



City of Visalia, CA

Draft FY 2025/26 Annual Action Plan Amendment



Table of Contents

Purpose of the Amendment	3
Executive Summary	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	3
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	11
AP-10 Consultation - 91.100, 91.200(b), 91.215(l)	12
AP-12 Citizen Participation	19
AP-15 Expected Resources – 91.220(c)(1,2).....	26
AP-20 Annual Goals and Objectives	29
AP-35 Projects – 91.220(d)	32
AP-38 Project Summary	33
AP-50 Geographic Distribution – 91.220(f)	37
AP-55 Affordable Housing – 91.220(g).....	38
AP-60 Public Housing – 91.220(h)	40
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	42
AP-75 Barriers to affordable housing – 91.220(j)	45
AP-85 Other Actions – 91.220(k)	47
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	52
Appendices	54

Purpose of the Amendment

The purpose of the Program Year (PY) 2025 CDBG Annual Action Amendment is to reappropriate \$900,000 in CDBG funds from the development of an emergency shelter to ADA Tree Wells compliance project to allow additional time to plan for the development of an emergency shelter.

Executive Summary

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

1. Introduction

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

2. Summarize the objectives and outcomes identified in the Plan

The City conducted several public meetings, focus groups, and public hearings to gather input from citizens, local organizations, and key community stakeholders for use in combination with relevant housing and economic data in drafting the City's FY 2025-2029 Consolidated Plan. The City has reviewed several plans and supplemental data to gather information for the development of this Plan, including the City's 2023 Adopted Housing Element, CAPERs, Annual Action Plans, housing needs analyses, homeless statistics, etc. Please see PR-10 for additional plans reviewed.

The City implemented a comprehensive community engagement strategy to inform the development of its FY 2025-2029 Consolidated Plan. This strategy included a series of public meetings, focus groups, and public hearings designed to gather valuable input from citizens, local organizations, and key community stakeholders. To ensure a well-rounded approach, the City combined this community feedback with relevant housing and economic data. Concurrently, the City conducted an extensive review of existing plans and supplemental data sources. Additional documents and data reviewed included the City's 2023 Adopted Housing Element, Consolidated Annual Performance and Evaluation Reports (CAPERs), Annual Action Plans, housing needs analyses, and homeless statistics. This review process provided important context and data to support the Con Plan's development. For a complete list of additional plans consulted, please refer to section PR-10 of this document. By integrating community perspectives with comprehensive data analysis, the City has strived to create a Con Plan that accurately reflects the needs and priorities of its residents while aligning with broader housing and community development goals.

Summary of Needs Assessment Results and Goals

The City's strategy for community enhancement utilizing CDBG and HOME funds centers on several key goals, specifically including:

- Public services
- Property maintenance
- Neighborhood preservation
- Emergency shelter
- Improve community and public facilities
- Affordable housing
- Administration

The City of Visalia has developed specific strategies to achieve these goals, which are outlined in the following sections.

- Address special service needs
- Preserve homeownership
- Combat blighting conditions
- Combat homelessness
- Enhance community development
- Increase affordable housing
- Program administration

3. Evaluation of past performance

HUD requires an evaluation of the City's progress of using the CDBG and HOME funds each year of the five-year Con Plan period. Over the past five-year Con Plan period, 2020 to 2024, the City has met or exceeded most of its goal outcomes, and the City will meet all remaining goal outcomes by the end of the fiscal year. Table 1 below lists goals and outcome indicators from the previous Con Plan, along with progress made to date:

Table 1: Progress Toward FY 2020/21 – FY 2024/25 Consolidated Plan Goals

Goal	Description	Need	Funding	Outcome Indicators	Progress
Increase Affordable Housing	Improve housing opportunities for 0-80% AMI households through: • New construction • Particularly larger rental units and accessible housing units • senior housing • homeowner mortgage assistance • transitional housing • rental assistance programs	Affordable Housing	HOME - \$3,737,560	• 7 households with mortgage assistance • 11 new rental units • 11 rental acquired/rehabbed • 5 new construction – single family	• 5 households with mortgage assistance completed • 11 new rental units completed • 50 rental units acquired/rehabbed completed • 5 new construction – single family completed
Create Suitable Living Environment	Code Enforcement Provide for a suitable living environment for all residents and income levels by: • Housing rehabilitation (SMHRP) • Emergency repair and accessibility program	Property Maintenance	CDBG - \$1,025,000 HOME - \$125,000	• 1,000 Code cases addressed • 8 Emergency repair and accessibility program projects • 10 mobile homes rehabilitated • 4 tenant-based rental subsidy recipients	• 788 Code cases addressed completed. Remaining goal will be met in FY 24/25 • 12 Emergency repair and accessibility program projects completed • 9 mobile homes rehabilitated completed. Remaining goal will be met in FY 24/25 • 7 tenant-based rental subsidy recipients completed

