



Fifth Program Year Action Plan



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

Narrative Responses

GENERAL

Executive Summary

The Housing and Economic Development Department staff is pleased to present to City Council the 2009/2010 Action Plan for the City of Visalia.

As a participating jurisdiction and entitlement community, the City of Visalia receives federal formula grants through the U.S. Department of Housing and Urban Development (HUD). This entitlement provides eligible metropolitan cities and urban counties with annual direct grants; the Community Development Block Grant (CDBG), and the HOME Investment Partnerships (HOME) funds. With this designation, the City of Visalia will receive a grant allocation of approximately \$1,227,423 in CDBG and \$564,001 in HOME funds. The intent of the grant funds is to provide decent housing, provide a suitable living environment, and to expand economic opportunities, primarily for low-and moderate income persons. As a condition of receiving federal funds, HUD requires entitlement jurisdictions to prepare a five-year Consolidated Plan, a yearly Action Plan and a Consolidated Annual Performance, and Evaluation Report (CAPER).

In adherence with HUD regulations, the City prepared a 2005-2010 Consolidated Plan adopted by the Visalia City Council on May 2, 2005. The Consolidated Plan establishes goals to increase the availability of affordable housing and economic opportunities for Visalia's residents through a comprehensive housing and community development needs assessment and a strategic plan to address those needs. Additionally, to meet the increasing need of affordable housing, the City of Visalia adopted the Housing Element on December 19, 2005. The Housing Element sets forth community housing needs, policies and programs aimed at attaining defined goals.

In addition to the Consolidated Plan & Housing Element, the City of Visalia prepares an annual Action Plan allocating funding to programs and projects consistent with the goals of the adopted Consolidated Plan. This Action Plan is for fiscal year 2009/2010 and fulfills the fifth program year within the Consolidated Plan. The program year begins July 1, 2009, and ends June 30, 2010. At the end of the program year, the

performance of programs and projects funded in the Action Plan will be reported in the CAPER.

With this Action Plan, the City will place concentrated efforts on homeownership due to the foreclosure crisis and the over abundance of abandoned and vacant homes in need of rehabilitation. On September 29, 2008, the Office of the Secretary of the U.S. Department of Housing and Urban Development released an emergency assistance program to assist state and local governments acquire and redevelop foreclosed properties. The City of Visalia was allocated a total of \$2,388,331 in funding to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes to stabilize neighborhoods.

This is the City's Fifth Action Plan within the Consolidated Plan of 2005/2010. Staff is in the early stages of preparing the 2010/2015 Consolidated plan and will make a recommendation to City Council to authorize the use of \$30,000 in administration funds from 2008/2009 program year for this report.

The City will also make a recommendation to reallocate additional funds to the Sierra Meadows Senior Housing project due to the lack of to secure tax credits.

Expenditures

In addition to annual entitlement funds, the City will continue to use program income from previously funded CDBG and HOME projects, and uncommitted carryover funds for projects. The table below details all revenue, project and program allocations that the City of Visalia is proposing for Action Plan 2009/2010:

Exhibit "C"					
SUMMARY OF 2009/2010 ACTION PLAN					
		CDBG	HOME	TOTAL	UNITS
SOURCES OF REVENUE:					
1	Cash - Beginning Balance			-	
2	Annual Grant Amount	1,227,423	564,001	1,791,424	
3	HOME matching funds - RDA Low/Mod			-	
4	Program Income	200,000	400,000	600,000	
5	Interest Earnings/Investment Earnings			-	
6	TOTAL REVENUE	1,427,423	964,001	2,391,424	
7					
EXPENDITURES:					
9	Operating	81,584	14,500	96,084	
10	Redevelopment Allocation	131,500	25,800	157,300	
11	Direct Allocations	26,400	16,100	42,500	
12	Loan Servicing	6,000	-	6,000	
13	Subtotal Admin and Operating	245,484	56,400	301,884	
14					
15	Net for Programs and Projects	1,181,939	907,601	2,089,540	
16					
AFFORDABLE HOUSING:					
<u>Homeownership</u>					
19	FTHB (Contract w/CSET-6/9/09)		517,500	517,500	12
20	Property Acquisition (CHDO)		140,101	140,101	1
21	Housing Rehabilitation (contract w/SHE 6/30/10)		250,000	250,000	3
<u>Neighborhood Preservation/Services</u>					
23	Emergency Repairs and Basic Needs (contract w/SHE 6/30/10)	-		-	-
24	Code Enforcement- Target Areas	200,000		200,000	200
25	Fairhousing Hotline (contract w/TCHA 6/30/09)	34,500		34,500	120
27	HOMELESSNESS				
<u>Special Needs Facilities</u>					
	Continuum of Care	5,000		5,000	1
29	COMMUNITY DEVELOPMENT				
<u>Public Improvements</u>					
31	ADA Compliance Projects (Contract w/Sierra Range 6/30/09)	50,000		50,000	12
32	Oval Park Area Improvements	119,739		119,739	1
<u>Economic Development/Public Parking Facilities</u>					
34	West Parking Structure Loan Payment (Section 108 Loan)	486,700		486,700	1
35	Job Creation	100,000		100,000	2
36	<u>Public Park /Public Facilities</u>				
NON HOMELESS SPECIAL NEEDS HOUSING					
<u>Special Needs Services</u>					
39	Senior Home Minor Repairs (contract w/CSET 7/31/09)	91,000		91,000	620
40	Mobile Home Senior Repair & Handicapped Access (contract w/SHE 6/30/10)	95,000		95,000	14
41					
42	Subtotal Programs & Projects	1,181,939	907,601	2,089,540	
43					
44	TOTAL EXPENDITURES	1,427,423	964,001	2,391,424	
45					
REVENUE LESS EXPENDITURES					
47	Remaining to Carry Forward	-	-	-	

Community Profile

Visalia has a diverse cultural and ethnic population, which is an approximately two-thirds white and one-third ethnic and racial minority. As shown in the tables below, the fastest growing populations continue to be Hispanic and Asian/Pacific Islander. The Southeast Asian growth is due in part to an influx of immigrant families that have relocated to the Central Valley over the past decade. Visalia is attractive to immigrant families because of agricultural jobs and affordable cost of living. The Southeast Asian population is comprised predominately of Hmong, Laotian, Cambodian, Vietnamese, Mien, and Lahu.

According to the 2000 U.S. Census; the City of Visalia’s population grew from 75,636 residents in 1990 to 118,603 in 2007; a growth rate of 57%. The American Community Survey of 2005-2007 estimates that the population between these three years was 114,000, 59,000 (52 percent) females and 55,000 (48 percent) males. Visalia’s per capita income in 2000 was \$18,422 and the median income in 2008 was \$45,023.

✓ White	50,848	67.23%
✓ Hispanic.....	18,121	23.96%
✓ Asian/Pacific Islander	4,778	6.32%
✓ Black	1,051	1.39%
✓ Native American.....	679	0.90%
✓ Other	159	0.21%
Total.....	75,636	100.00%

✓ White.....	91,645	80.2%
✓ Asian/Pacific Islander	6,696	5.9%
✓ Black	2,683	2.3%
✓ Native American... 1005	1005	0.9%
✓ Other.....	12,209	10.7%
Total.....	114,238	100.00%
✓ Hispanic.....	45,402	37.7%

U.S. Census Bureau Fact Finder

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

Both ethnic and racial minority and low income populations are distributed throughout the City of Visalia; however, the heaviest concentrations are located primarily in the North and Central regions of the City. The majority of available affordable housing remains most prevalent in these areas. The City is focusing on First Time Homebuyer, Rehabilitation, and Habitat for Humanity low income homeownership Programs in these areas.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

Through the direction of City Council, City staff will focus efforts of addressing substandard and dilapidated properties in two neighborhoods located within the North and Central areas of Visalia; Oval Park and Washington School neighborhoods. The use of CDBG and HOME resources along with other available funding will be allocated and distributed to these targeted neighborhoods to households which meet

eligibility requirements, concentrating mostly on those families who are of low to low and moderate income levels.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

Residents of the City are experiencing impediments to housing choice similar to those experienced by other urban areas within the State of California and throughout the country. Poverty remains and is disproportionately high within several racial and ethnic groups. The result is that many low-income household occupy the oldest housing since it is often the most affordable. The City recognizes that improved public education is the key to identifying, assessing and solving fair housing and affordable housing issues, and has begun to raise public awareness through marketing and educational training.

On October 4, 2008, The City of Visalia, in partnership with local banks, Self-Help Enterprises, CSET, Proteus, Tulare County Housing Authority, Visalians Interested in Affordable Housing, Christian Church Homes, Habitat for Humanity, Social Security Administration, and the Center for Independent Living, hosted an Affordable Housing Fair. The fair's focus was to raise awareness on the many resources available to the public. Topics discussed were homeownership, affordable renting, senior housing & repair, improving efficiency and learning how to avoid foreclosure. Additionally, City staff continues public education through outreach presentations on the various housing programs available to them.

The City of Visalia has also begun implementing the Foreclosure Acquisition Program. The program which utilizes Neighborhood Stabilization Funds is intended to help address the current foreclosure crisis throughout targeted areas in Visalia, which focus on both North and Central neighborhoods in the City. As approved by City Council and HUD, the City plans to use these funds to purchase foreclosed properties throughout areas with greatest need, rehabilitate them and resell them to families of qualifying income. The City will use at least \$1.5 million to resell properties to families with incomes ranging from 50% to 120% Area Median Income (AMI), and approximately \$600,000 will be reserved to assist families with income not exceeding 50% of AMI. The City is working with Community Housing Development Organizations (CHDO) to acquire and rehabilitate foreclosed properties.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

The federal, state, and local resources available to address the needs identified in the plan are HOME, CDBG, and Redevelopment Low-Moderate Funds. The City of Visalia does not receive direct funding of Section 8 funds, whereas these funds are allocated to the Tulare County Housing Authority which administers the Section 8 voucher program. McKinney-Vento Homeless Assistance Act funding is not allocated to the City of Visalia. The City, in partnership with Kaweah Management Company is in the process of developing 9 units and rehabilitating 11 units in a project identified as the Paradise & Court Development. KMC applied for both 9% and 4% low income tax credits to assist in gap financing.

The City has a partnership with Christian Church Homes, who a few years ago began a Senior Housing Project located at 1120 East Tulare Avenue, now known as Sierra Meadows. Sierra Meadows is a 42 unit senior complex, with sustainable design features for maximum energy efficiency, a courtyard configuration to promote outdoor enjoyment and adaptability features to encourage long term tenancy for the aging population. This project ensures that residents will not have to pay more than 30 percent (30%) of their income on rent and utilities. The City's contribution to this \$11.6 million project was \$2.5 million in HOME funds.

The City partners with Habitat for Humanity and provides them with Redevelopment Low/Mod funds for financial assistance in acquiring property. Habitat then identifies a qualified family and provides an opportunity for homeownership by building homes with charitable community donations and homeowner sweat equity.

Habitat has also expanded its role to acquire abandoned and foreclosed homes for purchase by very low income buyers with 45 year affordability covenants. Thus far, two homes have been purchased with more to be purchased in the coming months.

Managing the Process

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

The Housing and Economic Development Department is the responsible entity for the administration of all programs/projects implemented through the Consolidated Plan. However, it is important to recognize that the City works in partnership with other agencies, such as Self-Help Enterprises, CSET, and Tulare County Housing Authority, who administer several of the City's programs to ensure that the programs are successful and that they serve their intended purpose. The City also has two certified CHDO's; Visalians' Interested in Affordable Housing and Self-Help Enterprises. The City is currently working with CSET to assist in their certification process.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

The Consolidated Plan was developed through the assistance of public participation and consultation with various agencies such as the Citizens Advisory Committee (CAC), CDBG Subcommittee of the CAC, Visalians' Interested in Affordable Housing, Central Valley Christian Housing, the Tulare County Housing Authority, and other Community Groups whom all provided input, research and analysis into the implementation of the Consolidated Plan.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

City staff has increased efforts of increasing public awareness through various outreach presentations to promote the City's Affordable Housing Programs. The City's sub-recipients; CSET, Self-Help Enterprises and Tulare County Housing Authority all contribute to these outreach efforts: Self-Help Enterprises has conducted several Mobile Home Park presentations to promote the City's Mobile Home Senior Handicap and Repair Program. CSET holds workshop presentations to

promote the City's First Time Homebuyer Program. CSET also delivers brochures and flyers to organizations such as clinics, daycares, senior housing, mobile home parks and churches in Visalia. Along with administering the City's Fair Housing Hotline, Tulare County Housing Authority will also begin promoting the City's Affordable Housing Programs.

City staff has and will continue to promote the City's Affordable Housing Programs through live presentations to surrounding businesses, such as the Visalia School District, Kaweah Delta Hospital, and the Board of Realtors.

Citizen Participation

1. Provide a summary of the citizen participation process.

The City has enhanced public participation through various Affordable Housing Activities such as the Affordable Housing Fair held in October of 2008 and the Spring Fest Fair of 2009.

The City of Visalia, in partnership with local banks, and non-profits, hosted an Affordable Housing Fair to raise awareness on the many resources available to the public. Topics discussed were homeownership, affordable renting, senior housing & repair, improving efficiency and learning how to avoid foreclosure.

The City of Visalia staffed a booth at this year's Spring Fest Fair. The booth displayed informational brochures on Affordable Housing, Neighborhood Preservation, and other City related Services.

Additionally, City staff continues public education through outreach presentations on the various housing programs available to them. Staff will conduct presentation to surrounding businesses, such as the Visalia School District, Kaweah Delta Hospital, and the Board of Realtors.

2. Provide a summary of citizen comments or views on the plan.

Citizens and City Council comments have been included in Exhibit "N"

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

The Citizen Participation Plan was revised in the 2005/2010 Consolidated Plan to encourage and provide for increased public participation in the planning process.

A total of two public information meetings and three public Consolidated Plan meetings were held to obtain input on both the Consolidated Plan and First year Action Plan. Presently, City staff also includes and meets with the Disability Advocacy Committee to reach persons with disabilities.

This year, the City will continue to solicit public participation through four community meetings held in April 2009:

Citizens Advisory Committee – April 1, 2009

North Visalia Neighborhood Advisory Committee – April 9, 2009

Washington Residents for a Better Community – March 26, 2009

Disability Advocacy Committee – April 6, 2009, moved to April 13, 2009

One Work Session City Council meeting held on April 6, 2009 and one Public Hearing Council meeting on April 20, 2009. Information confirming locations and dates will be published in the Visalia Times Delta, El Sol, and Visalia Weekly. The ads will also be posted at three City Hall locations, and the Post Office. Additionally, a copy of the draft 2009/2010 Action Plan will be available to residents for a 30-day public review. A copy may be obtained at the front counter of City Hall; 315 E. Acequia Avenue. The public may also obtain a copy of the Action Plan through the City's Website at www.ci.visalia.ca.us.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

The City of Visalia believes no comment is too small or unworthy of consideration; therefore all comments are accepted and noted. Notes from public and Council comments, concerns and input with City Staff responses are attached as (Exhibit "N").

Institutional Structure

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

The Department is identified as the "first point of contact" for the institutional structure presented in this Action Plan. The Department receives direction from the City Manager as well as the City Council and assumes responsibility for insuring successful development and execution of the City's programs. The Department is partially comprised of a Director, a Housing Specialist, a Financial Analyst and a Senior Administrative Analyst. Through its role as "grantee" of various HUD program funds, its mission is to provide affordable services to all the citizens of Visalia and foster open participation, with the goal of attaining meaningful involvement. The City works to increase participation at all levels, specifically those of extremely low income.

The City also recognizes the importance of partnering with other agencies to help serve its housing and community development needs and considers its program administrators, Self-Help Enterprises, CSET, Tulare County Housing Authority, and Habitat for Humanity, an important part of the City's institutional structure.

Neighborhood Preservation is a division under the Housing & Economic Development Department and is also an integral part of the institutional structure. Neighborhood Preservation works closely with other City departments and with the community to develop programs, projects and activities that improve the City's neighborhoods.

To further create institutional structure, the City created a "Loan and Change Order Review Committee." This committee is comprised of five city staff from different departments. The committee was established in order to review applications for compliance with all guidelines & requirements.

Monitoring

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

To have an effective monitoring system, the City has established standards, guidelines and procedures which provide a uniform system of ensuring compliance of all program and project requirements. The City has contracted with AmeriNational Community Services, Inc. for mortgage servicing, conduct property condition evaluations, borrower affidavits, and the monitoring of taxes and insurance payments. This assists the City in maintaining participant compliance with each program.

To keep up to date, City staff periodically revises program guidelines to reflect any changes in accordance with state/federal regulations and requirements. Additionally, throughout the year, City Staff monitors project files, cost of scope of work, program performance, community & economic development activities and monitoring deed restrictions for HOME funds to ensure continued affordability for low income first time homebuyers.

Staff will continue to conduct monitoring visits with program administrators to ensure that guidelines are being followed and to ensure good positive performance. In addition to monitoring visits, the City requires that each program administrator submit a monthly accomplishment report that details all activities undertaken within that month, including but not limited to the use of funding, marketing, people served, program performance, & accomplishments.

As another monitoring tool and to further meet compliance requirements, the City created a "Loan and Change Order Review Committee", comprised of five City employees representing the following: Finance, Planning, Building, Engineering, & Community Development. Additionally, the Housing Specialist and a Code Inspector also attend these meetings. The Committee was established to review applications for compliance with all guidelines & requirements.

Another important and integral part of the monitoring process is keeping the City Manager as well as the City Council abreast of the performance of each of the City's programs and projects. City staff meets with the City Manager on a weekly basis to review available funding, program/project performance, and discuss strategic plans. At the end of each program year, City staff updates the City Council on the performance of every program/project served with HOME & CDBG funds through the Consolidated Annual Performance and Evaluation Report. Inclusive in this performance review, the City monitors progress on Minority Business Outreach activities and Davis Bacon by maintaining demographic data on contractor wage determination, vendors and service providers. The City has developed a Minority Outreach Plan and will actively solicit participation of minority and women-owned businesses.

Lead-based Paint

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

To adhere to HUD's regulations and the Paint Hazard Reduction Act of 1992, the City of Visalia has set strict guidelines in place to deal with the issues related to lead based paint. The City address lead-based paint hazards in all of its housing rehabilitation and homebuyer assistance programs. Before ratifying a contract or agreement for the sale of a home or rehabilitation loan, the City's program administrators ensure that applicants are well informed of the danger of lead-based paint through the handout of brochures, and as part of the application process. Additionally, city building inspectors look for signs of this hazard as they perform a first time homebuyer inspection or when they address substandard housing issues.

Housing owners and occupants are required to abate this hazard before receiving assistance through any of the City's affordable housing programs. Asbestos evaluations are also performed on those houses where the City assists in relocation or restoration.

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

The City will continue to pursue SuperNofas for grant opportunities pertaining to Lead Based Paint Hazard Control, Lead-Technical Studies, and Outreach Grant Programs.

HOUSING

Specific Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

The primary objective of the City's projects and programs is to develop viable communities through the provision of decent housing and a suitable living environment and expanding economic opportunities, principally for person of low and moderate income. To clearly identify Visalia's housing and community needs, the City will adhere to meeting HUD's three National Objectives; Provide Decent Affordable Housing, Provide a Suitable Living Environment and Create Economic Opportunities. The Outcomes of these Objectives are to improve availability or accessibility, Improve Affordability, and Improve Sustainability by promoting viable communities.

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

Exhibit "D"			
2009-2010 Program Year CDBG and HOME Funding Allocation			
	<i>Investment</i>	<i>Percentage of Investment</i>	<i>Priority & Unit Goal</i>
HOME Investment Partnership Funds (HOME) - Objective and expected Outcome			
Affordable Housing- HOME Funds			
Objective 1: Provide Decent Affordable Housing	\$ 907,601	100%	H
1. Provide availability of affordable owner-occupied housing through (FTHB)		\$ 517,500	12
2. Provide availability of affordable owner-occupied housing through acquisition (CHDO)		\$ 140,101	1
3. Provide quality of owner-occupied housing through rehabilitation (IRP)		\$ 250,000	3
Total HOME Allocations	\$ 907,601	100%	
Community Development Block Grant Funds (CDBG) -Objective and expected Outcome			
Affordable Housing- CDBG Funds			
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	\$ 234,500	19.84%	H
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)		\$ 200,000	200
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)			
3. Provide services for low-to-moderate income persons by providing (Fair Housing Education Program)- Public Service)		\$ 34,500	120
Homelessness- CDBG Funds			
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities	\$ 5,000.00	0.42%	H
1. Increase accessibility to support facilities to end chronic homelessness (Continuum of Care/Homeless Project)		\$ 5,000	1
Community Development- CDBG Funds			
Objective 3: Suitable Living Environment through Public Improvements	\$ 169,739	14.36%	H
1. Increase availability of handicapped access benefiting population with special needs (Streets ADA Compliance)		\$ 50,000	12
2. Improve quality and increase quantity of public improvements that benefit low-and moderate income residents. (Oval Park Area Improvements)		\$ 119,739	1
Objective 4: Create Economic Development Opportunities and Community Development Opportunitites (Parking Facilities)	\$ 586,700	49.64%	H
1. Demonstrate a commitment to long-term economic growth by promoting expansion and (job retention)- Section 108 Loan- West Acequia		\$ 486,700.00	1
2. Demonstrate a commitment to long-term economic growth through job creation		\$ 100,000.00	2
Objective 5: Suitable Living Environment through Community Development Opportunitites (Public Services)	\$ -	0%	M
Non Homeless Special Needs Housing- CDBG Funds			
Objective 6: Suitable Living Environment by Supporting Special Needs Services	\$ 186,000	15.74%	M
1. Maintain quality of owner-occupied housing for elderly (Senior Home Repair Program)		\$ 91,000	620
2. Increase accessibility and range of housing options for person with special needs (SHARP)		\$ 95,000	14
Total CDBG Allocations	\$ 1,181,939	100%	

HOME Funded: Objective 1: Provide Decent Affordable Housing:

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

- **First Time Homebuyer Program** is a City Program administered through CSET (Community Services and Employment Training, Inc.). This year, the City allocated a total of \$517,500 in HOME funds for the administration of this program. The program provides a loan to qualified borrowers up to a maximum of \$40,000. The funds are provided as a second mortgage, at an interest rate of three-percent (3%), making it possible for low-to-moderate income families to own a home within the City limits. City Staff continues to review the local housing market and interest rates so that the program's allocation continues to assist families at the very-low income levels (30%, 50% and 60%) up to the families at the 80% median income level. It is anticipated that approximately 12 families will be assisted.



Outcome Goal #2: Provide decent affordable housing through acquisition, by increasing the supply to meet the demand from the large population of lower to poverty level income households.

- **Community Housing Development Organization (CHDO) Allocation.** The City has allocated \$140,101 in HOME funds to be provided toward acquisition, rehabilitation, and project management services. The City currently has one certified CHDO and is currently working with Enterprise Foundation to offer technical assistance to CSET who has expressed a desire to become a certified CHDO. The City is also evaluating the possibilities of working with a certified CHDO to assist with the acquisition, rehabilitation, and resale of foreclosed properties.

Outcome Goal #3: Provide decent affordable housing through rehabilitation of existing affordable housing units.

- **Housing Rehabilitation Program (HRP)** The HRP is a HOME funded program administered by Self-Help Enterprises. The funds are provided to qualified borrowers, as a second mortgage, up to \$60,000, making it possible for low-to-moderate income homeowners to maintain and upgrade the quality of their home; and thus upgrade the quality of Visalia's housing stock. The funds address health and safety, housing quality standards and other maintenance issues. Examples of assistance include: Replacement of roofs, air conditioning units, flooring, paint, electrical, and plumbing. HOME funds in the amount of \$250,000 have been allocated to this program with the expectation that approximately three households will be assisted this year. The HRP program is currently under evaluation and changes may be forthcoming pending City Council authorization.



CDBG Funded Objective 1: Suitable Living Environment through Neighborhood Preservation:

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

- **Code Enforcement** – The Neighborhood Preservation Division is responsible for the management of the Code Enforcement Program. The primary emphasis of the program focuses on Life Safety non compliance. Considerable efforts are focused on Health and Safety Code enforcement as it primarily relates to Housing standards. Some of the common violations include: unsafe structures, abandoned properties, contaminated and/ or unsecured swimming pools, construction without permits, and unlicensed vendors.



In 2008, the Code Enforcement Program exceeded forecasted compliance expectations by 67%. In 2009, the City has increased the CDBG allocation to \$200,000 with a goal of addressing at least 200 code cases.

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

- **Emergency Repair and Basic Needs Program (ERBN)** is a City program administered through Self-Help Enterprises. The program is available to extremely low income homeowners to address basic emergency repairs. Funding is provided as a second mortgage, up to \$10,000, making it possible for homeowners to address health and safety issues which pose an immediate threat to the family. Examples of assistance include; replacement of roofs, flooring, electrical, plumbing and sewer. Previous funding from the remainder of 2006/07; \$100,000 for the 2007/08 year and \$110,202 for the 08/09 Action Plan year will be utilized for the administration of this program. It is anticipated that approximately ten households will be assisted this year through the ERBN program. The ERBN program is currently under evaluation and changes may be forthcoming pending City Council authorization. Funds are not being allocated to this program this year, due to funds available from previous years' allocations.

