:

The Neighborhood Stabilization Program was enacted in 2008 under the Housing Economic Recovery Act (HERA) and is referred to as NSP1. NSP1 was established for the purpose of providing emergency assistance to stabilize communities with high rates of abandoned and foreclosed homes, and to assist households whose annual incomes are up to 120 percent of the area median income (AMI), because of the great recession of 2008. The City of Visalia received NSP1 funds in Fiscal Year 2008-2009 and has not since received any additional grant funds. Current available NSP1 funds are a result of program income generated from previous NSP1 first time homebuyer loans. The City of Visalia is nearing closeout of its Neighborhood Stabilization Program and is proposing to reallocate the remaining balance of approximately \$120,000 in NSP1 funds. This balance is from recaptured program income and available funds obligated for acquisition, rehabilitation and resell of foreclosed homes through Habitat for Humanity.

An amendment has been prepared, in an effort to close out the 2008 Neighborhood Stabilization Program (NSP1) grant, which proposes the use of approximately \$120,000 in remaining NSP1 program income funding to a First Time Homebuyer (FTHB) program or secondary financing for five single-family homes which have been constructed by Self-Help Enterprises (SHE) on NW 5th Avenue

COUNCIL ACTION: Approved as Recommended
SN/EHS 4-0 (Taylor Absent)

and N Court Street with the use of HOME Investment Partnerships Program (HOME) funds.

Eligible Activities:

Only three possible property types can receive NSP assistance:

1. Foreclosed Properties,
2. Abandoned Properties, or
3. Development on Vacant Land.

NSP1 eligible activities include the following:

- A. Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties;
- B. Acquisition and rehabilitation to sell, rent or develop abandoned or foreclosed homes and residential properties;
- C. Establishment of land banks for foreclosed homes;
- D. Demolition of blighted structures; and
- E. Redevelopment of demolished, or vacant properties.

Ineligible Activities:

These include, but not limited to:

- Foreclosure prevention
 - Including refinancing mortgages, paying back taxes or mortgage payments, and underwriting counseling-related expenses.
- Demolition of non-blight structures
- Any NSP1 activity that is not located within the approved neighborhood/target area.

Proposed Neighborhood Stabilization Program (NSP1) Substantial Amendment:

The proposed NSP1 Substantial Amendment consists of an additional approximate amount of \$120,000 in NSP1 program income generated from paid NSP1 funded loans, towards a First Time Homebuyer (FTHB) program or secondary financing for 5 single-family homes constructed on NW 5th Avenue and N Court Street with the use of HOME Investment Partnerships Program (HOME) funds. The 5 single-family homes are restricted to purchase by households at 80% of the area median income (AMI) or lower who have not owned a home within the past 3-years per HOME program standards.

The NSP1 Homebuyer Assistance will meet the Low-Moderate and Middle-Income (LMMH) national objective. The project will be within an NSP Targeted area, for households at or below 120% of the area median income. The Homebuyer Assistance will be provided to NSP1 eligible beneficiaries.

NSP1 homebuyer assistance follows HOME program standards found in 24 CFR 92.254. NSP1 funds may be used to make housing affordable by providing direct homeownership assistance, reducing the price of the home being sold, or offering downpayment assistance. NSP1 assisted homes will need to remain owner occupied for the life of the loan.

Federal and State Regulations:

Per § 92.254(a)(3), HOME assisted housing must be acquired by a homebuyer whose family qualifies as a low-income family, and the housing must be the principal residence of the family

throughout the period described in paragraph (a)(4) of this section. If there is no ratified sales contract with an eligible homebuyer for the housing within 9 months of the date of completion of construction or rehabilitation, the housing must be rented to an eligible tenant in accordance with § 92.252. In addition, three of the homes were constructed on land purchased with Successor Agency Housing (SAH) funds. As a result, if converted to rental housing those homes would require a 55-year rental affordability covenant in accordance with § 33334.3(f)(1)(B). Therefore, the City would be responsible to perform a 55-year annual monitoring of those homes.