Address Community/ Special Need Services	Enhance programs for: • special needs populations • youth • domestic abuse • mental health services • CoC and fair housing • supportive services, including case management and street outreach	Shelter and counseling for homeless	CDBG - \$391,000	• 75 new case management for mental health individuals • 15 people assisted with housing vouchers • 100 people assisted - behavioral health services • 5 Fair housing activities	• 74 new case management for mental health individuals completed. • 14 people assisted with housing vouchers completed. • 74 people assisted - behavioral health services completed. Final 26 will be completed in FY 24/25. • 1 Fair housing activities completed.
Address Homeless Needs	• provide emergency shelter for homeless • provide mental health services, mental health services • services for youth in the schools • substance abuse treatment, domestic violence support • support services for elderly (meals, transportation) • rent/utility payments • Tenant Based Rental Assistance (TBRA) • expanded voucher program	Public Services	CDBG - \$242,875	• 2,000 people assisted through Continuum of Care • 70 households assisted with case management /street outreach	• 2,007 people assisted through Continuum of Care completed • 74 households assisted with case management /street outreach completed
Enhance community development	• improve public infrastructure in the City's LMI residential areas street and ADA sidewalk improvements, including acquisition of right-of-way • improve community facilities particularly accessibility • improve park and recreation	Improve community and public facilities	CDBG - \$3,888,145	• 5 ADA compliance projects • 1 Public infrastructure improved • 1 public facility improved • 1 public park	• 2 ADA compliance projects completed • 1 public infrastructure facility developed • 1 public park improved underway will completed in FY 24/25

	facilities • safety improvements			improved	
Administration and planning	• provide planning and administration services for City's CDBG and HOME	Program administration and planning	CDBG - \$1,355,505 HOME - \$421,770	• Program administration	Completed

4. Summary of citizen participation and organization consultation processes

Beginning in July 2024, the City implemented a comprehensive community engagement strategy to ensure broad and meaningful participation in the planning process. This strategy included:

- Surveying residents, local businesses, and community organizations;
- Leading two focus groups for organization consultations;
- Hosting a public hearing during the City's monthly City Council meeting (September 3, 2024);
- Presenting at a monthly Citizens Advisory Committee (CAC) meeting (September 4, 2024);
- Facilitating a virtual public meeting (September 9, 2024);
- Presenting the draft Con Plan at a Citizens Advisory Committee (CAC) meeting (April 2, 2025);
- Hosting a public hearing following the publication of the draft Con Plan during the City Council meeting (April 7, 2025); and
- Hosted a public hearing for adoption of the draft Con Plan during the City Council meeting (April 21, 2025).

Citizen and organization online questionnaires

To initiate its citizen participation process, the City created a 36-question Citizen Questionnaire (English and Spanish) and a 29-question Organization Questionnaire in Microsoft Forms designed to elicit feedback about community needs for housing, supportive service, economic and workforce development, planning and community development, and homelessness.

Both questionnaires were open for responses from July 12, 2024, to August 2, 2024, however the Organization Questionnaire was relaunched twice (August 12-16, 2024, and September 25-October 4, 2024) at the request of several organizations and in an effort to collect additional feedback. Additionally, the Citizen Questionnaire also relaunched between September 6-13, 2024, also to elicit additional resident feedback. Overall, the Organization Questionnaire Survey had 23 respondents, whereas the Citizen Questionnaire had 122 individual respondents. No responses were received for the Spanish Citizen Questionnaire.

The City's Housing Division created two additional surveys to poll attendees at two events – the 2023 Farmworker Women's Conference on housing and community development needs and the CAC meeting on September 4, 2024. These surveys asked about supportive service, housing, economic development, infrastructure, and community facility needs.