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

- **Fair Housing Hotline** is a City program administered through the Tulare County Housing Authority (TCHA). This year the City allocated a total of \$34,500 in CDBG funds to this program. The funding is provided to TCHA to cover costs associated with providing Fair Housing services to Visalia residents. Callers with complaints are assisted in filling out official discrimination complaint forms, which are then forwarded to the Department of Fair Employment and Housing. TCHA also works with County staff to prepare the City's Analysis of Impediments to Fair Housing. It is anticipated that approximately 120 calls will come through the Hotline. TCHA staff is very active in pursuing training, seminar, and conference opportunities in which they share the City's Fair Housing Program and hand out brochures. TCHA staff will also begin promoting the City's Affordable Housing Programs.
- **[CDBG Objective 2: Suitable Living Environment by supporting Special Needs facilities:](#)**

Outcome Goal #1 (Funded in prior year): Increase accessibility to support facilities to end chronic homelessness

- **Continuum of Care** – The City has a partnership with the Continuum of Care to address issues of homelessness. The Continuum of Care (CoC) is a consortium of housing providers, service providers, and local government, that work together to end homelessness in Kings and Tulare Counties. To strengthen their capacity, the Continuum is currently pursuing a 501c3 status to competitively apply for foundation and corporate funding. The Continuum is focused on systematically implementing systems and programs that will help support existing homeless organizations and offer the resources that are needed locally to be successful. The Continuum views the 501c3 status as a major capacity barrier, and anticipates that the process will cost approximately \$10,000. This year, the City

is allocating a total of \$5,000 in CDBG funds to assist the Continuum in achieving this goal.

CDBG Funded Objective 3: Suitable Living Environment through Public Improvements

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

- **Streets-ADA Compliance Projects** – The City is committed to addressing the needs of the disabled community. City Staff attends the Disability Advocacy Committee meetings to understand what the needs are within the disabled community. At this time, the committee has requested additional curb cuts and truncated domes. In this Action Plan, the City allocated a total of \$50,000 in CDBG funds for the construction of at least 12 ADA compliant ramps and warning detection panels for the blind throughout the areas of downtown within the city's CDBG target areas.

Outcome Goal #2: Improve quality and increase quantity of public improvements that benefit low-and moderate income residents. The City utilizes other funding for public improvement projects.

Oval Park Area Improvements - In 2008, the City Council directed staff to work with the residents and businesses from both the Washington School and Oval Park neighborhoods in order to foster revitalization efforts. The following departments have actively participated in these efforts: Housing & Economic Development, Building, Police, and Engineering, Public Works, Fire and Community Development Departments.

City Council also provided staff with the direction to identify the needs of the Oval Park Area. In addition to leveraging CDBG funds in 2008, the City received a Cal Trans Grant to analyze the area as it relates to traffic, safety and lighting. Community meetings have been held at the Oval Park, obtaining community input, coordination with local non-profit agencies to utilize the existing building and create a more family friendly park.

Additionally, City Engineering in a coordinated effort with Southern California Edison will be repairing inoperable and new street lights in the Washington School area and specifically, repairing inoperable street lights (11) in the Lincoln Oval Park neighborhood by July 2009 to improve lighting conditions and address public safety concerns. The City contributed \$60,000 last year through the 2007/08 Action Plan and an additional \$20,000 from an Amendment completed in July 2008 for which funds are derived from the 2007/08 program year funding. To date, \$80,000 in CDBG funds have been allocated to the Oval Park Area. This year (2009/10), the City will allocate an additional \$119,739 in CDBG funding for ***Oval Park Area Improvements***. The City will utilize CDBG funds toward improvements in the Oval Park Area.

- **CDBG Objective 4: Create Economic Development Opportunities and Community Development Opportunities (Parking Facility) Needs Services:**

Outcome Goal #1: Demonstrate a commitment to long-term economic growth by promoting expansion of existing and job retention.

- **Parking Structure (West Acequia Parking Structure) - Section 108 Loan:** The City of Visalia is committed to providing adequate parking in the Downtown area to further promote jobs. In 2007, the City finalized construction of a second four story parking structure which supports the hospitals current expansion. Kaweah Delta Hospital, which employs a diverse group of employees in a variety of income groups, has just completed its North expansion. Staff will continue to monitor the number of jobs created on an annual basis. This year, the City will make a Section 108 payment in the amount of \$486,700. Additionally, the parking structure supports downtown businesses as well as a newly constructed Comfort Suites Hotel furthering the creation of many jobs throughout the downtown area.



Outcome Goal #2: Demonstrate a commitment to long-term economic growth through job creation.

- **Job Creation:** Funding used for attraction of job creating businesses to the City, and to provide Administrative/Staff support activities to assist new businesses and industries seeking to expand or locate to Visalia. Funds utilized may be through improvements or direct assistance to a new business, however, as a requirement for the use of funds, at least 51% of new jobs created will be made available to Low /Mod income persons or benefit the area. CDBG Funds are being allocated in the amount of \$100,000.

- **[CDBG Objective 6: Suitable Living Environment by supporting Special Needs Services:](#)**

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

- **Senior Home Minor Repair.** The City has allocated \$91,000 to CSET for the administration of the Senior Home Minor Repair Program. Assistance is provided to senior citizens to assist with minor repairs in their homes. Examples of services are: Plumbing repairs, cooler/air conditioning repairs, roof repairs, door and window repairs, electrical repairs, appliance repairs, flooring and carpentry repairs. It is anticipated that this program will assist at least 120 clients and provide 600 service repairs.



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

- **Mobile Home Senior Handicapped and Repair Program** – This program formerly called the Senior Handicapped and Repair Program, is administered through Self-Help Enterprises. The program provides funding in the form of a grant of up to \$5,000, making it possible for extremely low & low-income senior citizens to make minor repairs to their mobile home. Examples of assistance: Re-roofing, handicapped access, heating furnace, hot water heater, electrical and plumbing fixtures; sanitary fixtures, and repair/replacement or purchase of an air conditioning unit which is required for a certified medical condition as prescribed by a licensed medical practitioner. Funds in the amount of \$70,000 were allocated in the 08/09 Action Plan with an additional \$60,000 reallocated from 2007/08 program income, totaling \$130,000 in CDBG funds. With this Action Plan, the City is allocating a total of \$95,000 in CDBG funds to provide approximately 14 grants to mobile home owners.



Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

Public Housing and Section 8: Assistance is available from the Tulare County Housing Authority (TCHA) which administers the Section 8 voucher program. Currently there are 1,148 households receiving rental assistance and over 3,505 on the waiting list. The TCHA has a “Moving to Work” program that limits participation in the Section 8 voucher to a maximum of five years or until the family income exceeds 120% of median income, thus encouraging families to save money, become self-sufficient and be in a better position to buy a house. This also ensures that assisted housing is made available to other needy families.

The City of Visalia partnered with the Tulare County Housing Authority to develop a 71 unit multi-family affordable housing complex which was completed in late 2008. Currently, the City is working with the Tulare County Housing Authority through Kaweah Management Company to rehabilitate 11 units and construct 9 units to complete a 20 unit multi-family rental project known as Paradise & Court.

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

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

Jurisdiction						
Housing Market Analysis						
<i>Complete cells in blue.</i>						
	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Housing Stock Inventory						
Affordability Mismatch						
Occupied Units: Renter		3234	4879	3400	11513	192
Occupied Units: Owner		1108	2919	15405	19432	342
Vacant Units: For Rent	8%	121	630	180	931	21
Vacant Units: For Sale	2%	4	89	305	398	4
Total Units Occupied & Vacant		4467	8517	19290	32274	559
Rents: Applicable FMRs (in \$s)		481	538	625		
Rent Affordable at 30% of 50% of MFI (in \$s)		476	571	660		
Public Housing Units						
Occupied Units		21	70	88	179	0
Vacant Units		0	0	0	0	0
Total Units Occupied & Vacant		21	70	88	179	0
Rehabilitation Needs (in \$s)					200,000	

2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

The Tulare County Housing Authority has not been designated as "troubled" or of poor performance. Tulare County Housing Authority has established a solid reputation for providing safe, affordable housing to low-income persons.

Barriers to Affordable Housing

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

As detailed in the City's 2005-2010 Consolidated Plan and Housing Element, the following policies are designed to assist with barriers to affordable housing:

General Policies

- The City, in a leadership role, shall continue to utilize all available funds to subsidize the development of affordable housing.
- The City shall continue to provide a wide range of incentive programs to encourage affordable housing.
- The City shall ensure that information on available housing programs continues to be made available and is accessible to the public.

Specific Policy Implementations

- The Visalia Zoning Ordinance will grant a 25% density bonus over the housing unit density allowed by existing zoning if the developer agrees to meet one of the following conditions:
 - At least 10% of the units are for very low income households
 - At least 20% of the units are for lower income households
 - At least 50% of the units are for seniors
- The Visalia Zoning Ordinance permits manufactured housing parks in three residential zones with a Conditional use permit.

- The City has no policies that would put constraints on the development of farm worker housing.
- On January 8, 2004, the City adopted a second dwelling unit ordinance that follows the requirements of State law.
- The Visalia Zoning Ordinance permits group homes in four residential zones
- The City has approved three emergency shelters through the use of the CUP process in the last decade and will continue to do this on a case by case basis.
- Brochures regarding housing programs are regularly distributed to the public via the Redevelopment Agency, Code Enforcement Division, the Tulare County Regional Center, the Police and the sub-recipients of our housing grants.

The City is currently updating its Housing Element and will be incorporating the County's adopted Regional Housing Needs allocated to the City of Visalia.

HOME/ American Dream Down Payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).

The City uses HOME Funds to administer the First Time Homebuyers Program, which offers down payment assistance loans. The HOME program requires local or state matching funds. The Federal HOME funds must be matched by non-federal resources (Sec. 92.218-222). All HOME eligible activities require a match of 25% (one dollar of local or state resources for every four federal dollars spent) unless specific exemptions have been granted by HUD. Since 1998 HUD has reduced the matching requirement to 12.5% for the City of Visalia. The City has chosen to provide the required matching local funds in the form of Redevelopment Low-Mod funds.

Additionally in 2006, the City was awarded the Cal Home grant in the amount of \$600,000 through the California State Department of Housing and Community Development. The program provides a loan to qualified borrowers up to \$38,000. The funds are provided as a second mortgage; at an interest rate of three-percent, for a 30-year deferred loan. To date, the City has provided assistance to ten families through the CalHome Program. Due to the State budget crisis, the City's CalHome funds have been temporarily frozen. Once funding resumes, it is anticipated that approximately five more families will be assisted.

The City of Visalia is in the process of implementing the Foreclosure Acquisition Program. The program is intended to address the current foreclosure crisis using Federal Neighborhood Stabilization funds. As approved by HUD and City Council, the City plans to use these funds to purchase foreclosed properties throughout areas of greatest need, rehabilitate them and resell them to families of qualifying income. The City will use at least \$1.5 million to resell properties to families with income ranging from 50% to 120% AMI, and approximately \$600,000 will be reserved to assist families with income not exceeding the 50% of AMI.

To meet more goals and objectives, the City will continue to leverage CDBG and HOME funding with other public funds and private investment thus expanding opportunities for low- and moderate-income families.

Jurisdiction

2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

The City of Visalia adheres to the resale and recapture guidelines as set forth by HUD. The City has two options (resale or recapture) for controlling the resale of any property or development that is HOME funded. The City enforces the recapture option to ensure that it recuperate the entire HOME subsidy if the HOME recipient decides to sell the property within the affordability period.

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt.

The City of Visalia does not utilize HOME funds to refinance existing debt secured by multi-family dwellings for rehabilitation loans.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives.

The City of Visalia has not been allocated funds for the American Dream Down Payment Initiative (ADDI).

HOMELESS

Specific Homeless Prevention Elements

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

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

At this time, the City does not use the McKinney-Vento Homeless Assistance Act program nor receives special funding from the State or Federal Government. However, the City continues its partnership with the Continuum of Care of Kings-Tulare County to address issues of homelessness. Through the CoC, the City continues to move forward to accomplished goals of combating homelessness; the Point in Time Survey of 2009 shows that even with the nation's current recession there are fewer homeless people in Tulare and Kings Counties this year. The Continuum of Care administers an annual "Point in Time" survey every year in the late winter during a week designated by HUD. Volunteers throughout the surrounding cities pick specific locations to target the homeless. In exchange for an "incentive bag" containing basic necessities such as toothbrushes, lotion, socks, etc., volunteers gather information of the homeless by asking questions such as age, language, how long they have been homeless, employment, number of children etc.

The results of this year's survey shows that in Tulare and Kings Counties, there were a total of 966 homeless people in January 2009 and 1,055 the same month in 2008, a drop of 8.44 percent. The survey also shows that both counties had a total of 315 homeless children in 2008, and 238 were homeless in 2009, a decrease of about 24 percent. (Attachment O)

With the completion of this survey, the Continuum of Care can better gauge its progress in its effort to combat homelessness and also improve the allocation of funding. With the data, the continuum also fulfills reporting requirements to the U.S. Department of Housing and Urban Development (HUD).

To strengthen their capacity, the Continuum is currently pursuing a 501c3 status to competitively apply for foundation and corporate funding. The Continuum is focused on systematically implementing systems and programs that will help support existing homeless organizations and offer the resources that are needed locally to be successful. This year, the City of Visalia has allocated a total of \$5,000 to assist the Continuum achieve its goals.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

The City of Visalia through the Continuum of Care will continue working together to eradicate homelessness. To strengthen their capacity and keep the positive efforts moving forward, the Continuum is currently pursuing a 501c3 status to competitively apply for various funding. The Continuum is focused on systematically implementing systems and programs that will help support existing homeless organizations and offer the resources that are needed locally to be successful. The Continuum views the 501c3 status as a major capacity barrier, and anticipates that the process will cost approximately \$10,000. The Continuum actively pursues contributions and is active in fundraiser events. This year, the City is allocating a total of \$5,000 in CDBG funds to assist the Continuum in achieving this goal.

The City will continue to support the needs of homeless individuals through its partnership with the Continuum of Care.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

The City will continue working with the Continuum of Care on goals aimed towards eliminating Chronic Homelessness. Through its commitment and dedication, the CoC along with supporting agencies, will continue to strategize on approaches and ways to acquire more shelters and/or organizations who will provide homeless individuals not only with basic care needs, but also job training and guidance. The issues associated with homelessness are complicated. Solutions to resolve this problem require considerable time, energy and financial resources, which if not available put an obstacle on achieving goals.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

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

- **Visalia Rescue Mission** - a faith based recovery program has a 42 bed men's shelter and can accommodate 60 men as part of their overnight emergency services. Additionally, the Visalia Rescue Mission has one apartment; the Alpha House which is designated as transitional housing, accommodating 7 men. The Rescue Mission also has a short term women's shelter; Shelter of Hope. Here they offer emergency and transitional services for homeless single women and women with children. This rescue program is designated to help women and women with children transition from living on the streets to becoming self-sufficient through offering meals, housing, and the gospel.
 - **Partner's for Youth Vision** - a program for homeless teens that offers a safe haven from the street and provides basic necessities. Youth Vision works within the community to provide resources and referrals to the youth.
 - **Alternative Services** - a program for recently released prisoners/drug court clients that has a transitional house for men (6 beds) and women (6 beds)
 - **Central California Family Crisis Center** - a domestic violence shelter for 38 women and children with a 16 bed transitional housing program.
 - **Visalia Emergency Aid** – To help prevent homelessness, this organization assists hundreds of families yearly who are affected by unexpected changes in employment, loss of shelter due to fire, or other family emergencies that affect the ability to work.
4. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

The City is not in a position to implement a Discharge Coordination Policy.

Emergency Shelter Grants (ESG)

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

Not Applicable

COMMUNITY DEVELOPMENT

Community Development

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

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

In this Action Plan year, the City will address non-housing community development needs through the following programs to meet the specific objectives;

CDBG Funded Objective 1: Suitable Living Environment through Neighborhood Preservation:

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

- **Code Enforcement** – The Code Enforcement division is responsible for enforcing building, health, food, and other safety standards that pose a threat not only to health & safety but also have a negative impact on a neighborhood. This year, the City is allocating \$200,000 in CDBG funds to this program with an expectation that the program will address at least 200 code cases.

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

- **Fair Housing Hotline** is a City program administered through the Tulare County Housing Authority (TCHA). This year the City allocated a total of \$34,500 in CDBG funds to this program with an expectation that approximately 120 calls will come through the Hotline. The funding is provided to TCHA to cover costs associated with providing Fair Housing services to Visalia residents. TCHA staff is active in pursuing training, seminar, and conference opportunities in which they share the City's Fair Housing Program and hand out brochures. TCHA staff will also begin promoting the City's various Affordable Housing Programs.

CDBG Funded Objective 3: Suitable Living Environment through Public Improvements

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

- **Streets-ADA Compliance Projects** – The City has allocated a total of \$50,000 in CDBG funds for the administration of ADA compliance projects with an expectation that the project will accomplish a total of 12 ADA compliant ramps throughout CDBG targeted areas.

Outcome Goal #2: Improve quality and increase quantity of public improvements that benefit low-and moderate income residents. The City utilizes other funding for public improvement projects.

Oval Park Area Improvements-In 2008, the City Council directed staff to work with the residents and businesses from both the Washington School and Oval Park neighborhoods in order to foster revitalization efforts. The following departments have actively participated in these efforts: Housing & Economic Development, Building, Police, and Engineering, Public Works, Fire and Community Development Departments.

City Council also provided staff with the direction to identify the needs of the Oval Park Area. In addition to leveraging CDBG funds in 2008, the City received a Cal Trans Grant to analyze the area as it relates to traffic, safety and lighting. Community meetings have been held at the Oval Park, obtaining community input, coordination with local non-profit agencies to utilize the existing building and create a more family friendly park.

Additionally, City Engineering in a coordinated effort with Southern California Edison will be repairing inoperable and new street lights in the Washington School area and specifically, repairing inoperable street lights (11) in the Lincoln Oval Park neighborhood by July 2009 to improve lighting conditions and address public safety concerns. The City contributed \$60,000 last year through the 2007/08 Action Plan and an additional \$20,000 from an Amendment completed in July 2008 for which funds are derived from the 2007/08 program year funding. To date, \$80,000 in CDBG funds have been allocated to the Oval Park Area.

This year, the City will allocate a total of \$119,739 in 2009/10 CDBG funding for ***Oval Park Area Improvements***. The City will utilize CDBG funds toward improvements in the Oval Park Area.

➤ ***CDBG Objective 4: Create Economic Development Opportunities and Community Development Opportunities (Parking Facility) Needs Services:***

Outcome Goal #1: Demonstrate a commitment to long-term economic growth by promoting expansion of existing and job retention.

- **Parking Structure (West Acequia Parking Structure) - Section 108 Loan:** The City of Visalia is committed to providing adequate parking in the Downtown area to promote jobs. This year, the City will make a Section 108 payment in the amount of \$486,700.

Outcome Goal #2: Demonstrate a commitment to long-term economic growth through job creation.

- **Job Creation:** Funding used for attraction of job creating businesses to the City, and to provide Administrative/Staff support activities to assist new businesses and industries seeking to expand or locate to Visalia. Funds utilized may be through improvements or direct assistance to a new business, however, as a requirement for the use of funds, at least 51% of new jobs created will be made available to Low /Mod income persons or benefit the area. CDBG Funds are being allocated in the amount of \$100,000.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

The City of Visalia developed a specific set of long-term goals in the Consolidated Plan of 2005/2010.

- **To develop viable urban communities** by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.
- **To work with the Community Redevelopment Agency** and fulfill its goals to eliminate existing blight; enhance business viability; attract new capital and business enterprise; facilitate new development through site assembly; provide and upgrade public improvements; and encourage long-term home ownership.

Mission Statement of the Consolidated Plan

▪ **To use City of Visalia and Community Redevelopment Agency resources to assist with businesses, job development and the provision of safe, affordable housing. In short, doing our part to keep Visalia a community its residents are proud to call home. Visalia is our best investment!**

This is the City's fifth Action Plan within the five-year Consolidated Plan and the City has made considerable progress towards addressing the goals of Plan to address High priority needs; Affordable Housing, Homelessness, Special Needs Housing, and Barriers to Affordable Housing.

Neighborhood Preservation/Services To help stabilize neighborhoods, improve neighborhood morale, and increase attractiveness for those seeking to establish or relocate businesses to Visalia, the Consolidated Plan established a Code Enforcement Program. Within the past five years, the City's Code Enforcement division has addressed a total of 755 code cases.

Homelessness – The Consolidated Plan identified Homelessness as a High Priority need due to the high County unemployment rate. The City of Visalia, in conjunction with other jurisdictions has created the Continuum of Care. The Continuum of Care (CoC) is a consortium of housing providers, service providers, and local government, that work together to end homelessness in Kings and Tulare Counties.

The City is in its early stages of preparing both the Consolidated Plan of 2010/2015 and the Housing Element. Both of these reports mandate how the City of Visalia will adequately plan to meet the existing and projected housing needs of all economic segments within the City. Additionally, the Housing Element provides a study of demographics and employment trends, housing and household characteristics, future housing needs, and an evaluation of current and past housing programs in Visalia as well as an evaluation of the existing Housing Element.

Community Development Short-Term Objectives

New Projects:

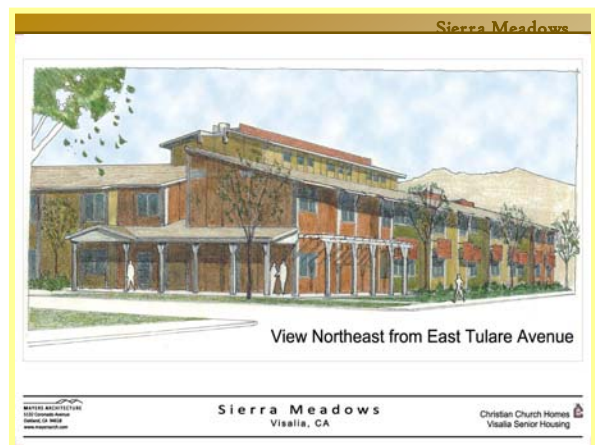
- City staff will continue efforts of revitalizing two neighborhoods, the Washington School and Oval Park neighborhoods.

Jurisdiction

- In the Washington School area, efforts have focused on addressing: lighting, traffic, parking, code abatement, graffiti removal and gang activity. Traffic Safety has made improvements through the installation of a 4-way stop sign and re-striping of a crosswalk. City Engineering is working with the Washington Residential Area neighborhood to assess the potential of pursuing a Landscape and Lighting District. Last year the City allocated \$50,000 (2008/09) and recently in July \$25,000, 2007/08 CDBG funds was reallocated to this project, totaling \$75,000 last year in allocations to the Washington School Area.
- City staff will also work to meet the needs of the Oval Park neighborhood. In addition to leveraging CDBG funds, the City received a Cal Trans Grant to analyze the area as it relates to traffic safety and lighting. On April 26, 2008, the City held a community meeting at the Oval Park to obtain community input. To date, three out of four community workshops have taken place to outline improvements to be made on Highway 63 and strategies to revitalize the Lincoln Oval Park. The City previously allocated \$80,000, and will allocate a total of \$119,739 in CDBG funding this year toward the Oval Park Project.

Housing Projects:

- The City in partnership with Kaweah Management Company and VIAH (Visalian's Interested In Affordable Housing), certified CHDO for the City, to provide affordable rental housing to low-income families. The Paradise & Court Project will develop nine new, two story units and rehabilitate the eleven existing single story units. Approximately \$500,000 HOME CHDO funds and \$500,000 Redevelopment Low/Mod funds are invested in the project.
- The City has a partnership with Christian Church Homes, who a few years ago began a Senior Housing Project located at 1120 East Tulare Avenue, now known as Sierra Meadows. Sierra Meadows is a 43 unit senior complex, with sustainable design features for maximum energy efficiency, a courtyard configuration to promote outdoor enjoyment and adaptability features to encourage long term tenancy for the aging population. This project ensures that residents will not pay more than 30 percent (30%) of their income on rent and utilities.
- The Economic Development staff will continue to strategize ways of attracting new businesses that bring a large number of quality jobs to Visalia. Approximately \$100,000 in CDBG funds has been set aside to demonstrate a commitment to long-term economic growth through job creation opportunities.



Antipoverty Strategy

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

Visalia is the county seat of Tulare County, the top dairy and milk-producing county in the nation and the second most productive agricultural county in the world. Visalia's central location benefits industries serving California and the western United States. Still, with the economic downturn, our City's top companies have had to make many adjustments to their operations, one of these being lay-offs. The City had an unemployment rate of 14.3 percent in December 2008, up from 12.5 percent in November 2008, and above the year-ago estimate of 10.8 percent. This compares with an unadjusted unemployment rate of 9.1 percent for California and 7.1 percent for the nation during the same period. (Employment Development Department 2009)

Unemployment has serious economic, social and emotional impacts. Although Visalians who are unemployed may receive unemployment benefits, this may leave many to survive just below the poverty line

On February 6, 2009, the Housing & Economic Development Director, attended a conference hosted by the Tulare County Workforce Investment Board. The conference brought together community leaders at all levels to strategize on how to get Tulare County residents back to work. The City will continue its partnership with TCWIB who enhances the economic self-sufficiency of targeted groups, reduces the number currently or potentially on public assistance rolls, increases job opportunities, and targets youth who without intervention of the TCWIB would be unemployed or become public assistance recipients.