NSP1 was established for the purpose of providing emergency assistance to stabilize communities with high rates of abandoned and foreclosed homes, and to assist households whose annual incomes are up to 120 percent of the area median income (AMI). The City of Visalia received NSP1 funds in Fiscal Year 2008-2009 and has not since received any additional grant funds. Current available NSP1 funds are a result of program income generated from previous NSP1 first time homebuyer loans. The City of Visalia is nearing closeout of its Neighborhood Stabilization Program and is proposing to reallocate the remaining balance of approximately \$120,000 in NSP1 funds. This balance is from recaptured program income and available funds obligated for acquisition, rehabilitation and resell of foreclosed homes through Habitat for Humanity.

Eligible Activities:

Only three possible property types can receive NSP assistance:

1. Foreclosed Properties,
2. Abandoned Properties, or
3. Development on Vacant Land.

NSP1 eligible activities include the following:

- A. Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties;
- B. Acquisition and rehabilitation to sell, rent or develop abandoned or foreclosed homes and residential properties;
- C. Establishment of land banks for foreclosed homes;
- D. Demolition of blighted structures; and
- E. Redevelopment of demolished, or vacant properties.

A. Financing Mechanisms:

Financing Mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties may include soft-second mortgages, loan loss reserves, and shared equity loans. This use must involve some form of loan or credit enhancement and might include a pool of low interest loans for individuals who purchase and rehabilitate homes for use as their primary residence. Loan forgiveness is allowed, based on performance by the borrower according to terms set by the grantee. Such Financing Mechanisms are distinct from the type of subsidies used below in B or E.

B. Acquisition and Rehabilitation:

In purchasing and rehabilitating homes and residential properties that have been foreclosed upon or abandoned, grantees can finance rehabilitation with loans or grants to make housing affordable, provide direct homeownership assistance, reduce the price of the home being sold, or offer downpayment assistance.

C. Land Banking:

Land banking - Properties that have been landbanked may use any of the strategies mentioned above under A or B when they are put back onto the market, then renovated and/or sold.

D. Demolition of Blighted Structures:

Demolition of blighted properties to mitigate the likelihood of property value declines in surrounding properties. A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

E. Redevelopment of Demolished, or Vacant Properties:

Redevelopment of demolished or vacant properties could include many of the activities noted above in A and B, as well as new construction of housing for LMMI. These would include loans and grants for homeowners and rental housing providers, homeownership assistance, and other similar forms of assistance.

Ineligible Activities:

These include, but not limited to:

- Foreclosure prevention
 - Including refinancing mortgages, paying back taxes or mortgage payments, and underwriting counseling-related expenses.
- Demolition of non-blight structures
- Any NSP1 activity that is not located within the approved neighborhood/target area.

Proposed Neighborhood Stabilization Program (NSP1) Substantial Amendment: The proposed NSP1 Substantial Amendment consists of an additional approximate amount of \$120,000 in NSP1 program income generated from paid NSP1 funded loans, towards a First Time Homebuyer (FTHB) program or secondary financing for 5 single-family homes constructed on NW 5th Avenue and N Court Street with the use of HOME Investment Partnerships Program (HOME) funds. The 5 single-family homes are restricted to households at 80% of the area median income (AMI) or lower who have not owned a home within the past 3-years per HOME program standards.

The NSP1 Homebuyer Assistance will meet the Low-Moderate and Middle-Income (LMMH) national objective. The project will be within an NSP Targeted area, for households at or below 120% of the area median income. The Homebuyer Assistance will be provided to NSP1 eligible beneficiaries.

NSP1 homebuyer assistance follows HOME program standards found in 24 CFR 92.254. NSP1 funds may be used to make housing affordable by providing direct homeownership assistance, reduce the price of the home being sold, or offer downpayment assistance. NSP1 assisted homes will need to remain owner occupied for the life of the loan.

Federal and State Regulations: Per § 92.254(a)(3), HOME assisted housing must be acquired by a homebuyer whose family qualifies as a low-income family, and the housing must be the principal residence of the family throughout the period described in paragraph (a)(4) of this section. **If there is no ratified sales contract with an eligible homebuyer for the housing within 9 months of the date of completion of construction or rehabilitation, the housing must be rented to an eligible tenant in accordance with § 92.252.** In addition, three of the homes land were purchased with Low-

and Moderate-Income Housing Asset Funds (LMIHAF) or Successor Agency Housing (SAH) funds. As a result, if converted to rental housing those homes would require a 55-year rental affordability covenant in accordance with § 33334.3(f)(1)(B). Therefore, the City would be responsible to perform a 55-year annual monitoring of those homes.