The City of Visalia has forged cooperative relationships with public and private organizations who share a common mission; of improving the quality of life for individuals through housing, social services, employment and skills training, neighborhood revitalization and economic development. These include:

City of Visalia - Citizens Advisory Committee	City of Visalia Council
Community Services & Employment Training (CSET)	Continuum of Care
Family Services of Tulare County	Kings/Tulare Hispanic Chamber of Commerce
Habitat for Humanity	Kaweah Delta Health Care District
Manuel Hernandez Community Center	North Visalia Neighborhood Advisory Committee
Proteus, Inc.	Pro-Youth/Hearth Visalia
Real Alternative for Youth Organization (RAYO)	Salvation Army
Self-Help Enterprise	Tulare County Resource Management Agency
Tulare County Health & Human Services Agency	Tulare County Mental Health Association
Tulare County Association of Realtors	Visalia Chamber of Commerce
Valley Regional Center	Visalia Economic Development Corporation
Visalia Rescue Mission	Visalia Unified School District
Visalia Emergency Aid Council	Wittman Village Community Center
YWCA and YMCA	

The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low and moderate-income families of

Visalia. The City will continue working to obtain additional funds from State and Federal sources for housing and community development projects.

NON-HOMELESS SPECIAL NEEDS HOUSING

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

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

In this Action Plan year, the City will address non-homeless special needs and meet specific objective through the following programs;

[CDBG Objective 6: Suitable Living Environment by supporting Special Needs Services:](#)

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

- **C-SET for Senior Home Minor Repair.** The City will provide funding to CSET for the administration of the Senior Home Minor Repair Program. The program offers assistance for minor repairs to help senior citizens remain in their homes. Examples of services include Plumbing repairs, cooler/air conditioning repairs, roof repairs, door and window repairs, electrical repairs, appliance repairs, flooring and carpentry repairs. CDBG funding in the amount of \$91,000 will be allocated to this program with an expectation that at least 620 repairs will be made.

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

- **Mobile Home Senior Handicapped and Repair Program** – This program formerly called the Senior Handicapped and Repair Program, is administered through Self-Help Enterprises. The program provides funding in the form of a grant of up to \$5,000, making it possible for extremely low & low-income senior citizens to make minor repairs to their mobile home. Examples of assistance: Re-roofing, handicapped access, heating furnace, hot water heater, electrical and plumbing fixtures; sanitary fixtures, and repair/replacement or purchase of an air conditioning unit which is required for a certified medical condition as prescribed by a licensed medical practitioner. Funds in the amount of \$70,000 were allocated in the 08/09 Action Plan with an additional \$60,000 reallocated from 2007/08 program income, totaling \$130,000 in CDBG funds. With this Action Plan, the City is allocating a total of \$95,000 in CDBG funds to provide approximately 14 grants to mobile home owners.

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

Funds are limited in addressing non-homeless special needs; however, the City will continue to participate in addressing the needs of the community such as the newly formed group that is addressing the foreclosure crises in Tulare County. Staff also continues to look for grant opportunities.

Housing Opportunities for People with AIDS

Not applicable. The City of Visalia does not receive HOPWA funding.

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

Not applicable. The City of Visalia does not receive HOPWA funding.

Other Narrative

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

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

Exhibit "B" - 2000 Household Income Ranges (Tract Level)

Exhibit "C" – Summary of Allocations

Exhibit "D"- Estimated 2009-2010 CDBG & HOME Allocation

Exhibit "E" - Disability Advocacy Committee Meeting Agenda and Minutes April 6, 2009

Exhibit "F" - Washington Residents for a Better Community Meeting Agenda and Minutes – March 26, 2009

Exhibit "G" - North Visalia Neighborhood Advisory Committee Meeting Agenda and Minutes – April 9, 2009

Exhibit "H"- Public Hearing Notice

Exhibit "I" - Citizens Advisory Committee Meeting Agenda and Minutes– April 1, 2009

Exhibit "J" - City Council Agenda- Work Session Agenda- April 6, 2009

Exhibit "K" – City Council Work Session Transmittal– April 6, 2009

Exhibit "L" - City Council Agenda Public Hearing Agenda- April 20, 2009

Exhibit "M"- City Council Public Hearing Transmittal- April 20, 2009

Exhibit "N" - Public input, Council input, Comments and responses

Exhibit "O"- Continuum of Care- Point-In-Time Survey

Exhibit "P"- The Homeless Need Table (Continuum of Care Homeless Population and Subpopulations Chart)

Exhibit "Q" – Community Development Needs Table

Exhibit "R" – Housing Needs Table

Exhibit "S" – Certifications

Exhibit "A" (2000 Population by Race – Tract Level)

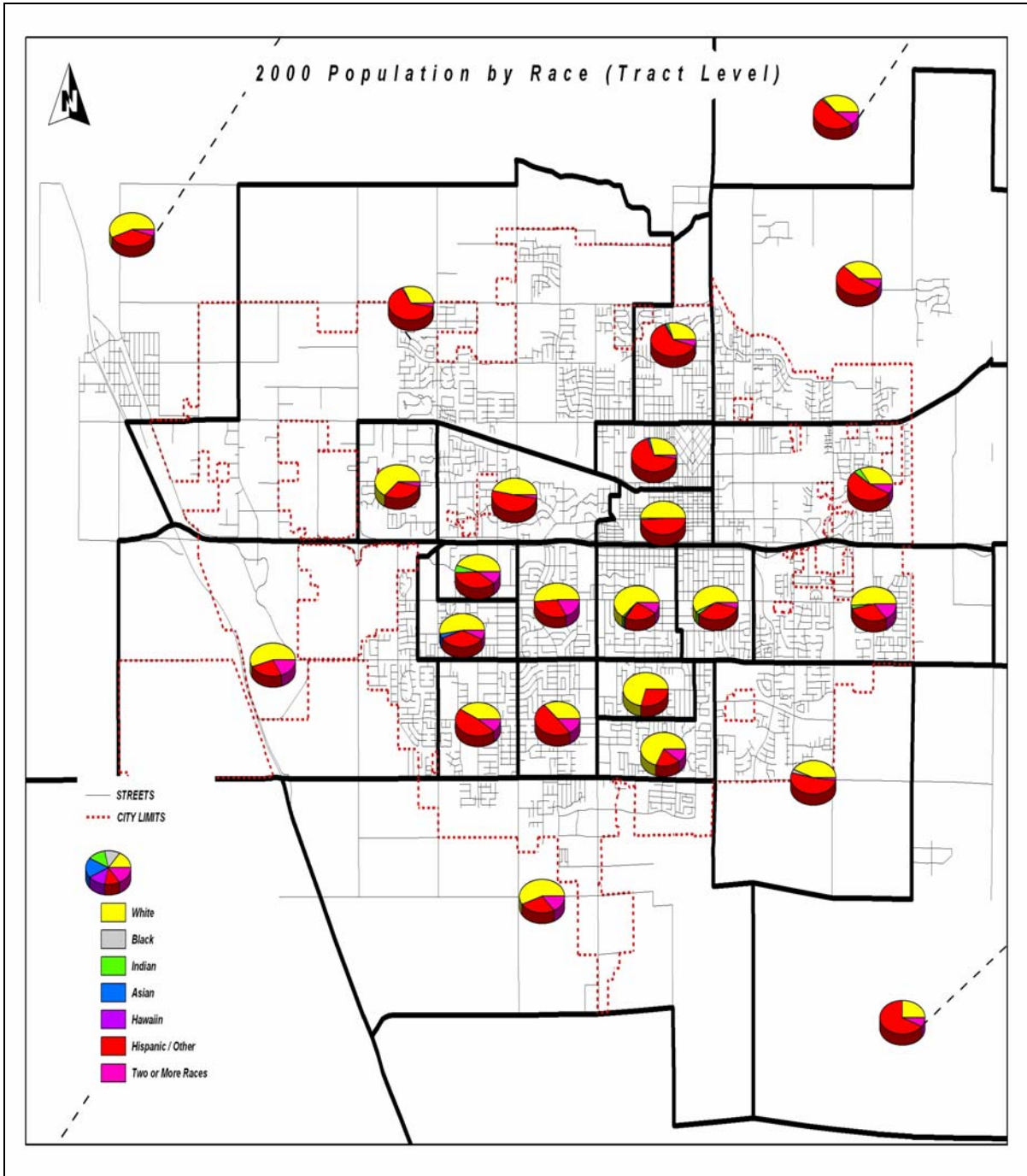


Exhibit "B" - 2000 Household Income Ranges (Tract Level)

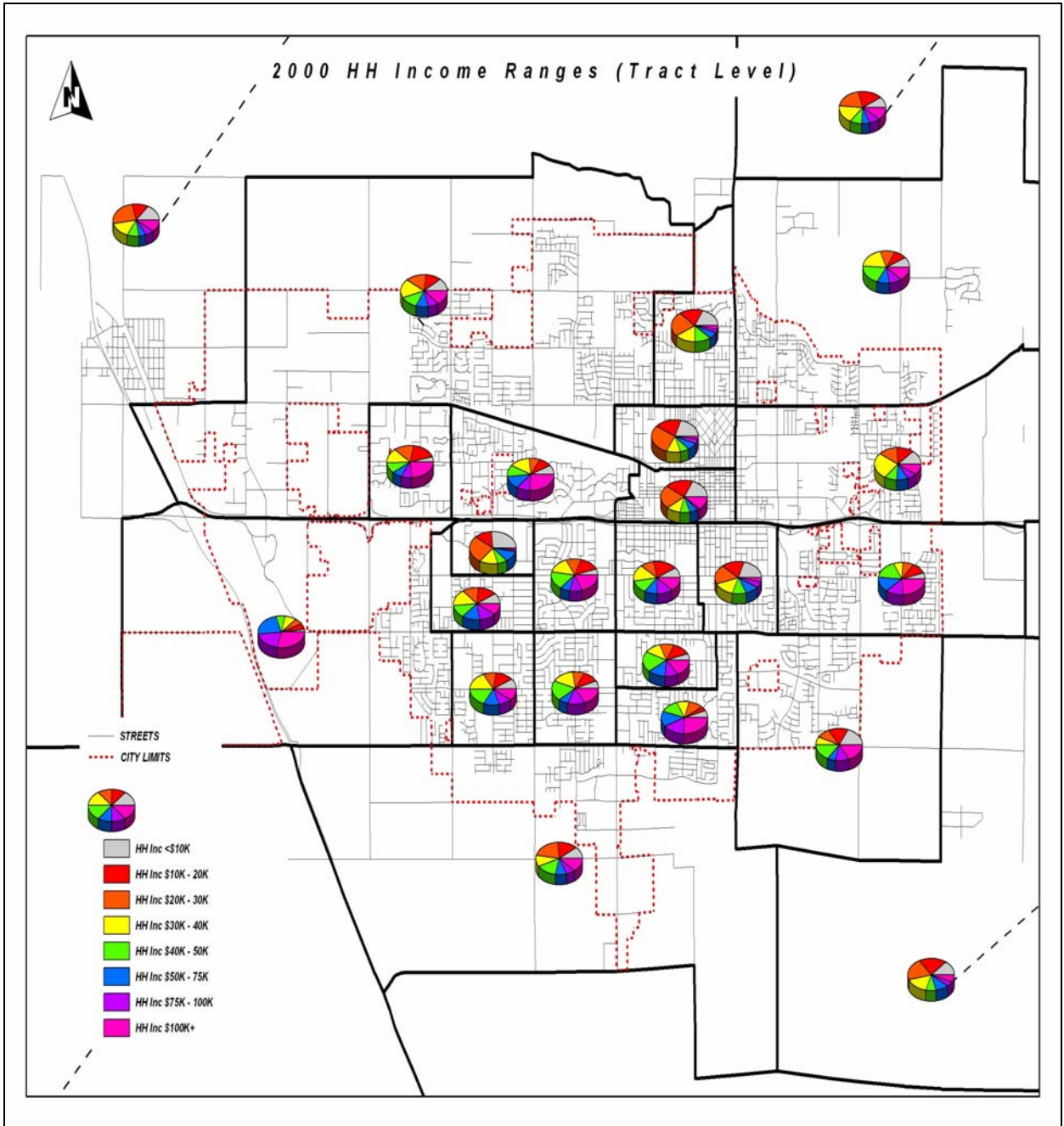


Exhibit "C" 2009/2010 Summary of Allocations

Exhibit "C"					
SUMMARY OF 2009/2010 ACTION PLAN					
		CDBG	HOME	TOTAL	UNITS
SOURCES OF REVENUE:					
1	Cash - Beginning Balance			-	
2	Annual Grant Amount	1,227,423	564,001	1,791,424	
3	HOME matching funds - RDA Low/Mod			-	
4	Program Income	200,000	400,000	600,000	
5	Interest Earnings/Investment Earnings			-	
6	TOTAL REVENUE	1,427,423	964,001	2,391,424	
7					
EXPENDITURES:					
9	Operating	81,584	14,500	96,084	
10	Redevelopment Allocation	131,500	25,800	157,300	
11	Direct Allocations	26,400	16,100	42,500	
12	Loan Servicing	6,000	-	6,000	
13	Subtotal Admin and Operating	245,484	56,400	301,884	
14					
15	Net for Programs and Projects	1,181,939	907,601	2,089,540	
16					
AFFORDABLE HOUSING:					
18	<u>Homeownership</u>				
19	FTHB (Contract w/CSET-6/3/09)		517,500	517,500	12
20	Property Acquisition (CHDO)		140,101	140,101	1
21	Housing Rehabilitation (contract w/SHE 6/30/10)		250,000	250,000	3
22	<u>Neighborhood Preservation/Services</u>				
23	Emergency Repairs and Basic Needs (contract w/SHE 6/30/10)	-		-	-
24	Code Enforcement- Target Areas	200,000		200,000	200
25	Fairhousing Hotline (contract w/TCHA 6/30/09)	34,500		34,500	120
27	HOMELESSNESS				
28	<u>Special Needs Facilities</u>				
	Continuum of Care	5,000		5,000	1
29	COMMUNITY DEVELOPMENT				
30	<u>Public Improvements</u>				
31	ADA Compliance Projects (Contract w/Sierra Range 6/30/09)	50,000		50,000	12
32	Oval Park Area Improvements	119,739		119,739	1
33	<u>Economic Development/Public Parking Facilities</u>				
34	West Parking Structure Loan Payment (Section 108 Loan)	486,700		486,700	1
35	Job Creation	100,000		100,000	2
36	<u>Public Park /Public Facilities</u>				
37	NON HOMELESS SPECIAL NEEDS HOUSING				
38	<u>Special Needs Services</u>				
39	Senior Home Minor Repairs (contract w/CSET 7/31/09)	91,000		91,000	620
40	Mobile Home Senior Repair & Handicapped Access (contract w/SHE 6/30/10)	95,000		95,000	14
41					
42	Subtotal Programs & Projects	1,181,939	907,601	2,089,540	
43					
44	TOTAL EXPENDITURES	1,427,423	964,001	2,391,424	
45					
46	REVENUE LESS EXPENDITURES				
47	Remaining to Carry Forward	-	-	-	

Exhibit "D"- Estimated 2009-2010 CDBG & HOME Allocation

<i>Exhibit "D"</i>			
<i>2009-2010 Program Year CDBG and HOME Funding Allocation</i>			
HOME Investment Partnership Funds (HOME) - Objective and expected Outcome	Investment	Percentage of Investment	Priority & Unit Goal
Affordable Housing- HOME Funds			
Objective 1: Provide Decent Affordable Housing	\$ 907,601	100%	H
1. Provide availability of affordable owner-occupied housing through (FTHB)		\$ 517,500	12
2. Provide availability of affordable owner-occupied housing through acquisition (CHDO)		\$ 140,101	1
3. Provide quality of owner-occupied housing through rehabilitation (HRP)		\$ 250,000	3
Total HOME Allocations	\$ 907,601	100%	
Community Development Block Grant Funds (CDBG) -Objective and expected Outcome			
Affordable Housing- CDBG Funds	Investment	Percentage of Investment	Priority & Unit Goal
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	\$ 234,500	19.84%	H
1. <i>Maintain</i> quality housing by addressing substandard housing through (Code Enforcement Program)		\$ 200,000	200
2. <i>Maintain</i> quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)			
3. <i>Provide</i> services for low-to -moderate income persons by providing (Fair Housing Education Program)- Public Service)		\$ 34,500	120
Homelessness- CDBG Funds			
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities	\$ 5,000.00	0.42%	H
1. Increase <i>accessibility</i> to support facilities to end chronic homelessness (Continuum of Care/Homeless Project)		\$ 5,000	1
Community Development- CDBG Funds			
Objective 3: Suitable Living Environment through Public Improvements	\$ 169,739	14.36%	H
1. Increase <i>availability</i> of handicapped access benefiting population with special needs (Streets ADA Compliance)		\$ 50,000	12
2. Improve quality and increase quantity of public improvements that benefit low-and moderate income residents. (Oval Park Area Improvements)		\$ 119,739	1
Objective 4: Create Economic Development Opportunities and Community Development Opportunites (Parking Faci	\$ 586,700	49.64%	H
1. Demonstrate a commitment to long-term economic growth by promoting expansion and (job retention) - Section 108 Loan- West Acequia		\$ 486,700.00	1
2. Demonstrate a commitment to long-term economic growth through job creation		\$ 100,000.00	2
Objective 5: Suitable Living Environment through Community Development Opportunites (Public Services)	\$ -	0%	M
Non Homeless Special Needs Housing- CDBG Funds			
Objective 6: Suitable Living Environment by Supporting Special Needs Services	\$ 186,000	15.74%	M
1. <i>Maintain</i> quality of owner-occupied housing for elderly (Senior Home Repair Program)		\$ 91,000	620
2. Increase <i>accessibility</i> and range of housing options for person with special needs (SHARP)		\$ 95,000	14
Total CDBG Allocations	\$ 1,181,939	100%	

Exhibit "E"
Disability Advocacy Committee Meeting Agenda & Minutes (April 13, 2009)

**DAC
Working
Agreements**

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

**City of Visalia
Disability Advocacy Committee Agenda**

For the regular meeting of:
Monday, April 13, 2009
Time: 5:00 p.m.

Location: Visalia Senior Center, 310 N. Locust

Chair:	Mary Wheeler	Member:	Kathleen Papove
Vice Chair:	Rick Jones	Member:	Liz Ahumad-Lopez
Member:	Humberto Little	Member:	Nathaniel Andrews
Member:	Vacant	Alternate (2):	Vacant

1. **Call meeting to Order/Roll Call.**
2. **Public Comment or Written Communication.**
At this time, those in the audience are encouraged to address the Committee on any item not already included on tonight's agenda. The Committee cannot legally act on a matter that is not on the agenda. However, the Committee can investigate an issue and respond within a reasonable period of time. Speakers will be limited to a 5 minute presentation unless granted additional time by the Committee Chairperson.
3. **Approval of the minutes from the February, 2009 meeting.**
4. **Update from Norm Goldstrom (City Associate Engineer) – curb cuts, ramps, sidewalks, etc.**
5. **Presentation by Nancy Renovato (Administrative Analyst with the City of Visalia Housing & Economic Development) – City's 09/10 Action Plan**
6. **Suggestions for Recognition**
7. **Items for May Agenda**
8. **Adjourn Meeting**

In compliance with the Americans with Disabilities Act - if you need special assistance to participate in meetings call (800) 713-4476, 48 hours in advance of the meeting. For hearing impaired - call (800) 713-4476 (TDD) 48 hours in advance of the scheduled meeting time to request sign language services. Visually impaired - If enhanced print of Braille copy is desired, please request in advance of the meeting and services will be provided as soon as possible after the meeting.

**City of Visalia – Disability Advocacy Committee
Meeting Action Minutes, Monday, April 13, 2009**

1. Call Meeting to Order/Roll Call:

The Disability Advocacy Committee met in a regular meeting on Monday, April 13, 2009 at the Visalia Senior Center, 310 N. Locust, Visalia, California. The meeting was called to order by Mary Wheeler, chairperson at 5:05 pm.

Present: Rick Jones, Kathy Papove, Mary Wheeler

Absent: Humberto Little, Liz Ahumad-Lopez, and Nathaniel Andrews

City Staff Members: Chris Young, Nancy Renovato, Ruth Pena, Norm Goldstrom

Guest(s): None

2. Public Comment:

No public comments

3. Approval of Minutes:

There was not a quorum so minutes from March were not voted on.

4. Update from Norm Goldstrom:

Norm Goldstrom, Associate Engineer with the City of Visalia gave an update on projects completed during the last fiscal year (handicap ramps, sidewalks, etc.) in the “low-moderate income areas”. Norm asked for recommendations for projects for this fiscal year.

5. Presentation by Nancy Renovato and Ruth Pena:

Housing and Economic Development Department presented there draft 09/10 Action Plan to the committee. They are coming back in September to present the final version.

6. Review applications and make recommendation to fill vacant DAC positions:

No applications were available for review.

7. Suggestions for Recognition:

None

8. Items for May

Barrier Awareness Day, suggestions for recognition, recommendations of locations for curb cuts, sidewalk, etc.

Exhibit "F"
Washington Residents for a Better Community Meeting Agenda (March 26, 2009)

Washington Community Meeting
Thursday, March 26, 2009 @ 5:30
315 E. Acequia

- Welcome- Ricardo Noguera
- Introductions- Self
- Purpose and Goals- Ricardo Noguera
- Lighting Project- Cliff Ronk
- Housing Action Plan- Rhonda Haynes
- Meetings- Date, Time, Locations
- New Business

Exhibit "G"
North Visalia Neighborhood Advisory Committee Meeting Agenda-Survey and Minutes

North Visalia Neighborhood Advisory Committee
Thursday April 9, 2009
5:30 PM
Wittman Village Community Center
315 W. Pearl
Visalia, California

AGENDA

Introductions

Approval of Minutes from February 12, 2008 meeting

Citizen's Requests

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

Discussion

09/10 Action Plan
Nancy Renovato

- Review of Current Committee Membership Applications

Cary Winslow
Rob Cox
Michael Kreps
Kenny Lavinder
Brett Taylor
Rosalinda Verde

- Future Meeting Agenda Items

Good of the Order

Upcoming Events

Next Meeting

Thursday
May 14, 2009

Wittman Village Community Center

NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE
Minutes of April 9, 2009
Wittman Village Community Center
315 W Pearl

Members Present: Bill Huott, Doris Wilcox and Juan Guerrero

Members Not Present: Tom Lockwood and Carlos Medina

New Members: Cary Winslow, Kenny Lavinder, Brett Taylor and Rosalinda Verde

Police Staff: Lt. Perry Phipps (Liaison VPD) and Rosemary Escamilla (Recorder VPD)

Guest: Nancy Renovato, Administrative Analyst (City of Visalia)
Ruth Peña, Finance Analyst (City of Visalia)
Ricardo Noguera (Housing & Economic Development)
Mary Beatty, TPG

Citizens: Russ Desch, Juan Gonzalez, Jose Godinez, Efrain Jimenez and Israel Figueroa

AGENDA

1. Introductions
 2. Approval of Minutes
 3. Citizen's Requests
 4. Discussion
 5. Good of the Order
 6. Next Meeting Date
 7. Adjournment
-

I. Introductions

Bill Huott called meeting to order at 5:30 pm. All introduced themselves.

II. Approval of Minutes

Approval of February 12, 2009 and April 9, 2009 minutes to be done on May 14, 2009 meeting.

III. Citizen's Requests

None

IV. Discussion

City of Visalia Administrative Analyst Nancy Renovato and Finance Analyst Ruth Peña presented 2009-2010 Action Plan. Ms. Peña advised that the City of Visalia is an entitlement community that receives federal funding from the Department of HUD. There is a requirement in order to receive this funding. The City of Visalia is required to put together a 5 year Action Plan. Ms. Renovato advised that there will be a public hearing on April 20, 2009 at the City Council meeting submitting the final report to HUD by May 15, 2009.

Committee member Bill Huott would like to suggest formalizing a plan through partnership with Habitat for Humanity and using some of CDBG & HOME grants monies and revitalizing the old Recycling/Bottle structure. Richard Noguera stated that he has look at this property and has spoken to the city manager and the owner. He is willing to sell, but the asking price is too high at this time for the City of Visalia to obtain.

After reviewing the current committee membership applications, Lt. Perry Phipps advised the new applicants that this is a two year commitment and the process in which the City of Visalia appoint new committee members. Recommendations and a letter are submitted to the CAC Committee to be reviewed and approved. Recommendations are submitted to City Council who will makes the finale decision.

Juan Guerrero motioned to accept the (4) new members. Doris Wilcox seconded the motion: (3) ayes and (0) no.

Lt. Phipps shared that there is a need for committee members to bring items or issues for the committee's future meetings agenda. Bring them to Vice-Chair Bill Huott or Lt Phipps for Rosemary Escamilla (recorder) to place on the monthly meeting agenda.

Committee member Juan Guerrero advised that the North Visalia Events Committee wants to be place on the next North Visalia Neighborhood Advisory Committee agenda to give an update on the Lincoln Oval Concert Events. The first event is schedule for June 12th. Monday April 27th Mary Beatty from TPG will be presenting the two alternatives that are in place for redesigning the Oval area and Hwy 63 in a join meeting with City Council and the Planning Commission at the Convention Center.

I. **Good of the Order**

Israel Figueroa shared his concern regarding the drinking, gambling and using of the restrooms for illegal drugs activity at the Oval Park.

Juan Gonzalez shared he has a lot of pan-handling in front of his business (Gonzalez Bakery) on Court Street and other illegal activity and would like more police patrolling.

Wittman Center starting it renovation. For the next two weeks they will be working out of Proteus offices. Mr. Guerrero also shared that the empty lot next to the Wittman Center will be cleaned-up and the centers' youth will be planning a vegetable garden and flowers.

Next Meeting

May 14, 2009 (Thursday)

Time: 5:30pm

Wittman Village Community Center – 315 W Pearl

II. **Meeting Adjournment**

7:05 pm

Exhibit "H" - Public Hearing Notice

**NOTICE OF PUBLIC HEARING TO ADOPT THE
2009/2010 ANNUAL ACTION PLAN
AND
INTENT TO AMEND
ACTION PLANS 2006/2007 AND 2008/2009**

The City of Visalia receives an annual Community Development Block Grant (CDBG) and HOME Investment Partnership Grant (HOME) from the federal government through the Department of Housing and Urban Development (HUD). The City uses these grants to provide decent housing and a suitable living environment as well as expand economic opportunities, principally for persons of low and moderate income.

The grant amount available for fiscal year 2009/2010 CDBG Program is \$1,185,000 and \$490,000 for the HOME Program. The proposed 2009/2010 Action Plan addresses the housing and community development needs identified in the adopted 5 year (2005-2010) Consolidated Plan specifically for fiscal year 2009/2010 and the proposed use of these funds to meet these needs.

The City Council of the City of Visalia will hold a **Work Session on Monday, April 06, 2009, at 4:00 PM**. The meeting will be held at, City Hall, Council Chambers, 707 West Acequia Avenue, Visalia, to review the 2009/2010 Annual Action Plan and Amendments to the 2006/2007 & 2008/2009 Action Plans. The public is invited to attend this meeting.

The City Council of the City of Visalia will hold a **Public Hearing on Monday, April 20, 2009, at 7:00 PM**. The meeting will be held at City Hall, Council Chambers, 707 West Acequia Avenue, Visalia, to adopt the 2009/2010 Annual Action Plan and Amendments to the 2006/2007 & 2008/2009 Action Plans. The public is invited to attend this meeting.

The City has scheduled the following community public meetings to discuss the adoption of the Action Plan and Amendments. The public is encouraged to attend:

COMMUNITY MEETINGS

CITIZEN'S ADVISORY COMMITTEE

City Hall West Council Chambers
Located at 707 West Acequia, Visalia
Wednesday, April 01, 2009, @ 5:30 PM

WASHINGTON RESIDENTS FOR A BETTER COMMUNITY

City Hall East
Located at 315 East Acequia, Visalia
Thursday, March 26, 2009 @ 5:30 PM

DISABILITY ADVOCACY COMMITTEE

Community Senior Center
Located at 310 North Locust Street, Visalia
Monday, April 06, 2009, @ 5:30 PM

NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE

Whitman Village Community Center

Exhibit "I" - Citizens Advisory Committee Meeting Agenda and Minutes– April 1, 2009

<p>CAC Working Agreements</p> <ul style="list-style-type: none">❖ Start/End on time❖ Be committed to CAC and subcommittees❖ Listen to one person at a time❖ Volunteer time liberally- be available and participate in events❖ Agree to disagree- Respect others❖ Follow through on commitments❖ Express your opinions- Seek balanced input❖ Enjoy our time together!	<p>City of Visalia Citizens Advisory Committee</p> <p>Wednesday April 1, 2009 5:30 p.m.</p> <p>City Hall – Council Chambers 707 West Acequia Visalia, California</p> <p>AGENDA</p> <p>5:30 p.m. Welcome and public comment</p> <p>5:35 p.m. Update on FEMA Flood Map</p> <p>5:35 p.m. CDBG Action Plan</p> <p>6:00 p.m. <u>Subcommittee Reports</u></p> <p>Public Opinion Survey - Nyla</p> <p>Non-Profit Funding - Chris</p> <p>CAC Committee Mission Statement – Dave & Betty <i>Proposed statement - The Citizen's Advisory Committee acts as a review committee for those projects and proposals that are generated by, or presented for review by City of Visalia staff.</i></p> <p>CAC Annual Report - Sylvia</p> <p>CDBG - Chris</p> <p>General Plan Review – Dirk</p> <p>6:45 p.m. Other issues from CAC members</p> <p>7:00 p.m. Adjourn</p> <p>Next meeting – May 6th</p>
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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 City Hall West, 707 W. Acequia, Visalia, CA 93291, during normal business hours.

**City of Visalia
Citizen's Advisory Committee Minutes
Wednesday, April 1, 2009
City Hall – Council Chambers
707 West Acequia
Visalia, California**

Members present: Matthew Ainley, Sylvia Baggs, Diane Biehle, Lois Bollinger, Chris Gomez, Nyla Hallum, Nathan Hernandez, Dirk Holkeboer, Betty McNutt, Phil Mirwald, Donna Orozco, George Ouzounian, George Shelton and Dave Wheeler

Members absent: Jim Evans and Nick Seals

CAC Staff Representative present: Eric Frost

Guests present: Rhonda Haynes, Ruth Pena and Nancy Renovato from Housing & Economic Development

The meeting was called to order by chairman Dirk Holkeboer at 5:33 p.m. There was no public comment.

Chris Young, engineer with the City was invited but was not able to attend. There was a discussion about the new FEMA Flood Map and the communications from the City and County to the public informing them of the situation.

Our guests, Rhonda, Ruth and Nancy, presented the CDBG Action Plan for 2009-2010 (using last year's allocations). They will present this material in a number of other public forums for feedback and comment. In addition, we were made aware of the proposed changes to the 2009-2010 plan. Various questions were asked and Dirk thanked them for their presentation.

Subcommittee Reports

Non-profit funding—Chris informed us that no decision has been made by the City Council about the amount that will be included for non-profit funding for 2009-2010.

Public Opinion Survey—Nyla reported that the subcommittee was very successful with the experiment at Mary's Vineyard SaveMart soliciting participants in the annual survey on Saturday, March 28th. They were able to collect 75 completed surveys in a period of 4 hours. There were several suggestions to improve the process:

- 1) Need a sign with the City logo so people will know we are official and not selling anything;
- 2) Need a map so that the correct quadrant of the City can be easily identified;
- 3) Translate the survey into Spanish;
- 4) Have pamphlets detailing City services available to those who are interested;

5) Possibly placing the survey on the City's website and having business cards to hand to people that are interested but do not want to take the time to complete a survey at that moment;

6) Reversing the numbers 1-5 (because it is logical that 5 is better than 1).

The CAC will follow the lead of the subcommittee in conducting at least 3 more of these outings because the pilot project was so successful. George O. was thanked for getting permission from SaveMart and volunteered to get permission for the additional outings. The subcommittee will plan the next steps in this process.

CAC Mission Statement—Members sent suggestions for any changes to the proposed Mission Statement to Betty and Dave. There were 4 possibilities circulated by email. Sylvia moved to accept the following as the CAC Mission Statement, seconded by Donna. Motion passed unanimously.

“The Citizens Advisory Committee reviews proposals and undertakes projects presented by the City Council or City staff. It also provides an opportunity for City residents to express opinions or raise concerns about the City of Visalia.”

CAC Annual Report—The updated version of the Annual Report was presented to Eric for distribution to other City Committees as an example; as well as for inclusion in the City's Handbook.

CDBG—no report.

General Plan Review—Dirk attended the first meeting of the General Plan Update Review Committee on March 25, 2009. Vice Mayor Bob Link was selected chairman. The Committee will take 5 years to do a comprehensive review of the City's General Plan.

Next CAC meeting will be at City Hall, Wednesday, May 6, 2009 at 5:30 p.m.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted, Sylvia Baggs, Secretary

Exhibit "J"- City Council Work Session Agenda- April 6, 2009

Visalia City Council Agenda

For the regular meeting of: MONDAY, April 6, 2009

Location: City Hall Council Chambers, 707 W. Acequia, Visalia CA 93291

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

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

5:00 p.m.

INTRODUCTIONS/RECOGNITIONS

Fire Chief Nelson - Introduction of newly promoted Fire Department Employees: Jay Manning, Fire Captain; Jason Costa, Fire Engineer; Jerry Hernandez, Fire Engineer

Police Chief Carden - Recognition of K9 Unit (Mark Lyon & Alex; Clay Moffett & Bosco; Gerrit DeJong & Samson; Ryan Lasalde & Mac; Jason Feierbach & Timber) and their placement in the recent K9 Trials

5:15 p.m.

WORK SESSION AND ACTION ITEMS (as described) 5:15 p.m.

Public Comment on Work Session and Closed Session Items

1. Review the draft 2009/2010 Action Plan budget for the use of the Community Development Block Grant (CDBG) and HOME Investment Partnership Grant Funds (HOME) from the Department of Housing and Urban Development (HUD); and review 2nd Amendment to the 2006/07 funding and 1st Amendment to the 2008/09 Action Plan prior to the Public Hearing before City Council on April 20, 2009, reprogramming CDBG and HOME Funds.

Convene jointly as the Redevelopment Agency and the Visalia City Council

5:30 p.m.

2. RDA ITEM - Review and approve a loan in the amount of \$23,000 in Central RDA Funds to support the Property & Business Improvement District IV Petition and Ballot for Formation an Expansion of the District for up to ten years.

Adjourn as the Redevelopment Agency and the Visalia City Council and remain seated as the Visalia City Council.

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

ITEMS OF INTEREST

CLOSED SESSION

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

3. Conference with Labor Negotiators (GC 54957.6)
Agency Designated Representatives: Eric Frost, Steve Salomon, Janice Avila
Employee Organization: All Employee Groups
4. Conference with Real Property Negotiators (G.C. §54956.8)
Property: Small wedge pieces on Ben Maddox between Noble and Highway 198
Under Negotiation: Price, terms and conditions of potential purchase
Negotiating Parties: Steve Salomon, Michael Olmos, Galante Brothers
5. Conference with Legal Counsel – Anticipated Litigation
Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: one potential case

REGULAR SESSION

7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION – Pastor Joshua Bulger, West Coast Believers Center

SPECIAL PRESENTATIONS/RECOGNITION

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

6. INFORMATION ITEMS – (No action required)
 - a) Receive Planning Commission Action Agenda for the meeting of March 23, 2009.

CHANGES TO THE AGENDA/ITEMS TO BE PULLED FOR DISCUSSION

7. CONSENT CALENDAR - Consent Calendar items are considered routine and will be enacted by a single vote of the Council with no discussion. For a Consent Calendar item to be discussed, or voted upon individually, it must be removed at the request of the Council.
- a) Authorization to read ordinances by title only.
 - b) Approval of Brown Armstrong CPA firm to complete the City's fiscal year 2008-09 audit.
 - c) First reading of Ordinance authorizing the execution of a grant of easement to Southern California Edison for a small area on the northwest corner of the Acequia Parking Structure property. Ordinance 2009-03 required.
 - d) Authorization to award RFB # 08-09-16, Digester No. 3 Coating Project, to Jeffco Painting & Coating in the amount of \$104,400.
 - e) Authorization for the City Manager to negotiate a contract with the Convention and Visitors Bureau (CVB) for 2009-10 at the consistent funding amount of \$239,000, to begin funding the contract May 1, 2009, and to provide office and tourism information space to the CVB.
 - f) Appointment of a representative of the Visalia Community Forum to the General Plan Update Review Committee.
 - g) Request authorization to file a Notice of Completion for Parcel Map 4849 (TPM 2006-22) Phase 2, located at the Northeast corner of Demaree Street and Riggan Avenue.
 - h) Authorize the recordation of the final map for Phase 1 of Plaza Business Park (TPM 2008-03) located east and west of Plaza Drive between Hurley and Crowley Avenues (7 lots); authorize the City Manager to execute the Subdivision and Reimbursement Agreements and authorize the amendment of Landscape and Lighting District No. 08-04 for Conditional Use Permit No. 2007-39. APN: 081-020-067, 070. Resolutions 2009-11 and 2009-12 required.
 - i) Authorization to direct the City Attorney to draft the appropriate amendment to Ordinance 2007-13 to suspend any Council salary increases slated to go into effect during the 2009-10 budget year.
 - j) Authorization for the Mayor to submit a letter to the California High Speed Rail Authority for High-Speed Train alignment in the Tulare County region and subsequent station near Highway 99.
 - k) Acknowledge acceptance of an FAA Grant Agreement (AIP 24) in the amount of \$85,500 to fund an Update of the Airport Layout Plan and to prepare a Pavement Management Plan for the Visalia Municipal Airport.
 - l) Authorization for the City Manager to negotiate final details and sign the Task Agreement with the National Park Service to operate the third season of the internal Sequoia Shuttle service at a reimbursement level that will compensate the City for the cost.

8. PUBLIC HEARING:

- a) **General Plan Amendment No. 2008-11:** A request by Visalia Unified School District to amend the 129,000 Population Urban Development Boundary to include the project site, and to change the land use designation on the General Plan Land Use Map from Urban Reserve to Public Institutional on 160 acres to be developed in the future as a multi-school complex. Upon annexation, this site will automatically be zoned QP (Quasi Public). Resolution 2009-09 required.
- b) **Annexation No. 2007-03 (Akers-Riggin NW):** A request by Visalia Unified School District to annex land and right-of-way totaling approximately 160 acres into the City limits of Visalia. Resolution 2009-10 required.
- c) **Detachment of property from County Service Area No. 1.** The site is located on the northwest corner of Akers Street and Riggin Avenue. APN: 077-100-097, 098.

9. PUBLIC HEARING – Mid Year Financial Report

REPORT ON ACTIONS TAKEN IN CLOSED SESSION

REPORT OF CLOSED SESSION MATTERS FINALIZED BETWEEN COUNCIL MEETINGS

Buyer	Seller	APN Number	Address	Purpose	Closing Date	Project Manager
City of Visalia	Sequoia Plaza Shopping	1,616.97 sf (0.037 ac) APN 121-090-041	2131 W. Whitendale	Mooney Widening Project Cal Trans Agrmt 06-1361	3/24/09	Andrew Benelli

Upcoming Council Meetings

- Monday, April 20, 2009, Work Session 4:00 p.m.; Regular Meeting 7:00 p.m., Council Chambers 707 W. Acequia
- Monday, April 27, 2009, 4:00 p.m., Joint Meeting with the Planning Commission, Convention Center, 303 E. Acequia.
- Monday, May 4, 2009, Work Session 4:00 p.m.; Regular Meeting 7:00 p.m., Council Chambers 707 W. Acequia

Note: Meeting dates/times are subject to change, check posted agenda for correct details.

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

Any written materials relating to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the Office of the City Clerk, 425 E. Oak Street, Visalia, CA 93291, during normal business hours.

Exhibit "K" – City Council Work Session Transmittal– April 6, 2009

**City of Visalia
Agenda Item Transmittal**

Meeting Date: April 6, 2009

Agenda Item Number (Assigned by City Clerk): |

Agenda Item Wording: Work session to review the staff's proposed Draft 2009/10 Action Plan budget for the use of the Community Development Block Grant (CDBG) and HOME Investment Partnership Grant Funds (HOME) from the Department of Housing and Urban Development (HUD); and

Review staff's proposed 2nd Amendment to 2006/07 funding and 1st Amendment to the 2008/09 Action Plan prior to the Public Hearing before City Council on April 20, 2009, reprogramming CDBG and HOME Funds.

Deadline for Action: May 04, 2009

Submitting Department: Housing & Economic Development

Contact Name and Phone Number: Ricardo Noguera, ✓
Housing & Economic Development Director (4190), Rhonda Haynes, Housing Specialist (4460), Ruth Pena, Financial Analyst (4327); Nancy Renovato, Senior Administrative Analyst (4462)

Department Recommendation: Staff recommends that City Council:

- 1) Review, comment and provide direction in relation to the Draft Action Plan in the use of CDBG and HOME funds for Program Year 2009/10.
- 2) Review Staff recommendation for Public Hearing April 20, 2009, to reallocate the following:
 - a. Redirect \$300,000 HOME Investment Partnership Funds to Christian Church Homes of Northern California, increasing the City's contribution to the Sierra Meadows Senior Rental Housing Project at 1120 East Tulare Avenue from HOME funded 2006/07 & 2008/09 Housing Rehabilitation Program funding and 08/09 Program Income; and
 - b. Redirect \$30,000 CDBG funds for Consulting Services to prepare the 2010-2015 Consolidated Plan Strategic Plan, Market & Housing Analysis from CDBG 2008/09 Administration funding.
- 3) Direct Housing & Economic Development Staff to amend the;
 - a. HOME- Housing Rehabilitation Program (HRP) guidelines; and
 - b. CDBG-Emergency Repair & Basic Need (ERBN) Program guidelines; and
 - c. CDBG- Mobile Home Senior Handicap & Repair Program (SHARP) guidelines

City Staff is providing Council with a draft proposal for the 2009/10 allocation of both CDBG and HOME Funding, in addition to a recommendation for reallocation of previous years (2006/07 & 2008/09) funding and program guidelines. Staff's proposed allocations are subject to citizen

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COUNCIL ACTION: Accept Report

For action by:
 City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:
 Work Session
 Closed Session

Regular Session:
 Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.) 25 min.

Review:
Dept. Head _____
(Initials & date required)

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

City Mgr _____
(Initials Required)

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

APR 06 2009

participation through community meetings, community input and public hearing, in addition to City Council's review and recommendations during the Council Work Session on April 6, 2009, also open to the public and final City Council review and recommendation. The Staff will bring a Final Annual Action Plan recommendation, for funding and program guideline amendments to the City Council on April 20, 2009, for a public hearing and adoption. The Final Action Plan is due to HUD by May 15, 2009.

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

Summary of Annual Budget:

Table I, Estimated Resources 2009/10, details the CDBG and HOME Grant estimated resources, which includes estimated program income generated from loan payments and loan payoffs when a home is sold or refinanced.

	CDBG	HOME	Total
Grant	\$ 1,185,000	\$ 490,000	\$ 1,675,000
Program Income	\$ 200,000	\$ 400,000	\$ 600,000
<i>Total</i>	\$ 1,385,000	\$ 890,000	\$ 2,275,000

Note: Program Income consists of CDBG and HOME funded loans that have been paid in full by principal and interest. These funds are then reinvested into the programs to help future families or provide gap financing for feasible projects.

Staff's HOME and CDBG fund allocations breakdown proposal is attached as Exhibit "A", the Objectives and Outcomes for the Program Year are attached as Exhibit "B".

Public Improvement in Oval Park & Washington School Neighborhoods with use of 2009-2010 Action Plan funding:

In 2008, the City Council directed staff to work with the residents and businesses from both the Washington School and Oval Park neighborhoods in order to foster revitalization efforts. The following departments have actively participated in these efforts: Housing & Economic Development, Building, Police, and Engineering, Public Works, Fire and Community Development Departments.

City Council also provided staff with the direction to identify the needs of the Oval Park Area. In addition to leveraging CDBG funds in 2008, the City received a Cal Trans Grant to analyze the area as it relates to traffic, safety and lighting. Community meetings have been held at the Oval Park, obtaining community input, coordination with local non-profit agencies to utilize the existing building and create a more family friendly park.

Additionally, City Engineering in a coordinated effort with Southern California Edison, will be repairing inoperable and new street lights in the Washington School area and specifically,

repairing inoperable street lights (11) in the Lincoln Oval Park neighborhood by July 2009 to improve lighting conditions and address public safety concerns.

City Staff propose allocating a total of \$50,000 in 2009/10 CDBG funding for ***Oval Park Improvements***. The recommendation allows utilizing CDBG funds toward improvements in the Oval Park and service center building.

Homeless Service Coordination

The City of Visalia has been a member of The Kings/Tulare ***Continuum of Care*** since November 25, 2002. Over the past ten years the City's involvement with homeless activities has centered around supporting the Continuum of Care (COC). Efforts relates to the facilitation of services and programs for homeless and shelter organizations. Most recently, the City provided a \$15,000 grant to COC of which assisted hiring a consultant and development of the Kings/Tulare Counties Regional Continuum of Care 10 Year Plan, assisted with the implementation of Project Homeless Connect event, and operating costs for the Homeless Management Information System (HMIS). COC is now in the process of applying for its 501C 3 non-profit status and in doing so, is requesting a \$5,000 grant to complete the application, filing and legal fees with the State of California. COC will continue act as a facilitator of homeless services to both Tulare and Kings Counties.

Future Amendments

Staff will be returning to Council with additional amendments to both, CDBG and HOME Investment Partnership Funds related to both the Stimulus package and CDBG project funding reallocations. In addition to the funding recommendations toward the Oval Park Plan, additional funding or reallocation of funding will be taken into consideration in the amendment

Proposed CDBG & HOME Action Plan Amendment:

The 2006/07 and 2008/09 Action Plan budgets were based upon anticipated Program Income, projects, programs and activities to be undertaken during the fiscal year. Staff has evaluated the success and the use of CDBG and HOME funds set aside or committed to projects and programs. Recommendations are being made to reallocate CDBG and HOME funds due to the actual program income received as follows:

The following summary shows staff's proposed amendment to the previous years 2006/07 and current year 2008/09 Action Plan budgets, as shown in Table II, Proposed Action Plan Amendments.

PROPOSED 2008-09 ACTION PLAN AMENDMENT			
CDBG			
PROJECT (Increase)	CURRENT BALANCE	PROPOSED AMENDMENT	AMENDED PROJECT BALANCE
Consultant- Complete required Strategic Plan & Market Plan Analysis	-	30,000	30,000
PROJECT (Decrease)			
Administration	232,898	(30,000)	202,898
NET CHANGE CDBG			
PROPOSED 2006-07 & 2008/09 ACTION PLAN AMENDMENTS			
PROJECT (Increase)	CURRENT BALANCE	PROPOSED AMENDMENT	AMENDED PROJECT BALANCE
Christian Church Homes- Sierra Meadows Senior Housing Project	-	300,000	300,000
PROJECT (Decrease)			
Program Income	21,210	(21,210)	-
Housing Rehabilitation (2006-07 funding)	60,000	(60,000)	-
Housing Rehabilitation (2008-09 funding)	218,790	(218,790)	-
NET CHANGE HOME			

CDBG Proposed Increases

Consultant- Consolidated Plan Strategic Planning (\$30,000):

The City will begin preparing the next 5 year (2010-2015) Consolidated Plan. The Con Plan is a document written by the City describing the housing needs of the low- and moderate-income residents, outlining strategies to meet the needs and listing all resources available to implement the strategies. This document is required to receive HUD (HOME & CDBG) funding.

To prepare for the next year which expands over the next 5 years, staff will prepare a Request for Proposals to contract with a Consultant to complete the necessary steps. This will occur over the next six months. The Consultant will consult with organizations such as assisted housing, health and social service agencies to determine resources available to address the homeless; consult with the State and Local agencies regarding lead based paint; consult with organizations that provide housing and supportive services to special needs populations; organize community meetings, encouraging participation of local, regional and others including businesses, developers and community and faith based organizations. The consultant among many tasks will identify the estimated number, types of families with housing needs for a 5 year period. In their analysis they will determine severe cost and cost burdens, overcrowding, substandard housing with discussion of housing supply and demand, as well as condition and cost of housing. They will also describe public policies that may affect affordable housing. With the great deal of detail, market analysis and strategic planning required to complete the Consolidated Plan, in addition to obtaining current data, needs of the community identified for the next 5 year's goal, objectives and outcomes, Staff recommends allocating \$30,000 of CDBG funds for consulting services to complete these tasks and work closely with city staff.

CDBG Proposed Decrease

Administration (\$30,000): This will support Staff's proposed allocation for the consulting services required to prepare for the 2010-2015 Consolidated Plan. The recommended funding would go toward retention of the consultant to complete the necessary analysis.

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HOME Proposed Increases

Christian Church Homes- Sierra Meadows Senior Housing (\$300,000): In 2004, the City joined forces with Christian Church Homes/ Visalia Senior Housing to acquire land and develop 42 units of senior housing, the project "Sierra Meadows". The land was acquired and the developer pursued a Section 202 Grant for construction. The City played an instrumental role in the grant application process, which the award was announced in October 2007, in the amount of \$5,694,000 for the construction of the senior housing as well as contributing \$2.5 million dollars in HOME funds toward land acquisition and pre-development activities. The co-sponsor originally planned on utilizing both the Low-Income Housing Tax Credit program and bond financing to raise the remaining funds needed to complete the project but was unsuccessful in landing housing tax credits. However, with the economic downturn and diminished tax credit market investors, CCH investigated an alternate financing structure (without tax credits) that could advance the senior housing project forward with a projected start date this summer. Although CCH investigated other funding sources, including state, federal, foundation grants and many others, unfortunately the Section 202 does not allow the project to take on any hard debt, therefore CCH had only a few options available to fill the gap from the collapse of the tax credit market. CCH has completed the re-bidding of the project which lowered construction costs approximately 10%, and has agreed to reduce its developer fee by approximately \$500,000, the co-sponsor, Visalia Senior Housing, has pledged to raise \$115,000 in grant money and CCH is taking a request to HUD to amend their grant (Amend Section 202 Grant), leaving a gap of approximately \$300,000 in development impact fees. In order to request the HUD Amendment, CCH must provide proof of additional resources, such as the City's proposed contribution, AHP Grant and donations from VSH. If these funds are confirmed, HUD provides the remaining gap. CCH has requested an additional \$300,000 from the City of Visalia to fill the gap so that the project can successfully move forward. HUD requires a commitment from investors in order to consider a HUD Amendment. Shown below in Table III, are the funding Sources and Uses, and attached as Exhibit "C", Christian Church Homes' letter of request.