Loan Terms: The NSP1 FTHB loan shall be in the form of a second trust deed secured by a Note and Deed of Trust.

- Payments on the loan may be deferred at 0% interest, at the election of the Eligible Homebuyer, for thirty (30) years, beginning at the time of execution of the Note.
- The City Loan(s) shall be due and payable in full on the thirtieth (30) year at the conclusion of the deferral period in accordance with the terms of the Note required by the Owner's Participation Agreement. This will allow the borrower to delay amortization of this portion of the debt until the first mortgage is fully repaid. Borrowers may make payments on this deferred debt at any time during the 30-year deferral period.
- The deferred principal amount shall become immediately due and payable at such time as either:
 - The Eligible Homebuyer or immediate family member ceases to maintain continuous residence on the property; or
 - Title to the property is transferred; or
 - The property is refinanced.

Affordability Covenant: A 30-year affordability covenant shall be recorded to maintain affordability. The affordability 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. "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. The City may recapture the entire amount of the direct grant subsidy from the homeowner 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 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 assistance/investment, the City will recapture only what is available from net proceeds.

Public Comment Period: The 30-day public comment period for the review of the draft NSP1 Substantial Amendment began on March 17th through April 17th, 2023. During the 30-day public comment period the draft NSP1 Amendment was available for public review on the City's website at www.visalia.city. Public notices were published on City's social media outlets, and in the Visalia Times Delta on March 15th, March 17th, and March 31st, 2023. Public notices were also included in Kings/Tulare Homeless Alliance and the Visalia Chamber of Commerce email listservs. A public hearing was conducted on April 3, 2023, to allow public comment and input. The proposed NSP1 Amendment was also presented at the Citizens Advisory Committee (CAC) on April 5, 2023, to receive additional public input. Tonight's public hearing is the final step in the public comment period.

Fiscal Impact:

Approval of this item will appropriate the available balance (approximately \$120,000) of NSP1 program income to a First Time Homebuyer Program for single family homes newly constructed at 101, 105, 111, and 113 NW 5th Avenue, and 1113 N Court Street, and no General Fund money is to be included. All proposed budget amounts will become amendments to the current City budget.

Prior Council Action: Click or tap here to enter text.

- **March 19, 2018** - Conference with Real Property Negotiators for vacant lots at 101, 105, 111, and 113 NW 5th Ave., and 1113 N Court St.
- **April 16, 2018** - Authorize sale of properties located at 101, 105, 111, and 113 NW 5th Ave., and 1113 N Court St. to Self-Help Enterprises for affordable housing development and future sale as owner-occupied single-family detached homes to income qualifying households.
- **June 18, 2018** - First Reading of Ordinance 2018-10 and held a public hearing to received comment on the sale and development of the properties located at 101, 105, 111, and 113 NW 5th Ave., and 1113 N Court St.
- **July 16, 2018** - Second Reading of Ordinance No. 2018-10 and held a public hearing to received comment on the sale and development of the properties located at 101, 105, 111, and 113 NW 5th Ave., and 1113 N Court St.
- **April 3, 2023** - Review of draft FY 2022-23 NSP1 Amendment.

Other: None.

Alternatives: None

Recommended Motion (and Alternative Motions if expected):

Staff recommends that Council:

1. Conduct a second Public Hearing, allowing a final opportunity for citizens to provide input and comment on the proposed NSP1 Substantial Amendment;
2. Adopt and appropriate the NSP1 Substantial Amendment;
3. Authorize City Manager or their designee enter into all contracts listed in the NSP1 Substantial Amendment; and
4. Authorize City Manager or their designee to submit the NSP1 Substantial Amendment to HUD.

Environmental Assessment Status: N/A

CEQA Review: N/A

Attachments: Click or tap here to enter text.

- Attachment A: NSP1 Substantial Amendment
- Attachment B: COV Homebuyer Guidelines
- Attachment C: NSP Amendment PPT