The City contribution represents 28% of the anticipated development cost of \$9.9 million dollars.

Budget as of 3/17/09		not secured	
SOURCES		USES	
HUD S. 202	5,693,800	Acquisition	1,335,000
Proposed HUD Amendment	*	Construction	5,578,500
City HOME	2,500,000	Arch/Engineering	510,500
Proposed City Amendment*	300,000	Legal/Actg/Misc Expenses	420,500
AHP Grant	420,000	Contingency	440,000
VSH Capital Campaign (donation money)	115,000	Development Impact Fees	344,300
PRAC Contract	98,000	Operating Reserve	98,000
Sponsor Equity	25,000	Developer Fee (8%)	750,000
	9,476,800		9,476,800
*City funds to pay local Development Impact fees		Gap	0
		Total Cost Per Unit	220,391
		Construction Cost/Sq Ft	164
		Construction Cost/unit	129,733

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* HUD Section 202 Amendment request is actually \$860,000. If the City's proposed contribution, AHP Grant and VSH donations are confirmed, HUD Amendment will be reduced to \$325,000

HOME Proposed Decrease

Program Income (\$21,210): This will support Staff's recommendation to reallocate funding toward the CCH Amendment required to move the project forward.

Housing Rehabilitation Program – 2006/07 Allocation (HOME- \$60,000): This program is contracted with Self Help Enterprises, Inc. Self Help Enterprises, Inc (SHE) completed an existing participants' application, approving the loan and rehabilitation. Additionally, one new loan with 2006/07 program funds was recently approved and underway. Staff is recommending that the remaining \$60,000 be reallocated to the CCH Senior Housing Project in order to move the senior housing project forward.

Staff has discussed with SHE how to increase productivity and what program changes are needed to help the program become successful. We have recommended that the housing rehabilitation program remaining funds be reallocated and program guidelines be changed which will allow for preparation and utilization of the 2009/10 allocation upon approval by HUD, in September 2009. Staff has discussed this reduction with SHE.

Housing Rehabilitation Program – 2008/09 Allocation (HOME- \$218,790): Staff is recommending that the \$218,790 be reallocated to the CCH/Visalia Senior Housing- Sierra Meadows Senior Rental Development. Staff has discussed with SHE how to increase productivity and what program changes are needed to help the program become successful. We have recommended that the housing rehabilitation program remaining funds be reallocated and program guidelines be changed which will allow for preparation and utilization of the 2009/10 allocation upon approval by HUD, in September 2009. Staff has discussed this reduction with SHE.

Current Housing Program Recommended Changes:

As previously mentioned, City Staff met with SHE and identified policies that are proposed for amendment, which would allow and increase productivity for the Housing Rehabilitation Program, Emergency Repair & Basic Needs Program and the Senior Handicap and Repair Programs.

Staff's recommendations:

1. **HOME Funded, Housing Rehabilitation Program (HRP)**, beginning with the 2009/10 funding and upon approval, revisions to legal documents and program guidelines the following:
 - a. Reduce the interest rate from 2% to 0%; and
 - b. Change payment schedule (monthly) to a deferred loan for thirty (30) years, repayment due upon transfer of title, refinance or sale of property; and
 - c. Change underwriting criteria, eliminating debt to income ratios; this is not necessary since the loan is deferred; and
 - d. SHE will evaluate borrower's credit (payment) history to confirm that they are being and have been responsible with making payments during the last 12 months and that the property is not in foreclosure; and
 - e. If relocation is necessary, a maximum of \$3,000 per unit added to the loan to allow for temporary relocation costs.
2. **CDBG funded, Emergency Repair and Basic Needs Program (ERBN)**, beginning immediately upon approval, revisions to legal documents and program guidelines, including previous year funding the following:

- a. Reduce the interest rate from 2% to 0%; and
 - b. Change underwriting criteria, eliminating debt to income ratios; and
 - c. SHE will evaluate borrower's credit (payment) history to confirm that they are being and have been responsible with making payments during the last 12 months and that the property is not in foreclosure; and
 - d. Continue policy, if the home is refinanced, sold or a transfer of title occurs, the loan is due and payable; and
 - e. If relocation is necessary, a maximum of \$3,000 per unit added to the loan to allow for temporary relocation costs; and
 - f. Expedite delivery or disbursement of funds
3. **CDBG funded, Senior Handicap and Repair Program (SHARP)**, beginning immediately upon approval, revisions to legal documents and program guidelines the following:
- a. Rename program: Mobile Home Senior Handicap and Repair Program; to clarify the eligible participants; and
 - b. Continue City's required procurement to obtain a minimum of three (3) contractor bids for the scope of work; and
 - c. If relocation is necessary, a maximum of \$1,000 per unit; and
 - d. If costs exceed the program maximum grant of \$5,000, may be considered on a case-by-case if the property warrants such improvements.

SHE has been administering the housing programs for approximately one year. SHE has aggressively promoted the Senior Handicap and Repair Program (SHARP) which has been successful. SHE and City Staff acknowledge that there were challenges with the Housing Rehabilitation and Emergency Repair Programs. Many families were removed from the interest list, due to title issues, liens on the property, high debt ratios, not interested or cancellations, the need for a full reconstruction, ownership of additional property. Some reasons were not a reflection of the programs success or failure. However, debt to income ratios, and interest rates, hinder the ability to repay the loan. With the economic conditions, unemployment in Visalia rising to 17% in February 2009, higher than the State of California at 10.1%, families are unable to take on additional debt or are taking precautions. Eliminating debt to income ratios and the interest charged on the loan principal will allow many homeowners to maintain their homes, decreasing blight and assisting in maintaining a stabilized neighborhood.

Staff will meet with the community to present the draft recommended allocation of funding through public community meetings, receive comments and report to City Council at the April 20, 2009, Public Hearing Meeting. The following community meetings are as follows:

- WASHINGTON RESIDENTS FOR A BETTER COMMUNITY- Thursday, March 26, 2009 @ 5:30 PM
- CITIZEN'S ADVISORY COMMITTEE, Wednesday, April 01, 2009, @ 5:30 PM
- DISABILITY ADVOCACY COMMITTEE, Monday, April 6, 2009, @ 5:00 PM
- NORTH VISALIA NEIGHBORHOOD ADVISORY COMMITTEE, Wednesday, April 09, 2008 @ 5:30 PM

Prior Council/Board Actions: None.

Committee/Commission Review and Actions: Committee meetings are listed above. Council meeting to be held on April 6, 2009 to review Staff's proposed Draft 2009-2010 Action Plan

Alternatives: None

Attachments: Exhibit "A"- Summary Draft 2009-2010 Action Plan

Exhibit "B"- Estimated 2009-2010 Allocation (Objective & Outcome)

Exhibit "C" Christian Church Homes Letter Request of funding

Exhibit "D"- Draft 2009-2010 Annual Action Plan

Recommended Motion (and Alternative Motions if expected): Move that the City Council:

- 1) Review, comment and provide direction to the Housing & Economic Development Department in relation to the Draft Action Plan in the use of CDBG and HOME funds for Program Year 2009/10;
- 2) Review Staff recommendation for Public Hearing April 20, 2009, to reallocate the following:
 - a. Redirect \$300,000 HOME Investment Partnership Funds to Christian Church Homes of Northern California, increasing the City's contribution to the Sierra Meadows Senior Rental Housing Project at 1120 East Tulare Avenue from HOME funded 2006/07 & 2008/09 Housing Rehabilitation Program funding and 08/09 Program Income; and
 - b. Redirect \$30,000 CDBG funds for Consulting Services to prepare the 2010-2015 Consolidated Plan Strategic Plan, Market & Housing Analysis from CDBG 2008/09 Administration funding.
- 3) Authorize Housing & Economic Development Staff to amend as recommended the;
 - a. HOME- Housing Rehabilitation Program (HRP) guidelines; and
 - b. CDBG-Emergency Repair & Basic Need (ERBN) Program guidelines; and
 - c. CDBG- Mobile Home Senior Handicap & Repair Program (SHARP) guidelines

Environmental Assessment Status

CEQA Review:

NEPA Review: to be completed upon adoption of the Final Action Plan

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date) Certification forms to be authorized along with the Final Annual Action Plan Adoption and delivered to HUD by May 15, 2009*

Copies of this report have been provided to:

EXHIBIT "A"
Summary of Proposed Draft 2009/2010 Action Plan
Exhibit "A"

		CDBG	HOME	TOTAL	UNITS
SOURCES OF REVENUE:					
1	Cash - Beginning Balance	1,185,000	490,000	1,675,000	
2	Annual Grant Amount			-	
3	HOME matching funds - RDA Low/Mod			-	
4	Program Income	200,000	400,000	600,000	
5	Interest Earnings/Investment Earnings			-	
6	TOTAL REVENUE	1,385,000	890,000	2,275,000	
7					
EXPENDITURES:					
9	Operating	68,900	7,100	76,000	
10	Redevelopment Allocation	131,500	25,800	157,300	
11	Direct Allocations	26,400	16,100	42,500	
12	Loan Servicing	6,000	-	6,000	
13	Subtotal Admin and Operating	232,800	49,000	281,800	
14					
15	Net for Programs and Projects	1,152,200	841,000	1,993,200	
16					
AFFORDABLE HOUSING:					
Homeownership					
19	FTHB (Contract w/CSET-6/30/09)		517,500	517,500	12
20	Property Acquisition (CHDO)		73,500	73,500	1
21	Housing Rehabilitation (contract w/SHE 6/30/10)		250,000	250,000	3
Neighborhood Preservation Services					
23	Emergency Repairs and Basic Needs (contract w/SHE 6/30/10)		-	-	-
24	Code Enforcement- Target Areas	210,000		210,000	200
25	Fairhousing Hotline (contract w/TCHA 6/30/09)	34,500		34,500	120
HOMELESSNESS					
Special Needs Facilities					
28	Continuum of Care	5,000		5,000	1
COMMUNITY DEVELOPMENT					
Public Improvements					
31	ADA Compliance Projects (Contract w/Sierra Range 6/30/09)	60,000		60,000	12
32	Oval Park Improvements	50,000		50,000	1
Economic Development/Public Parking Facilities					
34	West Parking Structure Loan Payment (Section 108 Loan)	486,200		486,200	1
Public Park /Public Facilities					
NON HOMELESS SPECIAL NEEDS HOUSING					
Special Needs Services					
40	Senior Home Minor Repairs (contract w/CSET 7/31/09)	91,000		91,000	620
41	Mobile Home Senior Repair & Handicapped Access (contract w/SHE 6/30/10)	215,500		215,500	20
42					
43	Subtotal Programs & Projects	1,152,200	841,000	1,993,200	
44					
45	TOTAL EXPENDITURES	1,385,000	890,000	2,275,000	
46					
47	REVENUE LESS EXPENDITURES				
48	Remaining to Carry Forward	-	-	-	

Exhibit "B"
Estimated 2009-2010 Proposed Allocation (Objective & Outcome)

Exhibit "B"				
2009-2010 Program Year CDBG and HOME Funding Allocation				
	Investment	Percentage of Investment	Priority & Unit Goal	
HOME Investment Partnership Funds (HOME) - Objective and expected Outcome				
Affordable Housing- HOME Funds	\$ 841,000	100%		H
Objective 1: Provide Decent Affordable Housing				
1. Increase availability of affordable owner-occupied housing through (FTHB)	\$ 517,500	517,500 / 841,000 = 61.5%		12
2. Increase availability of affordable owner-occupied housing through acquisition (CHDO)	\$ 73,500	73,500 / 841,000 = 8.7%		1
3. Increase quality of owner-occupied housing through rehabilitation (HRP)	\$ 250,000	250,000 / 841,000 = 29.8%		3
Total HOME Allocations	\$ 841,000	100%		
Community Development Block Grant Funds (CDBG) - Objective and expected Outcome				
Affordable Housing- CDBG Funds	\$ 244,500	21%		H
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services				
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)	\$ 210,000	210,000 / 244,500 = 85.9%		200
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)	\$ 34,500	34,500 / 244,500 = 14.1%		120
3. Provide services for low-to-moderate income persons by providing (Fair Housing Education Program)- Public Service)				
Homelessness- CDBG Funds	\$ 5,000.00	0%		H
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities				
1. Increase accessibility to support facilities to end chronic homelessness (Continuum of Care/Homeless Project)	\$ 5,000	5,000 / 5,000 = 100%		1
Community Development- CDBG Funds	\$ 110,000	10%		H
Objective 3: Suitable Living Environment through Public Improvements				
1. Increase availability of handicapped access benefiting population with special needs (Streets ADA Compliance)	\$ 60,000	60,000 / 110,000 = 54.5%		12
2. Improve quality and increase quantity of public improvements that benefit low-and moderate income residents. (Oval Building)	\$ 50,000	50,000 / 110,000 = 45.5%		1
Objective 4: Create Economic Development Opportunities and Community Development Opportunities (H)	\$ 486,200	42%		H
1. Demonstrate a commitment to long-term economic growth by promoting expansion and (job retention) - Section 108 Loan- West Acquia	\$ 486,200.00	486,200 / 1,152,200 = 42.2%		1
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Service)	\$ -	0%		M
Non Homeless Special Needs Housing- CDBG Funds	\$ 306,500	27%		M
Objective 6: Suitable Living Environment by Supporting Special Needs Services				
1. Maintain quality of owner-occupied housing for elderly (Senior Home Repair Program)	\$ 91,000	91,000 / 306,500 = 29.7%		620
2. Increase accessibility and range of housing options for person with special needs (SHARP)	\$ 215,500	215,500 / 306,500 = 70.3%		20
Total CDBG Allocations	\$ 1,152,200	100%		

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Exhibit "C"
Christian Church Homes Letter requesting funding



Christian Church Homes
of Northern California

303 Hegenberger Road, Suite 201, Oakland, California 94621-1419
(510) 632-6712 www.cchnc.org Fax (510) 632-6755

February 2, 2009

Steve Salomon
City Manager
City of Visalia
425 E. Oak Avenue
Visalia, CA 93291

RE: Sierra Meadows Senior Apartments

Dear Mr. Salomon:

As a major supporter of the work of Visalia Senior Housing and Christian Church Homes of Northern California to bring more affordable senior housing to your community, we urgently request your attention to our newest addition to the senior housing stock in Visalia, Sierra Meadows. CCH asks for your support in helping us cover the costs of approximately \$300,000 in impact fees from the City's affordable housing fund.

Background

Sierra Meadows includes 43 new units of housing for Visalia's very low-income seniors via a mixed finance structure that includes a \$2.5 million HOME grant from the City, \$5.69 million from HUD's Section 202 program, and equity from the Low-Income Housing Tax Credit program. When we were first funded by HUD in November 2007, the tax credit market was strong and our budget projections included over \$2.8 million in equity from the 4% non-competitive tax credit program. However, over the last number of months, as the rest of the economy has plummeted, the tax credit market has nearly dried up. In a nutshell, the banks that used to invest in the tax credit market benefited both from the dollar for dollar tax credit savings received from nonprofit syndication and the earned CRA credits in the communities where the affordable housing was developed. As the economy recedes, these same banks do not have the high profit margins that once made the tax credit market desirable and therefore have little to no appetite for them. In fact, it is only in strong CRA communities (large metropolitan centers) that banks are willing to invest at all. This has placed a severe burden on the affordable housing developers, like CCH, who structured deals using the tax credit program. Given this rapidly changing and volatile economic climate, CCH is scrambling to save our projects already caught in the pipeline. Sierra Meadows is one of these projects.

Over the past year, we have worked very productively with the Community Development department to ensure our design development remains in compliance with the Conditional Use Permit, HOME program, and applicable building and accessibility codes. Now that this

Page 1 of 3

Quality Housing in Caring Communities Since 1961

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Page 11 of 14

important phase is buttoned up and the project is ready to go to bid, we turn all of our attention to finalizing the financing plan.

Traditionally, the HUD Section 202 program provided a sufficient per unit subsidy to build affordable senior housing with little to no other local, state, or federal support. The program is structured in such a way that it does not allow for conventional debt service from the operating budget. In fact, the development subsidy (Capital Advance) and the operating subsidy (Project Rental Assistance Contract) are separate, but paired, budgets. Over the past number of years, as construction costs rose and the available funding became more competitive, HUD relaxed the "no debt" rule by allowing developers to couple the Section 202 Capital Advance with the 4% Low-Income Housing Tax Credit program and tax-exempt bond financing. Under this structure, the project takes on a short term debt via a tax-exempt construction loan, which gets paid off at Certificate of Occupancy with the release of the Capital Advance and the yield from the tax credit syndication.

Until the last quarter of 2008, we had planned to use the tax credit program to help fund Sierra Meadows. However, upon formally inquiring with potential tax credit investors in November, we quickly found that interest in this project had diminished. Our financial consultant, Community Economics, reached out to eight possible investors, all of whom indicated they had no interest immediately, and would let us know in the second quarter of 2009 if that position had changed. To date, it has not. Given that the economy has no hope of making a quick recovery, and that any funds from the Obama Administration's economic stimulus package will not likely flow for at least 18 months, we set about the task of researching an alternate financing structure (without tax credits) that could move Sierra Meadows along the projected schedule to a construction start in summer 2009. We entertained a large host of additional sources of money, including Mental Health Services Act funds, foundation grants, reduced/deferred developer fee, value engineering, Federal Home Loan Bank Affordable Housing Program, CDBG funds, CalHFA, HCD, HUD Amendment funds, and stimulus package funds. Because the Section 202 program requirements do not allow the project to take on any hard debt, we were left with only a handful of viable options to fill the void left from the collapse of the tax credit market.

The Alternate Plan

Under the original plan, coupled with construction pricing based on schematic drawings, the tax credit program was expected to bring approximately \$2.8 million to the project. However, the fees associated with this financing structure, including the use of a tax-exempt bond construction loan, amounted to almost \$1 million. Therefore, without changing any of the other project costs, removal of this program creates a \$1.8 million gap. Most immediately, CCH agreed to reduce the developer fee to \$750,000, approximately \$500,000 in cost savings. In addition, our project co-sponsor, Visalia Senior Housing, has pledged to raise \$120,000 in grant money. CCH will go back to HUD to ask for Amendment funds, allowable up to 270% of the maximum cost limits (HUD's high cost factor for California). Given the current state of the economy, we are very hopeful that the bid will come in lower than expected, which saves the project from having to value engineer out basic amenities of an already slim HUD budget. Finally, with the support of the City to cover approximately \$300,000 in development impact fees, we will be able to successfully close the gap. The following chart outlines this alternate plan.

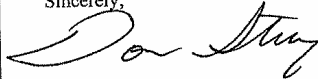
Page 2 of 3

SOURCES		USES	
HUD Section 202	5,693,800	Acquisition	1,335,000
HUD Amendment Funds	711,750	Construction	6,209,600
City HOME	2,500,000	Arch/Engineering	510,500
City Impact Fee Funds	300,000	Legal/Acctg/Misc Expenses	298,000
AHP Grant	344,000	Contingency	440,000
VSH Capital Campaign	120,000	Development Impact Fees	344,300
PRAC Contract	98,000	Operating Reserve	98,000
Sponsor Equity	50,000	Developer Fee (8%)	750,000
TOTAL	\$9,817,550	TOTAL	\$9,985,400
		GAP (value engineering)	167,850

We are hopeful that this alternate plan will prove viable. However, we still have to approach HUD with this proposal to save the project. We plan to meet with HUD's San Francisco Multifamily HUB Supervisor next week to verify our assumptions. Once that hurdle is overcome, we can set the ball in motion to move forward with this financing structure and get the project under construction this coming summer. We are hopeful the City will be able to lend its support of at least \$300,000 as proposed. If HUD does not agree to this structure and the commitment to additional funds for the project, we will have to put the project on hold until the tax credit market proves equitable again.

Once again, we appreciate the City's continued commitment to increasing the affordable housing supply in Visalia, with specific emphasis on the very low-income senior project we have been involved with. We encourage you to speak further about this proposal with your staff, Ricardo Noguera and Rhonda Haynes, whom we have already met with regarding this matter. Additionally, if you have any follow-up questions or concerns, please do not hesitate to contact me directly at 510.746.4104.

Sincerely,



Don Stump
President/CEO

CC: Kathleen Mertz, Project Manager
Ricardo Noguera, Housing and Economic Development Director
Rhonda Haynes, Housing Specialist

Exhibit "L" - City Council Public Hearing Agenda- April 20, 2009

Visalia City Council Agenda

For the regular meeting of: MONDAY, April 20, 2009

Location: City Hall Council Chambers, 707 W. Acequia, Visalia CA 93291

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

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

5:00 p.m.

SWEARING IN CEREMONY

Chief Carden will swear in Police Officer Christopher Montoya and Reserve Police Officer Jed Grant

SPECIAL RECOGNITION - Recognition of Visalia Police Department Explorers

WORK SESSION AND ACTION ITEMS (as described)

5:10 p.m.

Public Comment on Work Session and Closed Session Items -

5:10 p.m.

1. Presentation on Dispatch Consolidation and allocation of \$66,000 for an implementation study.

5:30 p.m.

2. Updated discussion on the Business Research Park (BRP) zone.

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

ITEMS OF INTEREST

CLOSED SESSION

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

3. Conference with Labor Negotiators (GC 54957.6)
Agency Designated Representatives: Eric Frost, Steve Salomon, Janice Avila
Employee Organization: All Employee Groups
4. Conference with Legal Counsel - Existing Litigation (Subdivision (a) of Section 54956.9)
Plumlee v. COV TCSC # 07-225495
5. Conference with Legal Counsel - Anticipated Litigation
Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: two potential case

REGULAR SESSION

7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION - Pastor Paul Gendron, Workforce Chaplaincy

SPECIAL PRESENTATIONS/RECOGNITION -

- Proclaim April 26 - May 2 National Crime Victim's Rights Week
- Recycling Essays written by Linwood Elementary students Becky Irvine and Kirsti Dunckel in honor of Earth Day

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

6. INFORMATION ITEMS - (No action required)

- a) Receive Planning Commission Action Agenda for the meeting of April 13, 2009.

CHANGES TO THE AGENDA/ITEMS TO BE PULLED FOR DISCUSSION

7. **CONSENT CALENDAR** - Consent Calendar items are considered routine and will be enacted by a single vote of the Council with no discussion. For a Consent Calendar item to be discussed, or voted upon individually, it must be removed at the request of the Council.

- a) Authorization to read ordinances by title only.
- b) Approve resolutions relating to the regular municipal election to be held on Tuesday November 3, 2009 consenting to consolidation of elections and setting specifications of the election order; and requesting the County Registrar of Voters to render specific services to the City of Visalia. Resolutions 2009-13 and 2009-14 required.
- c) Authorization for the City Manager to extend a Renewed Professional Services Agreement with Akerman Senterfitt, formerly Jefferson Government Relations in Washington D.C., for continued federal legislative advocacy services on a month-to-month basis through no later than September 30, 2009, and authorization for staff to review proposals from firms for federal legislative advocacy services in July, 2009.
- d) Update on federal stimulus funding allocated to date to the City for projects in transit, energy, public safety, community development block grants, and transportation.
- e) Approve User Agreement and Procedural Guide with the County of Tulare for the AlertTC - Tulare County Notification System.
- f) Approval of Resolution declaring support and participation in an energy partnership between Southern California Edison and the San Joaquin Valley Clean Energy Organization. Resolution 2009-15 required.
- g) *Item removed at the request of staff*
- h) Update on the 2009 Council "Quick" Priorities.

Authorize filing Notice of Completion on the following:

- i) The Country Club, Phase 2 subdivision located at Houston Ave. and County Center St. containing 134 lots.
- j) Silver Oaks, Unit No. 3, containing 85 single family lots, located at the southwest corner of Ferguson Avenue and Demaree Street.

Authorize recording final map for the following:

- k) Pinkham Ranch, located on the west side of Pinkham Street, approximately 200 feet south of Laura Avenue (18 lots), authorize the City Manager to execute the Subdivision Improvement Agreement, and authorize the formation of Landscape and Lighting District No. 09-01. APN: 126-320-046. Resolution 2009-16 and 2009-17 required.

8. **PUBLIC HEARING** of the 2009-2010 Action Plan for the use of the Community Development Block Grant (CDBG) and HOME Investment Partnership Grant Funds (HOME) from the Federal Government through the Department of Housing and Urban Development (HUD) and 2nd Amendment to 2006/07 funding and 1st Amendment to the 2008/09 Action Plan.

9. **PUBLIC HEARING** to approve the recommended expenditure of and appropriate the State of California 2008 Citizens Option for Public Safety (COPS) Program funds of \$192,868. Resolution 2009-18 required.
10. Authorization to set a Public Hearing to consider amending the City's Rates & Fees beginning July 1, 2009; for a multi-year rate increase program for Sanitation (Wastewater) and Solid Waste and to reduce solid waste's commercial recycling rates.
11. Authorization for staff to prepare the grant application for the Energy Block Grant with an emphasis on energy retrofits and alternative transportation, and creation of a Conservation Account to fund future conservation measures.
12. First reading of Ordinance 2009-04 amending Ordinance 2007-13 to reduce Council salaries during the 2009-2010 budget year. First reading of Ordinance 2009-04 required.

REPORT ON ACTIONS TAKEN IN CLOSED SESSION

REPORT OF CLOSED SESSION MATTERS FINALIZED BETWEEN COUNCIL MEETINGS

Upcoming Council Meetings

- Monday, April 27, 2009, 4:00 p.m., Joint Meeting with the Planning Commission, Convention Center, 303 E. Acequia.
- Monday, May 4, 2009, Work Session 4:00 p.m.; Regular Meeting 7:00 p.m., Council Chambers 707 W. Acequia
- Tuesday, May 5, 2009, 6:00 p.m. Joint Meeting City Council and Visalia Unified School District Board of Trustees, 5000 West Cypress Avenue

Note: Meeting dates/times are subject to change, check posted agenda for correct details.

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

Any written materials relating to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the Office of the City Clerk, 425 E. Oak Street, Visalia, CA 93291, during normal business hours.

Exhibit "M"- City Council Public Hearing Transmittal- April 20, 2009

City of Visalia
Agenda Item Transmittal

Meeting Date: April 20, 2009

Agenda Item Number (Assigned by City Clerk): 8

Agenda Item Wording: Public Hearing of the 2009/10 Action Plan for the use of the Community Development Block Grant (CDBG) and HOME Investment Partnership Grant Funds (HOME) from the Federal Government through the Department of Housing and Urban Development (HUD); and

2nd Amendment to 2006/07 funding and 1st Amendment to the 2008/09 Action Plan

Deadline for Action: May 04, 2009; The final report is due to HUD on May 15, 2009.

Submitting Department: Housing & Economic Development

Contact Name and Phone Number: Ricardo Noguera, Housing & Economic Development Director (4190), Rhonda Haynes, Housing Specialist (4460)

Department Recommendation: Staff recommends that after holding a public hearing, accepting public testimony and comments, the City Council:

- 1) Approve and adopt the proposed Annual Action Plan 2009/10 for the use of CDBG and HOME Program Funds;
- 2) Approve reallocation of the following:
 - a. Redirect \$300,000 HOME Investment Partnership Funds to Christian Church Homes of Northern California, increasing the City's contribution to the Sierra Meadows Senior Rental Housing Project at 1120 East Tulare Avenue from HOME funded 2006/07 & 2008/09 Housing Rehabilitation Program funding and 08/09 Program Income; and
 - b. Redirect \$30,000 CDBG funds for Consulting Services to prepare the 2010-2015 Consolidated Plan Strategic Plan, Market & Housing Analysis from CDBG 2008/09 Administration funding.
- 3) Approve Housing & Economic Development Staff's proposed amendments to the;
 - a. HOME- Housing Rehabilitation Program (HRP) guidelines; and
 - b. CDBG-Emergency Repair & Basic Need (ERBN) Program guidelines; and
 - c. CDBG- Mobile Home Senior Handicap & Repair Program (SHARP) guidelines
- 4) Authorize City Manager to make the appropriate budget adjustments; and;
- 5) Authorize the City Manager to make minor or technical changes to the program guidelines if needed to conform to grant requirements.

Background: HUD administers the CDBG and HOME programs which distribute federal funds to promote affordable housing, economic development and public improvement projects and programs to benefit low-income families and persons with special needs. HUD has designated the City of Visalia as an entitlement city by virtue of having a population exceeding 50,000

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COUNCIL ACTION: Approved as Recommended

For action by:
 City Council
 Redev. Agency Bd.
 Cap. Impr. Corp.
 VPFA

For placement on which agenda:
 Work Session
 Closed Session

Regular Session:
 Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.) 20 min.

Review:
Dept. Head (Initials & date required) RN 4/17/09

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

City Mgr _____
(Initials Required)

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

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residents. This designation allows Visalia to receive CDBG and HOME Program funds annually. To receive the annual entitlement CDBG and HOME funds, the Action Plan must be adopted and submitted by May 15, 2009. The designated deadline has been established in order to approve the final Federal budget in October 2009 for the fiscal year 2009/10.

SUMMARY OF PROPOSED EXPENDITURES FOR 2009/10: This Public Hearing supports the proposed Action Plan for 2009/10 (See Exhibits A & B) and amendments to the 2006/07 and 2008/09 Action Plan. Notable items for the 09/10 proposed allocation of funding are highlighted as follows:

Code Enforcement: Due to the foreclosure crisis and abandonment of homes, there is a greater demand to place more emphasis on *Code Enforcement activities*. Therefore, a significantly higher budget is proposed in this area by *allocating \$200,000 in CDBG funds* to address code enforcement and substandard housing issues.

Mobile Home Senior Handicap Assistance and Repair Program: Additionally, staff have recommended a higher level of support for the *Mobile Home Senior Handicap Assistance and Repair Program* due to the aging of the coaches (many in excess of 40 years of age) and high demand for repairs by seniors who live on fixed incomes. Funds were allocated last year 2008/09 in the amount of \$70,000, with an additional \$60,000 reallocated from 2007/08 program income, totaling \$130,000 in CDBG funds to assist mobile home owners. The City has allocated a total of **\$95,000 in CDBG funds** to this program this year (2009/10).

Job Creation: *CDBG Funding* in the amount of **\$100,000** shall be set aside for attraction of job creating businesses to the City, and to provide Administrative/Staff support activities to assist new businesses and industries seeking to expand or locate to Visalia. Funds utilized may be through improvements or direct assistance to a new business, however, as a requirement for the use of funds, at least 51% of new jobs created will be made available to Low /Mod income persons or benefit the area.

Oval Park Area Improvements: Lastly, staff is proposing to set aside additional funds to support Oval Park improvements. The Caltrans Study is nearing completion and there will undoubtedly be need for additional resources in this area. The City contributed \$60,000 last year through the 2007/08 Action Plan and an additional \$20,000 from an Amendment completed in July 2008 for which funds are derived from the 2007/08 program year funding. With this year's proposed allocation of \$90,000, the total reserved for the Oval Park area would be \$170,000. Staff will continue to pursue additional funding sources including the recently approved Federal Stimulus funds which total \$322,000.

Council/ Community Input

The following information addresses the comments and/or concerns presented at the community meetings held March 26th, April 1st, 9th, and 13th, 2009, and the City Council Work Session held on April 06, 2009. Any additional comments received from the Council public hearing, April 20th will be included in the final report to HUD.

Public comment/concern from community meetings: Staff published a notice of four community meetings during the month of March and April. The key concerns received at the meetings were as follows:

- **Washington Residential Area Needs-Jefferson Park Lighting:** Concerns of residents of the Washington School area are directed to the lack of adequate lighting in the Jefferson Park area.

City Council Work Session comments:

During the City Council Work Session, Council Members commented and requested the following:

- *Oval Area future funding opportunities:* Council requested Staff to look for future funding/grant opportunities to address the needs of the Lincoln Oval Area.
- *Decrease of Program Income:* Council is concerned about the decrease of program income over a period of time.
- *Sierra Meadows Senior Housing Project.* Council has concerns relating to the project cost per unit. Council asked what energy and green building efforts are being utilized with the project.

Staff Response to public and Council comment/concern:

- **Washington Residential Area- Jefferson Park:** The question was recently raised in the Washington Area Committee meeting about possibly adding more street lighting around Jefferson Park. Staff discussed this with Engineering Staff. There appears to be only one existing pole that may be appropriate for adding a street light. When the actual cost of the work described above is obtained from Southern California Edison (SCE), staff will see if there are sufficient funds to pay for additional poles to be installed around the park. Staff is also checking into alternatives in the meantime.

Staff is currently working closely with SCE to install, turn and add additional lights to existing poles. The Street Light Authorization Requests were submitted to SCE on March 12th. SCE is currently working on engineering design. SCE intends to phase the work as follows:

1. Install 37 new street lights on existing poles.
2. Modify 8 existing street lights.
3. Install 2 new poles and street lights.

SCE plans to start installing street lights in June, and complete the work by September 2009.

- **Oval Area:** City Council also provided staff with the direction to identify future funding and the needs of the Oval Park Area. Staff will continue to look for future funding opportunities. In addition to leveraging approximately \$110,000 in CDBG funds, the City received a Cal Trans Grant to analyze the area as it relates to traffic, safety and lighting. Coordination with a local non-profit agency (Community Services and Employment Training) and a Consultant, community meetings were held at the Oval Park. Upon completing of the Cal Trans Grant analysis City Departments will address and assess recommendations provided by the community.
- **Declining Program Income:** With the elimination of interest for the City's rehabilitation programs, program income will decline over time, however Staff will continue to evaluate market and economic conditions including analysis of re-establishing interest to its rehabilitation programs. Much of the program income received is derived from loans paid in full, many of which are first time homebuyer participants. Additionally, when loans are paid in full.
- **Sierra Meadows Project:** With the estimated cost of construction reduced to \$9.4 million, the total development cost per unit is approximately \$220,300, however, this includes acquisition, design, construction, legal counsel, financial consulting, cost accounting, reports (soils, appraisals, environmental, etc), local impact fees, contingency, and developer fees as shown in Table III that follows on page six (6) below. Construction costs alone amount to \$164 per square foot, or \$129,700 per apartment unit, which is very competitive for federal prevailing wage rates in the current economic climate.

Within the Sierra Meadows Senior Housing Project, it will be the first Green Point Rated multifamily HUD project in the Central Valley. The project's sustainable design includes energy, water saving features, materials, where possible come from local sources and or recycled content, and indoor air quality features. More details pertaining to the green design are attached and included with Exhibit "C".

Future Amendments

Staff will be returning to Council with additional amendments to both, CDBG and HOME Investment Partnership Funds related to both the Stimulus package and CDBG project funding reallocations. In addition to the funding recommendations toward the Oval Park Area Improvements, additional funding or reallocation of funding will be taken into consideration in the amendment.

CDBG & HOME Action Plan Amendment:

The 2006/07 and 2008/09 Action Plan budgets were based upon anticipated Program Income, projects, programs and activities to be undertaken during the fiscal year. Staff has evaluated the success and the use of CDBG and HOME funds set aside or committed to projects and programs. Staff recommendation is to reallocate CDBG and HOME funds due to the actual program income received, in addition to reallocation of program funding as follows:

The following summary shows staff's proposed amendment to the previous years 2006/07 and current year 2008/09 Action Plan budgets, as shown in Table 1, Proposed Action Plan Amendments.

PROPOSED 2008-09 ACTION PLAN AMENDMENT			
CDBG			
PROJECT (Increase)	CURRENT BALANCE	PROPOSED AMENDMENT	AMENDED PROJECT BALANCE
Consultant- Complete required Strategic Plan & Market Plan Analysis	-	30,000	30,000
PROJECT (Decrease)			
Administration	232,898	(30,000)	202,898
NET CHANGE CDBG			
PROPOSED 2006-07 & 2008/09 ACTION PLAN AMENDMENTS			
PROJECT (Increase)	CURRENT BALANCE	PROPOSED AMENDMENT	AMENDED PROJECT BALANCE
Christian Church Homes- Sierra Meadows Senior Housing Project	-	300,000	300,000
PROJECT (Decrease)			
Program Income	21,210	(21,210)	-
Housing Rehabilitation (2006-07 funding)	60,000	(60,000)	-
Housing Rehabilitation (2008-09 funding)	218,790	(218,790)	-
NET CHANGE HOME			

CDBG Proposed Increases

Consultant- Consolidated Plan Strategic Planning (\$30,000):

The City will begin preparing the next 5 year (2010-2015) Consolidated Plan (ConPlan). The ConPlan is a document written by the City describing the housing needs of the low- and moderate-income residents, outlining strategies to meet the needs and listing all resources available to implement the strategies. This document is required to receive HUD (HOME & CDBG) funding.

To prepare for the next year which expands over the next 5 years, staff will prepare a Request for Proposals to contract with a Consultant to complete the necessary steps. This will occur

over the next six months. The Consultant will consult with organizations such as assisted housing, health and social service agencies to determine resources available to address the homeless; consult with the State and Local agencies regarding lead based paint; consult with organizations that provide housing and supportive services to special needs populations; organize community meetings, encouraging participation of local, regional and others including businesses, developers and community and faith based organizations. The consultant among many tasks will identify the estimated number, types of families with housing needs for a 5 year period. In their analysis they will determine severe cost and cost burdens, overcrowding, substandard housing with discussion of housing supply and demand, as well as condition and cost of housing. They will also describe public policies that may affect affordable housing. With the great deal of detail, market analysis and strategic planning required to complete the Consolidated Plan, in addition to obtaining current data, needs of the community identified for the next 5 year's goal, objectives and outcomes, Staff recommends allocating \$30,000 of CDBG funds for consulting services to complete these tasks and work closely with city staff.

CDBG Proposed Decrease

Administration (\$30,000): This will support Staff's proposed allocation for the consulting services required to prepare for the 2010-2015 ConPlan. The recommended funding would go toward retention of the consultant to complete the necessary analysis.

HOME Proposed Increases

Christian Church Homes- Sierra Meadows Senior Housing (\$300,000): In 2004, the City joined forces with Christian Church Home (CCH)/ Visalia Senior Housing to acquire land and develop 42 units of senior housing, the project "Sierra Meadows". The land was acquired and the developer pursued a Section 202 Grant for construction. The City played an instrumental role in the grant application process, which the award was announced in October 2007, in the amount of \$5,694,000 for the construction of the senior housing as well as contributing \$2.5 million dollars in HOME funds toward land acquisition and pre-development activities. The co-sponsor originally planned on utilizing both the Low-Income Housing Tax Credit program and bond financing to raise the remaining funds needed to complete the project but was unsuccessful in landing housing tax credits. However, with the economic downturn and diminished tax credit market investors, CCH investigated an alternate financing structure (without tax credits) that could advance the senior housing project forward with a projected start date this summer. Although CCH investigated other funding sources, including state, federal, foundation grants and many others, unfortunately the Section 202 does not allow the project to take on any hard debt, therefore CCH had only a few options available to fill the gap from the collapse of the tax credit market. CCH has completed the re-bidding of the project which lowered construction costs approximately 10%, and has agreed to reduce its developer fee by approximately \$500,000, the co-sponsor, Visalia Senior Housing, has pledged to raise \$115,000 in grant money and CCH is taking a request to HUD to amend their grant (Amend Section 202 Grant), leaving a gap of approximately \$300,000 in development impact fees. In order to request the HUD Amendment, CCH must provide proof of additional resources, such as the City's proposed contribution, AHP Grant and donations from VSH. If these funds are confirmed, HUD provides the remaining gap. CCH has requested an additional \$300,000 from the City of Visalia to fill the gap so that the project can successfully move forward. HUD requires a commitment from investors in order to consider a HUD Amendment. Shown below in Table II, are the funding Sources and Uses, and attached as Exhibit "C", Christian Church Homes' letter of request. The Assignment, Assumption, and Modification Agreement between CCH and City of Visalia is attached as Exhibit "D".

The City contribution represents 30% of the anticipated development cost of \$9.4 million dollars.

Budget as of 3/17/09		not secured	
SOURCES		USES	
HUD S. 202	5,693,800	Acquisition	1,335,000
<i>Proposed</i> HUD Amendment *	325,000	Construction	5,578,500
City HOME	2,500,000	Arch/Engineering	510,500
<i>Proposed</i> City Amendment*	300,000	Legal/Acctg/Misc Expenses	420,500
AHP Grant	420,000	Contingency	440,000
VSH Capital Campaign (donation money)	115,000	Development Impact Fees	344,300
PRAC Contract	98,000	Operating Reserve	98,000
Sponsor Equity	25,000	Developer Fee (8%)	750,000
	9,476,800		9,476,800
*City funds to pay local Development Impact fees		Gap	0
		Total Cost Per Unit	220,391
		Construction Cost/Sq Ft	164
		Construction Cost/unit	129,733

* HUD Section 202 Amendment request is actually \$860,000. If the City's proposed contribution, AHP Grant and VSH donations are confirmed, HUD Amendment will be reduced to \$325,000.

HOME Proposed Decrease

Program Income (\$21,210): This will support Staff's recommendation to reallocate funding toward the CCH Amendment required to move the project forward.

Housing Rehabilitation Program – 2006/07 Allocation (HOME- \$60,000): This program is contracted with Self Help Enterprises, Inc (SHE). SHE completed an existing participants' application, approving the loan and rehabilitation. Additionally, one new loan with 2006/07 program funds was recently approved and underway. Staff is recommending that the remaining \$60,000 be reallocated to the CCH Senior Housing Project in order to move the senior housing project forward.

Staff has discussed with SHE how to increase productivity and what program changes are needed to help the program become successful. We have recommended that the housing rehabilitation program remaining funds be reallocated and program guidelines be changed which will allow for preparation and utilization of the 2009/10 allocation upon approval by HUD, in September 2009. Staff has discussed this reduction with SHE.

Housing Rehabilitation Program – 2008/09 Allocation (HOME- \$218,790): Staff is recommending that the \$218,790 be reallocated to the CCH/Visalia Senior Housing- Sierra Meadows Senior Rental Development. Staff has discussed with SHE how to increase productivity and what program changes are needed to help the program become successful. We have recommended that the housing rehabilitation program remaining funds be reallocated and program guidelines be changed which will allow for preparation and utilization of the 2009/10 allocation upon approval by HUD, in September 2009. Staff has discussed this reduction with SHE.

Housing Program Recommended Changes:

As previously mentioned, City Staff met with SHE and identified policies that are proposed for amendment, which would allow and increase productivity for the Housing Rehabilitation Program, Emergency Repair & Basic Needs Program and the Senior Handicap and Repair Programs.

Staff's recommendations:

1. **HOME Funded, Housing Rehabilitation Program (HRP)**, beginning with the 2009/10 funding and upon approval, revisions to legal documents and program guidelines the following:
 - a. Reduce the interest rate from 2% to 0%; and
 - b. Change payment schedule (monthly) to a deferred loan for thirty (30) years, repayment due upon transfer of title, refinance or sale of property; and
 - c. Change underwriting criteria, eliminating debt to income ratios; this is not necessary since the loan is deferred; and
 - d. SHE will evaluate borrower's credit (payment) history to confirm that they are being and have been responsible with making payments during the last 12 months and that the property is not in foreclosure; and
 - e. If relocation is necessary, a maximum of \$3,000 per unit added to the loan to allow for temporary relocation costs.
2. **CDBG funded, Emergency Repair and Basic Needs Program (ERBN)**, beginning immediately upon approval, revisions to legal documents and program guidelines, including previous year funding the following:
 - a. Reduce the interest rate from 2% to 0%; and
 - b. Change underwriting criteria, eliminating debt to income ratios; and
 - c. SHE will evaluate borrower's credit (payment) history to confirm that they are being and have been responsible with making payments during the last 12 months and that the property is not in foreclosure; and
 - d. Continue policy, if the home is refinanced, sold or a transfer of title occurs, the loan is due and payable; and
 - e. If relocation is necessary, a maximum of \$3,000 per unit added to the loan to allow for temporary relocation costs; and
 - f. Expedite delivery or disbursement of funds
3. **CDBG funded, Senior Handicap and Repair Program (SHARP)**, beginning immediately upon approval, revisions to legal documents and program guidelines the following:
 - a. Rename program: Mobile Home Senior Handicap and Repair Program; to clarify the eligible participants; and
 - b. Continue City's procurement practice to solicit a minimum of three (3) contractor bids for the scope of work; and
 - c. If relocation is necessary, a maximum of \$1,000 per unit; and
 - d. If costs exceed the program maximum grant of \$5,000, may be considered on a case-by-case if the property warrants such improvements.

SHE has been administering the housing programs for approximately one year. SHE has aggressively promoted the Senior Handicap and Repair Program (SHARP) which has been successful. SHE and City Staff acknowledge that there were challenges with the Housing Rehabilitation and Emergency Repair Programs. Many families were removed from the interest list, due to title issues, liens on the property, high debt ratios, not interested or cancellations, the need for a full reconstruction, ownership of additional property. Some reasons were not a reflection of the programs success or failure. However, debt to income ratios, and interest rates, hinder the ability to repay the loan. With the economic conditions, unemployment in Visalia rising to 10.7% in February 2009, higher than the State of California at 10.1%, families are unable to take on additional debt or are taking precautions. Eliminating debt to income ratios and the interest charged on the loan principal will allow many homeowners to maintain their homes, decreasing blight and assisting in maintaining a stabilized neighborhood.

City's procurement policy is to obtain a minimum of three (3) contractor bids, however, with the SHARP Program it is difficult to obtain bids from contractors which have completed construction

or rehabilitation specifically on mobile homes. Therefore, SHE will attempt to obtain the three (3) bids, soliciting as required, and shall document its attempts (date, company name, etc).

Prior Council/Board Actions: Council reviewed and commented on Draft Action Plan on April 6, 2009.

Committee/Commission Review and Actions: Washington Residents - meeting held on March 26, 2009; Citizens Advisory Committee- meeting held April 1, 2009; North Visalia Neighborhood Advisory Committee- meeting held on April 9, 2009; and Disability Advocacy Committee- meeting held on April 13, 2009 to review Draft 2009/10 Action Plan and 2nd Amendment to 2006/07 and 1st Amendment to the 2008/09 Action Plans.

Alternatives: None

Attachments: Exhibit "A"- Summary 2009/10 Action Plan

Exhibit "B"- Estimated 2009/10 Allocation (Objective & Outcome)

Exhibit "C", Christian Church Homes' letter of request; and Sierra Meadows and Sustainable Design

Exhibit "D", Assignment, Assumption, and Modification Agreement between Christian Church Homes and City of Visalia

Exhibit "E" -2009/10 Annual Action Plan Report

Recommended Motion (and Alternative Motions if expected): Move that the City Council: after holding a public hearing, accepting public testimony and comments, the City Council:

- 1) Approve and adopt the proposed Annual Action Plan 2009/10 for the use of CDBG and HOME Program Funds;
- 2) Approve reallocation of the following:

- a. Redirect \$300,000 HOME Investment Partnership Funds to Christian Church Homes of Northern California, increasing the City's contribution to the Sierra Meadows Senior Rental Housing Project at 1120 East Tulare Avenue from HOME funded 2006/07 & 2008/09 Housing Rehabilitation Program funding and 08/09 Program Income; and
- b. Redirect \$30,000 CDBG funds for Consulting Services to prepare the 2010-2015 Consolidated Plan Strategic Plan, Market & Housing Analysis from CDBG 2008/09 Administration funding.

- 3) Approve Housing & Economic Development Staff's proposed amendments to the:

- a. HOME – Housing Rehabilitation Program (HRP) guidelines; and
- b. CDBG – Emergency Repair & Basic Need (ERBN) Program guidelines; and
- c. CDBG- Mobile Home Senior Handicap & Repair Program (SHARP) guidelines.

- 4) Authorize City Manager to make the appropriate budget adjustments; and;
- 5) Authorize the City Manager to make minor or technical changes to the program guidelines if needed to conform to grant requirements.

Environmental Assessment Status

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- Recommended Motion (and Alternative Motions if expected):** Move that the City Council: after holding a public hearing, accepting public testimony and comments, the City Council:
- 1) Approve and adopt the proposed Annual Action Plan 2009/10 for the use of CDBG and HOME Program Funds;
 - 2) Approve reallocation of the following:
 - a. Redirect \$300,000 HOME Investment Partnership Funds to Christian Church Homes of Northern California, increasing the City's contribution to the Sierra Meadows Senior Rental Housing Project at 1120 East Tulare Avenue from HOME funded 2006/07 & 2008/09 Housing Rehabilitation Program funding and 08/09 Program Income; and
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 - a. HOME – Housing Rehabilitation Program (HRP) guidelines; and
 - b. CDBG – Emergency Repair & Basic Need (ERBN) Program guidelines; and
 - c. CDBG- Mobile Home Senior Handicap & Repair Program (SHARP) guidelines.
 - 4) Authorize City Manager to make the appropriate budget adjustments; and;
 - 5) Authorize the City Manager to make minor or technical changes to the program guidelines if needed to conform to grant requirements.

Environmental Assessment Status

CEQA Review:

NEPA Review: to be completed upon adoption of the Final Action Plan

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date) Certification forms to be authorized along with the Final Annual Action Plan Adoption and delivered to HUD by May 15, 2009.*

Copies of this report have been provided to:

EXHIBIT "A"
Summary of 2009/210 Action Plan

Exhibit "A"

SUMMARY OF 2009/2010 ACTION PLAN					
		CDBG	HOME	TOTAL	UNITS
SOURCES OF REVENUE:					
1	Cash - Beginning Balance	1,185,000	490,000	1,675,000	
2	Annual Grant Amount			-	
3	HOME matching funds - RDA Low/Mod			-	
4	Program Income	200,000	400,000	600,000	
5	Interest Earnings/Investment Earnings			-	
6	TOTAL REVENUE	1,385,000	890,000	2,275,000	
7					
EXPENDITURES:					
9	Operating	68,900	7,100	76,000	
10	Redevelopment Allocation	131,500	25,800	157,300	
11	Direct Allocations	26,400	16,100	42,500	
12	Loan Servicing	6,000	-	6,000	
13	Subtotal Admin and Operating	232,800	49,000	281,800	
14					
15	Net for Programs and Projects	1,152,200	841,000	1,993,200	
16					
AFFORDABLE HOUSING:					
<i>Homeownership</i>					
19	FTHB (Contract w/CSET 6/30/09)		517,500	517,500	12
20	Property Acquisition (CHDO)		73,500	73,500	1
21	Housing Rehabilitation (contract w/SHE 6/30/10)		250,000	250,000	3
<i>Neighborhood Preservation/Services</i>					
23	Emergency Repairs and Basic Needs (contract w/SHE 6/30/10)		-	-	-
24	Code Enforcement- Target Areas	200,000		200,000	200
25	Fairhousing Hotline (contract w/TCHA 6/30/09)	34,500		34,500	120
HOMELESSNESS					
<i>Special Needs Facilities</i>					
	Continuum of Care	5,000		5,000	1
COMMUNITY DEVELOPMENT					
<i>Public Improvements</i>					
31	ADA Compliance Projects (contract w/Sierra Range 6/30/09)	50,000		50,000	12
32	Oval Park Area Improvements	90,000		90,000	1
<i>Economic Development/Public Parking Facilities</i>					
34	West Parking Structure Loan Payment (Section 108 Loan)	486,700		486,700	1
35	Job Creation	100,000		100,000	2
<i>Public Park /Public Facilities</i>					
NON HOMELESS SPECIAL NEEDS HOUSING					
<i>Special Needs Services</i>					
39	Senior Home Minor Repairs (contract w/CSET 7/31/09)	91,000		91,000	620
40	Mobile Home Senior Repair & Handicapped Access (contract w/SHE 6/30/10)	95,000		95,000	14
41					
42	Subtotal Programs & Projects	1,152,200	841,000	1,993,200	
43					
44	TOTAL EXPENDITURES	1,385,000	890,000	2,275,000	
45					
46	REVENUE LESS EXPENDITURES				
47	Remaining to Carry Forward	-	-	-	

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Exhibit "B"
2009/10 Allocations (Objective & Outcome)

Exhibit "B"				
2009-2010 Program Year CDBG and HOME Funding Allocation				
HOME Investment Partnership Funds (HOME) - Objective and expected Outcome	Investment	Percentage of Investment	Priority & Unit Goal	
Affordable Housing- HOME Funds				
Objective 1: Provide Decent Affordable Housing	\$ 841,000	100%	H	
1. Provide availability of affordable owner-occupied housing through (FTHB)	\$ 517,500		12	
2. Provide availability of affordable owner-occupied housing through acquisition (CHDO)	\$ 73,500	73,500	1	
3. Provide quality of owner-occupied housing through rehabilitation (HRP)	\$ 250,000	250,000	3	
Total HOME Allocations	\$ 841,000	100%		
Community Development Block Grant Funds (CDBG) -Objective and expected Outcome				
Affordable Housing- CDBG Funds				
Objective 1: Suitable Living Environment through Neighborhood Preservation and Services	\$ 234,500	20.35%	H	
1. Maintain quality housing by addressing substandard housing through (Code Enforcement Program)	\$		200,000	
2. Maintain quality of owner-occupied housing through rehabilitation of substandard housing (ERBN)				
3. Provide services for low-to-moderate income persons by providing (Fair Housing, Education Program)- Public Service)	\$	34,500	120	
Homelessness- CDBG Funds				
Objective 2: Suitable Living Environment by Supporting Special Needs Facilities	\$ 5,000.00	0.43%	H	
1. Increase accessibility to support facilities to end chronic homelessness (Continuum of Care/Homeless Project)	\$	5,000	1	
Community Development- CDBG Funds				
Objective 3: Suitable Living Environment through Public Improvements	\$ 140,000	12.15%	H	
1. Increase availability of handicapped access benefiting population with special needs (Streets ADA Compliance)	\$	50,000	12	
2. Improve quality and increase quantity of public improvements that benefit low- and moderate income residents. (Oval Park Area Improvements)	\$	90,000	1	
Objective 4: Create Economic Development Opportunities and Community Development Opportunities (Parking Facilities)	\$ 586,700	50.92%	H	
1. Demonstrate a commitment to long-term economic growth by promoting expansion and (job retention) - Section 108 Loan- West Acquia	\$	486,700.00	1	
2. Demonstrate a commitment to long-term economic growth through job creation	\$	100,000.00	2	
Objective 5: Suitable Living Environment through Community Development Opportunities (Public Services)	\$	0%	M	
Non Homeless Special Needs Housing- CDBG Funds				
Objective 6: Suitable Living Environment by Supporting Special Needs Services	\$ 186,000	16.14%	M	
1. Maintain quality of owner-occupied housing for elderly (Senior Home Repair Program)	\$	91,000	620	
2. Increase accessibility and range of housing options for person with special needs (SHARP)	\$	95,000	14	
Total CDBG Allocations	\$ 1,152,200	100%		

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Exhibit "C"
Christian Church Homes' letter of request.



Christian Church Homes
of Northern California

303 Hegenberger Road, Suite 201, Oakland, California 94621-1419
(510) 632-6712 www.cchnc.org Fax (510) 632-6755

February 2, 2009

Steve Salomon
City Manager
City of Visalia
425 E. Oak Avenue
Visalia, CA 93291

RE: Sierra Meadows Senior Apartments

Dear Mr. Salomon:

As a major supporter of the work of Visalia Senior Housing and Christian Church Homes of Northern California to bring more affordable senior housing to your community, we urgently request your attention to our newest addition to the senior housing stock in Visalia, Sierra Meadows. CCH asks for your support in helping us cover the costs of approximately \$300,000 in impact fees from the City's affordable housing fund.

Background

Sierra Meadows includes 43 new units of housing for Visalia's very low-income seniors via a mixed finance structure that includes a \$2.5 million HOME grant from the City, \$5.69 million from HUD's Section 202 program, and equity from the Low-Income Housing Tax Credit program. When we were first funded by HUD in November 2007, the tax credit market was strong and our budget projections included over \$2.8 million in equity from the 4% non-competitive tax credit program. However, over the last number of months, as the rest of the economy has plummeted, the tax credit market has nearly dried up. In a nutshell, the banks that used to invest in the tax credit market benefited both from the dollar for dollar tax credit savings received from nonprofit syndication and the earned CRA credits in the communities where the affordable housing was developed. As the economy recedes, these same banks do not have the high profit margins that once made the tax credit market desirable and therefore have little to no appetite for them. In fact, it is only in strong CRA communities (large metropolitan centers) that banks are willing to invest at all. This has placed a severe burden on the affordable housing developers, like CCH, who structured deals using the tax credit program. Given this rapidly changing and volatile economic climate, CCH is scrambling to save our projects already caught in the pipeline. Sierra Meadows is one of these projects.

Over the past year, we have worked very productively with the Community Development department to ensure our design development remains in compliance with the Conditional Use Permit, HOME program, and applicable building and accessibility codes. Now that this

Page 1 of 3

Quality Housing in Caring Communities Since 1961

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important phase is buttoned up and the project is ready to go to bid, we turn all of our attention to finalizing the financing plan.

Traditionally, the HUD Section 202 program provided a sufficient per unit subsidy to build affordable senior housing with little to no other local, state, or federal support. The program is structured in such a way that it does not allow for conventional debt service from the operating budget. In fact, the development subsidy (Capital Advance) and the operating subsidy (Project Rental Assistance Contract) are separate, but paired, budgets. Over the past number of years, as construction costs rose and the available funding became more competitive, HUD relaxed the "no debt" rule by allowing developers to couple the Section 202 Capital Advance with the 4% Low-Income Housing Tax Credit program and tax-exempt bond financing. Under this structure, the project takes on a short term debt via a tax-exempt construction loan, which gets paid off at Certificate of Occupancy with the release of the Capital Advance and the yield from the tax credit syndication.

Until the last quarter of 2008, we had planned to use the tax credit program to help fund Sierra Meadows. However, upon formally inquiring with potential tax credit investors in November, we quickly found that interest in this project had diminished. Our financial consultant, Community Economics, reached out to eight possible investors, all of whom indicated they had no interest immediately, and would let us know in the second quarter of 2009 if that position had changed. To date, it has not. Given that the economy has no hope of making a quick recovery, and that any funds from the Obama Administration's economic stimulus package will not likely flow for at least 18 months, we set about the task of researching an alternate financing structure (without tax credits) that could move Sierra Meadows along the projected schedule to a construction start in summer 2009. We entertained a large host of additional sources of money, including Mental Health Services Act funds, foundation grants, reduced/deferred developer fee, value engineering, Federal Home Loan Bank Affordable Housing Program, CDBG funds, CalHFA, HCD, HUD Amendment funds, and stimulus package funds. Because the Section 202 program requirements do not allow the project to take on any hard debt, we were left with only a handful of viable options to fill the void left from the collapse of the tax credit market.

The Alternate Plan

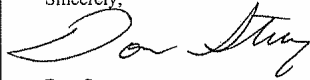
Under the original plan, coupled with construction pricing based on schematic drawings, the tax credit program was expected to bring approximately \$2.8 million to the project. However, the fees associated with this financing structure, including the use of a tax-exempt bond construction loan, amounted to almost \$1 million. Therefore, without changing any of the other project costs, removal of this program creates a \$1.8 million gap. Most immediately, CCH agreed to reduce the developer fee to \$750,000, approximately \$500,000 in cost savings. In addition, our project co-sponsor, Visalia Senior Housing, has pledged to raise \$120,000 in grant money. CCH will go back to HUD to ask for Amendment funds, allowable up to 270% of the maximum cost limits (HUD's high cost factor for California). Given the current state of the economy, we are very hopeful that the bid will come in lower than expected, which saves the project from having to value engineer out basic amenities of an already slim HUD budget. Finally, with the support of the City to cover approximately \$300,000 in development impact fees, we will be able to successfully close the gap. The following chart outlines this alternate plan.

SOURCES			USES	
HUD Section 202	5,693,800		Acquisition	1,335,000
HUD Amendment Funds	711,750		Construction	6,209,600
City HOME	2,500,000		Arch/Engineering	510,500
City Impact Fee Funds	300,000		Legal/Acctg/Misc Expenses	298,000
AHP Grant	344,000		Contingency	440,000
VSH Capital Campaign	120,000		Development Impact Fees	344,300
PRAC Contract	98,000		Operating Reserve	98,000
Sponsor Equity	50,000		Developer Fee (8%)	750,000
TOTAL	\$9,817,550		TOTAL	\$9,985,400
			GAP (value engineering)	167,850

We are hopeful that this alternate plan will prove viable. However, we still have to approach HUD with this proposal to save the project. We plan to meet with HUD's San Francisco Multifamily HUB Supervisor next week to verify our assumptions. Once that hurdle is overcome, we can set the ball in motion to move forward with this financing structure and get the project under construction this coming summer. We are hopeful the City will be able to lend its support of at least \$300,000 as proposed. If HUD does not agree to this structure and the commitment to additional funds for the project, we will have to put the project on hold until the tax credit market proves equitable again.

Once again, we appreciate the City's continued commitment to increasing the affordable housing supply in Visalia, with specific emphasis on the very low-income senior project we have been involved with. We encourage you to speak further about this proposal with your staff, Ricardo Noguera and Rhonda Haynes, whom we have already met with regarding this matter. Additionally, if you have any follow-up questions or concerns, please do not hesitate to contact me directly at 510.746.4104.

Sincerely,



Don Stump
President/CEO

CC: Kathleen Mertz, Project Manager
Ricardo Noguera, Housing and Economic Development Director
Rhonda Haynes, Housing Specialist

Sierra Meadows and Sustainable Design

SIERRA MEADOWS AND SUSTAINABLE DESIGN

For Sierra Meadows, Mayers Architecture was instructed by CCH to significantly increase the sustainable design profile over previous CCH projects. This has been accomplished within budget via a number of design solutions:

Energy: Sierra Meadows combines careful planning, state-of-the-art equipment and controls, a high quality building envelope, and passive daylighting/heating/cooling features to achieve an **energy performance rating that is 30% better than the minimum California Energy Standards.** This is a significant improvement over past projects, and on par with "green" projects costing far more. Further, this number does not take into consideration major additional savings when the building is operating in passive mode.

On moderate days, the lobby and corridors will be conditioned through passive means. A daylighting/cooling "tower" sits atop the ground floor lobby and second floor elevator lobby, connected through an opening in the floor. The operation of the "tower" is explained in the diagram above right. This passive system reduces the time needed for the active HVAC system to be engaged, saving energy. The picture below right is a view from our computer model of the building, looking up from the lobby into the cooling tower.

On hot and cold days, the active heating and cooling system uses state-of-the-art variable refrigerant volume heat pumps for heating and cooling in the common areas and manager's unit, and economical through-the-wall heat pumps for the living units.

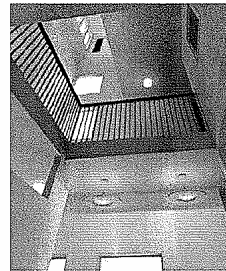
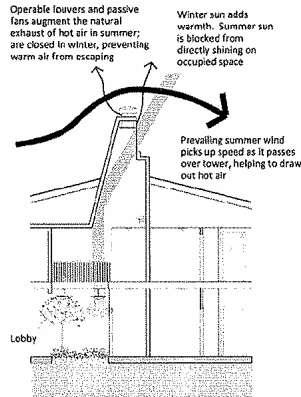
The design minimizes west-facing glazing (only 32 of 169 windows), reducing heat gain during peak rate hours. Deciduous trees opposite these west-facing windows provide summer shade. South-facing windows are shaded by deep eaves and awnings, reducing heat gain during the summer, but allowing low winter sun to enter. Light-colored shingles and an attic radiant barrier help reflect heat away.

Additionally, all appliances and lighting fixtures are Energy Star rated. Sensors in the daylight areas will turn off lighting when not needed.

Water: Plumbing fixtures conserve water, designed to efficiently provide low-flow without the need for additional restrictors. Landscaping contains low-water and native plants. Irrigation is on automatic controllers, set to operate at the most efficient times.

Materials: Life-cycle costs, which includes maintenance and replacement costs, have been considered in the choice of materials. Where possible, materials from local sources and/or recycled content have been chosen. For example, exterior materials are a combination of integrally colored plaster cement stucco and cementitious paneling and trim. Both are extremely long-lived. The stucco requires no painting; the cementitious paneling requires far less repainting than wood siding. Both are also non-combustible, adding to the fire safety of the project.

Indoor Air Quality: Interior finishes, including paints, coatings, and adhesives, are low or no-VOC (volatile organic compound) rating. Kitchens and bathrooms are fully vented, with the bathroom fans on a delay timer that keeps the fan on for 30 minutes after the light fixture is switched off. This exhausts moisture and reduces mold growth.



M A Y E R S A R C H I T E C T U R E
 5132 CORONADO AVE ■ OAKLAND, CA 94618 ■ 510 520 2720 ■ info@mayersarch.com

Exhibit "D"
Assignment, Assumption, and Modification Agreement
between Christian Church Homes and City of Visalia

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City of Visalia
707 W. Acequia
Visalia, California 93291
Attention: City Manager

No fee for recording pursuant to
Government Code Section 27383

ASSIGNMENT, ASSUMPTION, AND MODIFICATION AGREEMENT
(City HOME Loan)

This Assignment, Assumption, and Modification Agreement ("Agreement") is entered into as of March 26, 2009, by and among the City of Visalia, a municipal corporation (the "City"), The Christian Church Homes of Northern California, a California nonprofit public benefit corporation ("CCHNC"), and CCHNC Visalia Senior Housing Corporation, a California nonprofit public benefit corporation (the "Assignee"). The City, CCHNC, and the Assignee shall collectively be referred to as the "Parties."

RECITALS

- A. CCHNC owns that certain parcel of land located in Visalia, California more particularly described in Exhibit A attached hereto (the "Land").
- B. CCHNC will convey the Land to the Assignee and the Assignee will construct, own and operate a multifamily housing project for low-income seniors.
- C. The City and CCHNC entered into that certain loan agreement dated April 17, 2006 (the "City HOME Loan Agreement"), pursuant to which the City made a loan of Home Investment Assignees Act ("HOME") funds to CCHNC in the principal amount of Two Million Five Hundred Thousand Dollars (\$2,500,000). The City HOME Loan is evidenced by that certain promissory note dated April 17, 2006, executed by CCHNC in favor of the City (the "City HOME Note") and secured by that certain deed of trust dated as of January 23, 2007 (the "City HOME Deed of Trust"), and recorded on January 30, 2007, as instrument number 2007-0010089 in the Official Records of the County of Tulare (the "Official Records"). The City and CCHNC also entered into an affordability agreement recorded on January 30, 2007, as instrument number 2007-0010088 in the Official Records (the "City HOME Regulatory Agreement") (collectively, the "City HOME Loan Documents").
- D. CCHNC desires to assign all of its rights, title and obligations under the City HOME Loan Documents to the Assignee, and the Assignee desires to assume all of CCHNC's rights, title and obligations under the City HOME Loan Documents from CCHNC. The City desires to consent to the assignment and assumption of CCHNC's rights and obligations under the City HOME Loan Documents from CCHNC to the Assignee.

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E. The City and the Assignee desire to modify certain provisions of the City HOME Loan Agreement, pursuant to the terms of this Agreement and to further modify the City HOME Loan Agreement by incorporating the terms set forth in the letter agreement dated July 15, 2008 and attached to this Agreement as Exhibit B, as more particularly described herein (the "Letter Agreement").

NOW THEREFORE, in consideration of the foregoing, of the mutual promises of the parties hereto and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties mutually agree as follows:

Section 1. Assignment by CCHNC. CCHNC hereby assigns to the Assignee all of CCHNC's rights, title, and interests in and obligations under the City HOME Loan Documents.

Section 2. Acceptance of Assignment and Assumption by the Assignee. The Assignee accepts the above assignment of CCHNC's right, title and interest in, assumes all of CCHNC's obligations under the City HOME Loan Documents, and agrees to perform all of CCHNC's obligations and covenants under the City HOME Loan Documents as if the Assignee were the original signatory thereto. All references in the City HOME Loan Documents to CCHNC shall henceforth be deemed to be references to the Assignee.

Section 3. Representations. CCHNC represents and warrants that it has not previously assigned, pledged, hypothecated or otherwise transferred any of its rights under the City HOME Loan Documents.

Section 4. City Consent. The City hereby consents to the assignment to, and assumption of CCHNC's rights and obligations under the City HOME Loan Documents by the Assignee.

Section 5. Modification of the City HOME Loan Agreement.

(a) The HOME Loan Agreement is hereby amended as set forth in the Letter Agreement, with the exception of Section 3.8 of the HOME Loan Agreement, which shall not be amended as set forth in the Letter Agreement.

Section 6. Increase of City Loan/Modification of City HOME Loan Documents.

(a) The City Loan is hereby increased by the amount of Three Hundred Thousand Dollars (\$300,000), bringing the total amount of the City Loan to the amount of Two Million Eight Hundred Thousand Dollars (\$2,800,000).

(b) The City HOME Loan Documents are hereby amended to reflect the increased amount of the City Loan.

(c) Section 3.5 (a) of the HOME Loan Agreement is hereby amended to add the requirement that upon completion of construction of the project and HUD approval of the

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cost certification, any excess development proceeds shall be paid to the City to reduce the outstanding balance of the City HOME Loan. For the purposes of this provision, "excess developer proceeds" shall be defined as the total amount of development proceeds in excess of the total development costs, if any.

(d) The City HOME Loan Documents are hereby amended to incorporate the terms of the HUD-Required Provisions Rider attached hereto as Exhibit C.

Section 7. Legal Description of Property.

(a) The legal description of the Land attached to the City HOME Loan Agreement, the City HOME Deed of Trust and City HOME Regulatory Agreement inadvertently included property located adjacent to the Land, and, as a result, the City HOME Deed of Trust and City HOME Regulatory Agreement were recorded against the adjacent property.

(b) The City HOME Loan Agreement, the City HOME Deed of Trust and the City HOME Regulatory Agreement are hereby amended to provide that the legal description therein shall be as described in Exhibit A attached hereto.

Section 8. Effective Date. This Agreement and the assignment, assumption and release described in this Agreement shall be effective as of the date first set forth above.

Section 9. Attorneys' Fees Enforcement. If any attorney is engaged by any party hereto to enforce or defend any provision of this Agreement, the prevailing party or parties shall be entitled to costs and reasonable attorneys' fees.

Section 10. California Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of California.

Section 11. Invalidity. Any provision of the Agreement which is determined by a court to be invalid or unenforceable shall be deemed severed herefrom, and the remaining provisions shall remain in full force and effect as if the invalid or unenforceable provision had not been a part hereof.

Section 12. Headings. The headings used in this Agreement are for convenience only and shall be disregarded in interpreting the substantive provisions of this Agreement.

Section 13. Counterparts. This Agreement may be signed in counterparts, each of which shall constitute one and the same instrument.

SIGNATURES FOLLOW ON NEXT PAGE

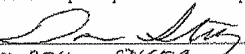
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IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

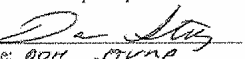
CCHNC:

The Christian Church Homes of Northern California, a California nonprofit public benefit corporation

By: 
Name: DON STUMP
Its: PRESIDENT / CEO

ASSIGNEE:

CCHNC VISALIA SENIOR HOUSING CORPORATION, a California nonprofit public benefit corporation

By: 
Name: DON STUMP
Its: EXECUTIVE DIRECTOR

CITY:

CITY OF VISALIA, a municipal corporation

By: _____
Name: _____
Its: _____

SIGNATURES MUST BE NOTARIZED

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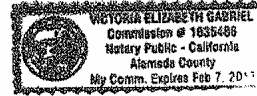
State of California)

County of Alameda)

On 3/26, 2009, before me, Victoria Elizabeth Gabriel Notary Public, personally appeared Donald Stumpf, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Victoria Elizabeth Gabriel (Seal)

State of California)

County of _____)

On _____, 2009, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

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LEGAL DESCRIPTION
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE EAST 60 FEET THEREOF CONVEYED TO SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, BY DEED DATED JUNE 7, 1898, RECORDED IN BOOK 87, PAGE 336 OF DEEDS.

ALSO EXCEPTING THEREFROM THE WEST 150 FEET THEREOF CONVEYED TO G. WALLACE GROSS AND ESTHER A. GROSS, HIS WIFE, BY DEED DATED MAY 12, 1941 AND RECORDED MAY 14, 1941 IN BOOK 941 PAGE 435 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION BY DEED DATED DECEMBER 26, 1922, RECORDED IN BOOK 314 PAGE 421 OF DEEDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTHERN PACIFIC RAILROAD COMPANY, SAID POINT OF BEGINNING BEARING SOUTH 89° 46.5' WEST 60 FEET AND SOUTH 0° 48' EAST 1312.45 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32; THENCE ON AND ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 0° 48' EAST, 656.2 FEET TO A POINT; THENCE SOUTH 89° 46' WEST 598 FEET TO A POINT; THENCE NORTH 0° 47' WEST, 656.4 FEET TO A POINT; THENCE NORTH 89° 47' EAST, 597.8 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, BY DEED DATED MAY 19, 1923, RECORDED IN BOOK 21, PAGE 416 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 32; THENCE SOUTH 89° 45' 30" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; A DISTANCE OF 60.00 FEET TO A POINT IN THE WEST LINE OF SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY, BEING A POINT OF BEGINNING OF PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUING SOUTH 89° 45' 30" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 145.00 FEET TO A POINT; THENCE NORTH 0° 48' WEST, PARALLEL TO AND 205.00 FEET AT RIGHT ANGLES WEST FROM THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 280.00 FEET TO A POINT; THENCE NORTH 50° 45' 30" WEST A DISTANCE OF 591.7 FEET TO A POINT IN SOUTHERN PACIFIC RAILROAD COMPANY'S SOUTHERLY PROPERTY LINE; THENCE NORTH 89° 46' EAST, ALONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF 598.00 FEET TO A POINT; THENCE SOUTH 0° 48' WEST, ALONG SAID WEST LINE OF SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY, A DISTANCE OF 656.2 FEET TO THE POINT OF BEGINNING.

APN: 097-160-012

EXHIBIT B
LETTER AGREEMENT

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Christian Church Homes
of Northern California

303 Hegenberger Road, Suite 201, Oakland, California 94621-1419
(510) 632-6712 www.cchnc.org Fax (510) 632-6755

July 15, 2008

City Manager
City of the City of Visalia
707 W. Acequia Avenue
Visalia, CA 93291

RE: Amendment to Loan Agreement Between the City of Visalia and The Christian Church Homes of Northern California, a California Non-Profit Corporation for Visalia Senior Housing III, aka Sierra Meadows

Dear City Manager:

I am writing to advise you of the following updates to the Loan Agreement between the City of Visalia and Christian Church Homes ("Agreement"), executed April 17, 2006, for the use of City HOME Grant Funds for the senior housing project located at 1120 E. Tulare Avenue, Visalia, CA. These revisions will bring the Agreement up to date with the agreed upon terms and conditions of the project.

1. Section 1.2, Exhibits. Exhibit A was never included with this document. The attached Exhibit A Sources and Uses Budget is now incorporated.
2. Section 3.8, Assumption. Because the Borrower intends to use tax credit equity to supplement the City's funds and use of such funds requires that the ownership entity be a limited partnership, the second sentence is revised to read: "The City Note shall be assumable by a) a nonprofit public benefit corporation recognized by the Internal Revenue Service to be an exempt organization pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, and controlled by the Borrower, or b) a limited partnership, the general partner of which is a nonprofit public benefit corporation described in subparagraph (a) of this provision; provided that prior to the Transfer, the Borrower provides to the City the articles of incorporation and bylaws of the corporation and the partnership agreement of the limited partnership, and other documentation establishing to the City's reasonable satisfaction that such transferee is controlled by the Borrower, and provided that the assuming the City Note executes and records in the Records of the County of Tulare such instrument(s) as the City deems necessary or appropriate to evidence such assumption."
3. Section 4.4, Commencement of Construction. This section is revised to read: "The Borrower shall submit site plans and construction and building plans within two years of closing escrow on the property purchased for the Project. The City, in its sole

Letter Amendment to HOME Loan Agreement
Page 1 of 2

Quality Housing in Caring Communities Since 1961

discretion, may extend the period for submission of site plans by an additional one year period. Borrower shall commence construction of the Project in accordance with approved building plans within the time set forth in the construction contract." Because this transaction is now mixed finance, capital advance upon completion, HUD approval of the construction contract is no longer required.

4. Section 4.5, Completion of Acquisition and Construction. Delete "approved by HUD", for the same reason listed above.
5. Section 4.9, The Project. This section is revised to read: "Borrower shall, with the completion of construction, make available affordable rental housing consisting of at least forty-two (42) units, to senior citizens of very low- or low-income."
6. Section 9.1, Notices, Demands and Communications:
Borrower should be identified as "Christian Church Homes of Northern California, a California nonprofit public benefit corporation," attention: Don Stump, with a copy to: Goldfarb & Lipman, LLP, 1300 Clay Street, 9th Floor, Oakland, CA 94612, attention: Robert C. Mills.

These revisions are the only changes to the original Agreement. The entire remainder of the Agreement remains in full force.

Signed and Agreed:

BORROWER:
Christian Church Homes of Northern California

By: 

Dated: 7-15-08

Its: PRESIDENT

CITY:
City of the City of Visalia

By: 

Dated: 7-30-08

Its: City Manager

City of Visalia City Attorney



Date: 7-21-08

Letter Amendment to HOME Loan Agreement
Page 2 of 2

EXHIBIT A: BUDGET

Sierra Meadows

TOTAL DEVELOPMENT BUDGET	
SOURCES	
HUD 202 Capital Advance	\$5,693,800
HOME Funds (City)	\$2,500,000
Tax Credit Equity	\$2,898,200
Sponsor Equity	\$25,000
General Partner Equity	\$453,500
Southern CA Edison Incentive Program	\$20,000
Total Sources	\$11,590,500
USES	
Acquisition Costs	\$1,330,000
Construction Costs	\$6,613,860
Development Costs	\$3,646,640
Total Costs	\$11,590,500

Acquisition:		
	Land and Improvements	\$1,320,000
	Other	\$10,000
Construction:		
	Hard Costs	\$4,632,850
	Site Work	\$550,000
	Off-site Work	\$50,000
	Environmental Remediation	\$70,000
	General Requirements	\$256,640
	Contractor Overhead	\$92,750
	Contractor Profit	\$231,620
	Construction Contingency	\$600,000
	Other	\$130,000
Development Cost:		
	Soft Costs	\$1,941,490
	Reports	\$55,500
	Reserves/Contingency	\$561,280
	Developer Fee	\$1,028,370
	Other	\$60,000

Page 1 of 1

EXHIBIT C
HUD-REQUIRED PROVISIONS RIDER

This HUD-Required Provisions Rider (the "Rider") is attached to and made a part of that certain Assignment, Assumption, and Modification Agreement (the "Assignment and Modification"), which assigns to CCHNC Visalia Senior Housing Corporation, a California nonprofit public benefit corporation, its successors and assigns (the "Borrower") that certain Loan Agreement dated April 17, 2006 between the Christian Church Homes of Northern California ("CCHNC") and the City of Visalia (the "Lender") (the "Loan Agreement"), that certain Promissory Note dated April 17, 2006 from CCHNC to Lender (the "Lender Note"), that certain Regulatory Agreement dated as of January 23, 2007 between CCHNC and Lender (the "Lender Regulatory Agreement"), and that certain Deed of Trust and Security Agreement dated as of January 23, 2007 by CCHNC (the "Lender Deed of Trust"), and which amends the Loan Agreement, Lender Note, Lender Regulatory Agreement and Lender Deed of Trust (collectively, and together with the Assignment and Modification, the "Lender Documents"), relating to the property commonly known as Visalia Senior Housing (herein "the Development"). In the event of any conflict, inconsistency or ambiguity between the provisions of this Rider and the provisions of the Lender Documents, the provisions of this Rider shall control. All capitalized terms used herein and not otherwise defined herein shall have the meaning given to such terms in the Lender Documents. As used in this Rider, the term "HUD Documents" shall mean the following documents relating to the HUD Section 202 Capital Advance for the Development, HUD Project No.121-EE199:

- A. Deed of Trust on the Property from Borrower to HUD (the "HUD Deed of Trust");
 - B. Regulatory Agreement between Borrower and HUD recorded against the Property ("HUD Regulatory Agreement");
 - C. Capital Advance Program Use Agreement between Borrower and HUD recorded concurrently herewith (the "HUD Use Agreement"), incorporated by reference in the HUD Deed of Trust;
 - D. HUD Security Agreement between Borrower and HUD (the "HUD Security Agreement"); and
 - E. HUD Project Rental Assistance Contract (the "PRAC").
1. Term of Rider. Notwithstanding anything else in this Rider to the contrary, the provisions of this Rider shall be and remain in effect only so long as the HUD Documents, or any of them, are in effect; thereafter, this Rider and its requirements shall be deemed no longer in effect.

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2. Subordination. The covenants contained in the Lender Documents, shall be subordinate to the rights of HUD under the HUD Documents, and to the HUD rules and regulations pertaining thereto; and furthermore, the Lender Documents shall not be enforceable against the HUD Secretary, his or her successors and assigns, should the HUD Secretary acquire title to the Property by power of sale, foreclosure, or by deed in lieu of foreclosure. In addition, so long as the HUD Documents are in effect, in the event that there are any conflicts between the terms and conditions in the Lender Documents and the terms and conditions of the HUD Documents and HUD rules and regulations pertaining thereto, the HUD Documents and HUD rules and regulations shall prevail. No default may be declared under the Lender Documents without HUD prior written consent.
3. HUD Rules. During the time period in which Section 202 or the PRAC regulations apply to the Development, rents approved by HUD pursuant to the Section 202 program and the PRAC shall be deemed to be in compliance with the Lender Regulatory Agreement, and compliance by the Developer with the Section 202 Regulations and the PRAC with respect to continued occupancy by households whose incomes exceed the eligible income limitations of the Lender Regulatory Agreement, or other matters set forth in the Lender Regulatory Agreement, shall be deemed to be compliance with the requirements of the Lender Documents. Nothing in the Lender Documents shall in any way limit, interfere or conflict with the rights of HUD with respect to the management, operation or occupancy of the Development; nor can the Lender Documents in any way jeopardize the continued operation of the project on terms at least as favorable to existing as well as future tenants.
4. Lender Loan Disbursement. Upon continued satisfaction of the conditions precedent to loan disbursement set forth in the Lender Loan Agreement, the Lender shall disburse the Lender Loan proceeds to Borrower from time to time following approval by the Lender and HUD of Borrower's requisitions in accordance with the HUD Documents. HUD approval of a requisition shall be deemed Lender approval, provided that the requisition conforms to the use of Lender Loan funds shown in the Financing Plan approved by the Lender. The Lender agrees that the uses of Lender Loan funds shown in the Financing Plan are eligible uses. Requisitions not requiring HUD approval shall be submitted only to the Lender for approval and disbursement pursuant to the Lender Loan Agreement.
5. Residual Receipts. Any whole or partial repayment of the principal and any other payments as set forth in the Lender Documents shall be made only from Residual Receipts (as defined in the HUD Documents), and then only after obtaining the prior written approval of HUD, or from the Borrower's own funds.
6. Indemnification. Enforcement by the Lender of any indemnification provisions in the Lender Documents will not and shall not result in any monetary claim against the Development, the HUD Capital Advance proceeds, any reserve or deposit required by HUD in connection with the HUD Capital Advance, or the rents or other income from the Development other than residual receipts authorized for release by HUD, without the prior written consent of HUD, but Lender shall have the right to add any amounts due the Lender pursuant to indemnification provisions in the Lender Documents to the principal

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amount of the Loan and the Note and interest shall accrue thereon commencing on the date indemnification payments are due.

7. Transfer. Approval by HUD of a Transfer of Physical Assets (as defined in Handbook 4350-1 Rev-1) ("TPA") shall constitute approval of the transfer by the Lender and the Borrower shall deliver to the Lender, at the same time as its delivery to HUD, any application for HUD's approval of a proposed transfer. Also, the Borrower shall require the transferee to expressly assume the Borrower's obligations under the Lender Documents; provided, however, HUD shall not be required to enforce the requirements of this sentence and if Borrower and any transferee fail to include such assumption in transfer documents, such failure shall not affect the validity of the transfer. The Lender shall have the right to specifically enforce the requirement that any transferee assume the Borrower's obligations under the Lender Documents. In the absence of such written assumption, no transfer shall be deemed to relieve the transferor from any obligations under the Lender Documents.
8. Default under Lender Documents. The Lender shall not declare a default under the Lender Documents unless it has received the prior written approval of HUD, and the Lender's right to accelerate the Lender Note during the term of the HUD Documents shall be enforceable only with the prior written approval of HUD.
9. Receiver. The Lender, for itself, its successors and assigns further covenants and agrees that in the event of the appointment of a receiver in any action by the Lender, its successors or assigns, to foreclose the Lender Deed of Trust, no rents, revenue or other income of the Development collected by the receiver or by the mortgagee-in-possession shall be utilized for the payment of interest, principal, or any other charges due and payable under the Lender Deed of Trust, except from Residual Receipts, if any, as the term is defined in the HUD Regulatory Agreement. The appointment of a receiver shall require approval by the Secretary of HUD, and pursuant to HUD regulations, as long as the Lender is the beneficiary under the Lender Deed of Trust, the Lender cannot be mortgagee-in-possession. In the event of the appointment, by any court, of any person, other than HUD or the Lender, as a receiver or a mortgagee or party in possession, or in the event of any enforcement of any assignment of leases, rents, issues, profits, or contracts contained in the Lender Documents, with or without court action, no rents, revenue or other income of the Development collected by the receiver, person in possession or person pursuing enforcement as aforesaid, shall be utilized for the payment of interest, principal or any other amount due and payable under the provisions of the Lender Documents, except from Residual Receipts in accordance with the HUD Regulatory Agreement. The receiver, person in possession or person pursuing enforcement shall operate the Development in accordance with all provisions of the HUD Documents.
10. Deed-in-Lieu of Foreclosure. In the event that HUD acquires title to the Property by deed-in-lieu of foreclosure, the lien of the Lender Deed of Trust will automatically terminate subject to the conditions as hereinafter described. Lender may cure a default under the HUD Deed of Trust prior to conveyance by deed-in-lieu of foreclosure. HUD

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shall give written notice to the Lender of a proposed tender of title in the event HUD decides to accept a deed-in-lieu of foreclosure. HUD will only give such written notice if, at the time of the placing of the subordinate lien against the Property, HUD receives a copy of an endorsement to the title policy of the Borrower or Lender which indicates that (a) the Deed of Trust has been recorded and (b) HUD is required to give notice of any proposed election or tender of a deed-in-lieu of foreclosure. Such notice shall be given at the address stated in the Lender Deed of Trust or such other address as later on written notice to HUD, be designated by the Lender as its legal business address. The Lender shall have thirty (30) days to cure the default after notice of intent to accept a deed-in-lieu of foreclosure is mailed.

11. Borrower's Notice to Lender. Notwithstanding the requirements set forth in Paragraph 10 above, in the event that Borrower contemplates executing a deed-in-lieu of foreclosure, Borrower shall first give the Lender thirty (30) days' prior written notice; provided, however, that the failure of the Borrower to give said notice shall have no effect on the right of HUD to accept a deed-in-lieu of foreclosure.
12. Amendment. No amendment to the Lender Documents made after the date of this Rider shall have any force or effect until and unless such amendment is approved in writing by HUD.

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Exhibit "N"- Public Input, Council Input, Comments and Responses

City of Visalia 2009-2010 Action Plan	
Community Input, Council Input & Public Testimony Notes	
<i>Washington Residents for a Better Community Meeting; Presentation of Draft Action Plan, March 26, 2009</i>	
Public Comment:	City Response
The Jefferson Park area is still not well lighted.	The Jefferson Park area did not include lights initially. Staff can re-evaluate the study to look at installing lights around the perimeter of the park.
<i>Citizens Advisory Committee Meeting; Presentation of Draft Action Plan, April 01, 2009</i>	
Public Comment:	City Response
What is the difference between a Grant & Program Income?	The Grant is the new allocation and Program income is derived from loans paid in full (principle and interest)
On Christian Church Home Project, where did the 300K come from?	Funds came from the previous year housing rehabilitation program funds and program income.
Because the Oval Park usually goes hand in hand with Washington School Area; will any funding be allocated to the Washington Area?	The City did not allocate money to the Washington Area in this Action Plan year; however, assistance was provided in 08/09 for public improvements.
What funds were freed up to allow additional funding to be allocated to the Code Enforcement and Mobile Home Sharp Program	Explanation included funding from the existing Emergency Repair and Basic Needs Program previous year will continue to be utilized, therefore this year (09/10) funding was not allocated to the program; and reduced payment of the Section 108 loan.
Have allocations changed drastically or are they about the same? Where did the money come from?	The annual allocation is not confirmed, we utilize last year's allocation as an estimate. The two projects that were allocated additional funding, due to the needs of the community are Code Enforcement and the Mobile Home Senior Handicap and Repair Program.
For the Consolidated Plan, did the City have a Consultant before? Are you comfortable with a budget of \$30k?	The City did not have a consultant for the previous Cons Plan; however, because of new regulations the City is completing a Request for Proposal. The Cons Plan consultant will conduct a 6 month analysis. As far as the budget, this is what staff has been told is a comparable amount.
Explain why Christian Church Homes needs \$300k? Has the project been stopped?	CCH/VSH Project- miss interpretation of the project status, tax credits were not obtained due to the economic conditions. An explanation of the resources, such as reduction in construction costs, due to rebidding the project, reduction of developer fees, adding donations from VSH, and increasing funds through an amendment to the Section 202 grant, these increases and decreases have brought the project costs down from \$11.6 to \$9.4 million dollars. City is assisting with the gap, however if costs are reduced further, funding may be reimbursed.
What is the debt ratio?	Explanation of the definition was made to the committee
What is the income limit?	The income limit is up to the 80% of the median of income level.
Does the City see Program Income as increasing or decreasing due to the market conditions?	With the economy the way it is, it is hard to know for sure if program income will increase or decrease; however, staff conducts a quarterly analysis to try to determine what is going on with the economy.
Why is the name on the SHARP changing to Mobile Home SHARP?	The department director wanted to rename the program so that the name tells the public that this program is to assist those folks who reside in a Mobile Home Park.
Are there monies left over at the end of the year?	Sometimes there are monies left over. Those funds would carry over to the following Fiscal Year. In the case of the Mobile Home Senior Home Repair Program, no monies were left, thus the reason to increase this years allocation.
Do people know about these programs?	Yes, the City has been active in outreach and marketing. Along with our partners; Self-Help & CSET, the city has target Mobile Home Park owners, and various agencies around town.

Exhibit "N"- Public Input, Council Input, Comments and Responses (Con't)

<i>City Council Work Session: Presentation of Draft Action Plan, April 06, 2009</i>	
Public and Council Comments:	City Response
What happens with other programs that need money?	Potentially CCH may not need the full amount of \$300k
Is program income expected to decline down?	If homes financed through the City's programs are not selling, program income will decline. Much of the City's program income (principal & interest) is driven by market conditions.
Can you give an overview on the Senior Housing Development?	The City has worked with Christian Church Homes to deliver this project over the past several months. Due to the downturn in the economy, CCH has been unable to secure tax credits for the project. As a result, CCH has requested \$300,000 in additional HOME Funds from the City and an Amended Section 202 HUD Grant in the amount of \$375,000 (Rhonda please confirm). CCH plans to break ground on this project in July.
Is \$50k enough for the Oval Park Improvements project? Council requested Staff look for funding opportunities in the future for the Oval Park	The City has amassed a total of \$110,000 in CDBG funds over the past two years to support the eventual implementation of improvements for the Oval Park area. With the completion of the Caltrans Study expected in late Summer, the City will be exploring federal stimulus funds as well as other support from the State to commence implementation of the recommendations for the area
<i>North Visalia Neighborhood Advisory Committee Meeting; Presentation of Draft Action Plan, April 09, 2009</i>	
Public Comment:	City Response
How much funding has been allocated for Oval Park Improvements?	A total of \$90k from this action and \$80k from 08/09 Action Plan and an amendment
Who is the contractor for the Christian Church Homes Project?	Don Lieberman, Sunderi Construction, 48 Comanche Court, Chico, CA 95928, 530-891-6444
What is the amount of a Rehabilitation Loan	Maximum of \$60k
How do people know about these programs?	City staff has been conducting various outreach presentations to realtors/lenders, school district, etc. Additionally our partners; CSET & Self-Help conduct their own outreach through presentations at Mobile Home parks, flyer distribution to daycares, churches, etc.
Anyway to formulate a plan and maybe work with Habitat for Humanity on revitalizing the bottling company? It's become such an eyesore.	The City has looked at the site, but the price is currently to high right now.
How much from Stimulus funding will you be receiving? Anything from FTA?	We are expecting approximately \$320k in stimulus funding. I am not aware of any FTA monies; however, it would be a good idea to look at bus stops throughout town.
<i>Disability Advocacy Committee Meeting; Presentation of Draft Action Plan, April 06, 2009</i>	
Public Comment:	City Response
No Comments or Questions	NA
<i>City Council Public Hearing Meeting: Presentation of Final Action Plan for Adoption, April 20, 2009</i>	
Public and Council Comments:	City Response

Exhibit "O" - Continuum of Care- Point-In-Time Survey

**Tulare County
2009 Point In Time Results**

Age Group	<20	16	5%	Ethnicity	African Ame	16	5%		
	21-29	64	19%		Native Ame	10	3%		
	30-39	66	19%		White	124	37%		
	40-49	99	29%		Asian/Pacifi	18	5%		
	50-59	68	20%		Hispanic/La	151	45%		
	60-69	11	3%		Multi-Cultur	12	4%		
	70+	9	3%		Other	8	2%		
	Unknown	6	2%		Unknown	0	0%		
Total	339	100%		Total	339	100%			
In the past three years, how many times have you been homeless?	1 Time	202	60%	Primary Language	English	256	76%		
	2 Times	62	18%		Spanish	49	14%		
	3 Times	24	7%		Bilingual	30	9%		
	4 Times	14	4%		Hmong	0	0%		
	5 Times	5	1%		Lao	0	0%		
	6 or more	13	4%		Other	4	1%		
	Unknown	19	6%		Unknown	0	0%		
	Total	339	100%			Total	339	100%	
How long homeless this time?	<2mo	53	16%	Highest level of Education	Grade Scho	75	22%		
	2<6mo	82	24%		HS/GED	174	51%		
	7<12mo	33	10%		Some Colle	61	18%		
	13<24mo	55	16%		College Deg	15	4%		
	25<36mo	36	11%		No School	4	1%		
	37<48mo	18	5%		Unknown	10	3%		
	49<60mo	7	2%		Total	339	100%		
	60+	25	7%						
Unknown	30	9%	Location of Previous Housing	KC	6	2%			
Total	339	100%		TC	259	76%			
				Another Co	46	14%			
Current Housing	EH	48		14%	Out of State	20	6%		
	TH	72		21%	Out of Cour	2	1%		
	Rel/Friend	66		19%	Unknown	6	2%		
	Street/Car	74		22%	Total	339	100%		
	Motel/Hotel	23		7%	Size House/Apt. Needed	Studio	80	24%	
	Unknown	56	17%	1bd		120	35%		
	Total	339	100%	2bd		81	24%		
	Gender	Male	198	58%		3bd	30	9%	
Female		140	54%	4bd		7	2%		
Unknown		1	0%	5bd		5	1%		
Total		339	100%	None Wante		4	1%		
Are you a Veteran?		YES	28	8%		Unknown	12	4%	
		NO	309	91%	Total	339	100%		
		Unknown	2	1%	DV Victim?	YES	41	12%	
		Total	339	100%		NO	290	86%	
	Have you been convicted of a felony?	YES	151	45%		Unknown	8	2%	
		NO	179	53%		Total	339	100%	
		Unknown	9	3%		Homeless w/Spouse?	YES	64	19%
		Total	339	100%			NO	263	78%
				Unknown			12	4%	
				Total			339	100%	

Exhibit "O"- Continuum of Care- Point-In-Time Survey (Con't)

2009 Point In Time Results
Visalia

Age Group	<20	13	Ethnicity	African American	14	What is your income by source?	Wages	28	What is/are the reason(s) for your CURRENT experience of homelessness?	Alcohol/other drug	61		
	21-29	35		Native American	6		Child Support	3		Medical	24		
	30-39	29		White	73		Retirement/SS	1		Mental Health	31		
	40-49	49		Asian/Pacific Islander	8		Veteran's Benefits	1		Physical disabilities	29		
	50-59	41		Hispanic/Latino	67		GA	4		Argument with family/friends	38		
	60-69	8		Multi-Cultural	8		Food Stamps	48		Domestic Violence	13		
	70+	2		Other	4		TANF	8		Discharged from Hospital	11		
	Unknown	3		Unknown	0		SSI	21		Discharged from Prison	17		
Total	180	Total	180	SSDI	3	Divorce/Separation	16						
How long homeless this time?	1 Time	121	Primary Language	English	149	Do you have any of the following Disabilities?	SDI	1	Services Needed	Family Violence	12		
	2 Times	33		Spanish	10		Tribal Benefits	1		Eviction	23		
	3 Times	12		Bilingual	19		Unemployment	3		Mortgage foreclosure	2		
	4 Times	4		Hmong	0		No income	80		No affordable housing	23		
	5 Times	2		Lao	0		Unknown	2		Substandard housing	5		
	6 or more	7		Other	2		Total	202		Aged out of foster care	4		
	Unknown	1		Unknown	0		Surveys	123		Lost benefits	10		
	Total	180		Total	180		Physical	54		Lost public assistance	5		
Current Housing	<2mo	31	Highest level of Education	Grade School	38	Are you Employed?	Mental	48	Chronically Homeless?	Food/Hot meal	135		
	2-6mo	43		HS/GED	90		Dual Diagnosis	19		Mental Health	66		
	7-12mo	17		Some College	38		PTSD	18		Dental	124		
	13-24mo	28		College Degree	13		Other	6		Vision	106		
	25-36mo	23		No School	0		Total	196		Substance Abuse	65		
	37-48mo	5		Unknown	1		YES	19		Transportation	124		
	49-60mo	4		Total	180		NO	156		Housing	132		
	60+	15		KC	5		Unknown	1		Legal	69		
Unknown	16	TC	141	Never	4	Health	121						
Total	180	Another County	24	Total	180	Job Training	101						
Gender	EH	26	Location of Previous Housing	Out of State	9	If No, Last Employment Date:	<2mo	8	Households with Children	Education	84		
	TH	59		Out of Country	0		2-6mo	11		Child Care	33		
	Rel/Friend	21		Unknown	1		7-12mo	24		Other	4		
	Street/Car	47		Total	180		13-24mo	9		None	6		
	Motel/Hotel	3		Studio	53		25-36mo	12		YES	46		
	Unknown	24		1bd	73		37-48	8		NO	127		
	Total	180		2bd	32		48-60	5		Unknown	7		
	Are you a Veteran?	Male		126	Size House/Apt. Needed		3bd	11		>60mo	22	Visalia Surveys	180
Female		53	4bd	3		Unknown	59	Adults	204				
Unknown		1	5bd	0		N/A	22	Children	20				
Total		180	None Wanted	3		Total	180	Total	224				
YES		17	Unknown	5		Pregnant?	YES	1					
NO		163	Total	180		NO	179	Total	180				
Unknown		0	DV Victim?	YES		18	Unknown	1					
Total		180	NO	161		Unknown	1	Total	180				
Have you been convicted of a felony?	YES	85	Homeless w/Spouse?	YES	24	Households with Children	YES	9					
	NO	94		NO	154		NO	171					
	Unknown	1		Unknown	2		Total	180					
Total	180	Total	180										

Exhibit "P" - The Homeless Need Table (Continuum of Care Homeless Population and Subpopulations Chart)

ATTACHMENT

Exhibit "Q" – Community Development Needs Table

ATTACHMENT

Exhibit "R" – Housing Needs Table

ATTACHMENT

Exhibit "S" –Certifications

ATTACHMENT