Focus groups

To prepare for the execution of the stakeholder focus groups, agencies were invited to register via Microsoft Forms to attend any of the two virtual focus groups being offered to provide their input. Focus groups were scheduled across a one-week timeframe for the following dates and times:

- Focus Group 1: Wednesday, September 25, 2024, 9:00 A.M. PST – 11:00 A.M. PST
- Focus Group 2: Wednesday, October 2, 2024, 9:00 A.M. PST – 11:00 A.M. PST

A total of 46 agencies were invited to participate in the virtual focus group sessions; 14 individuals representing 11 agencies participated in at least one focus group. Agencies invited included, but were not limited to: housing providers, health service providers, social service providers,

organizations representing protected classes, fair housing, education agencies, and real estate organization. During the focus groups, a variety of open-ended questions were asked to address the following topics while increasing dialogue among the groups:

- Populations most in need of assistance
- Greatest unmet needs and gaps in services among qualifying populations
- Potential project ideas that may be eligible under the CDBG and HOME programs

Public hearing, CAC, and public meeting

The City hosted and presented at three public engagement events to gather community input. A public hearing was held on September 3, 2024, a CAC meeting was held on September 4, 2024, and a virtual public meeting was held on September 9, 2024. The hearing and meetings were designed to solicit input regarding pressing community and housing needs throughout the City. Events include a public hearing (September 3, 2024), and CAC meeting (September 4, 2024), and a virtual public meeting (September 9, 2024). Designed to solicit feedback from both the general public and City Council members, these meetings were advertised across several platforms (i.e. email blast to 77 community organization points of contact, publication in a local newspaper, flyers, the City's website and social media channels) to ensure broad participation. This comprehensive approach aimed to identify and prioritize the most pressing community and housing needs in Visalia, ensuring that the City's planning efforts were well-informed by diverse perspectives from residents and officials alike.

Following the publication of the draft Con Plan, the City met again with the CAC on April 2, 2025, and held two public hearings on April 7, 2025, and April 21, 2025.

The PY 2025 Annual Action Plan Amendment 30-day public comment period took place from March 20, 2026, through April 20, 2026. A Public notice was published in the Visalia Times Delta on March 17th, March 20th, and April 1st, 2026. The draft 2025 Annual Action Plan Amendment was available for review on the City's website at www.visalia.city. Public notices were also sent to the Kings Tulare Homeless Alliance listserv and the City's social media channels. The City also held the following community and city council meetings:

- Citizens Advisory Committee (CAC) on April 1, 2026, at 5:30pm
- City Council (Draft Review) on April 6, 2026, at 7:00pm
- City Council Public Hearing (Adoption) on April 20, 2026, at 7:00pm

5. Summary of public comments

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

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

Not applicable – feedback received during and upon completion of both public comment and public hearing processes were considered and analyzed as part of the Con Plan development process. The City has reviewed and accepted all comments.

7. Summary

The City of Visalia conducted several public meetings and hearings to gather input and review the 2020-2024 Consolidated Plan. In addition, the City held stakeholder meetings with multiple community and regional organizations and agencies providing services to low income and

homeless populations. The City has reviewed several plans to gather information for the development of this Plan that included the City of Visalia Housing Element for 2020-2023, which was being drafted concurrently with the Consolidated Plan. [A summary of the full citizen participation of the PY 2025 Annual Action Plan and PY 2025 Action Plan Amendment will be included as Attachment B.](#)

DRAFT

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

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

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

Table 2: Agencies		
Agency Role	Name	Department/Agency
Lead Agency	City of Visalia	Finance Department - Housing Division
CDBG Administrator	City of Visalia	Finance Department - Housing Division
HOPWA Administrator	N/A	N/A
HOME Administrator	City of Visalia	Finance Department - Housing Division
HOPWA-C Administrator	N/A	N/A

Narrative

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

Consolidated Plan Public Contact Information

Margie Perez, Housing Specialist
City of Visalia Finance Department-Housing Division
Email: Margie.perez@visalia.city
Phone: (559) 713-4460
707 West Acequia Avenue
Visalia, CA 93291

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

The City undertook a comprehensive community and stakeholder engagement process to gather feedback on community needs, priorities, and project ideas for funding through CDBG and HOME funds. This process included input from residents, agencies, organizations, public officials, and other stakeholders. The feedback was inclusive of various areas such as housing, supportive services, economic and community development, and infrastructure/facilities.

The City followed its Citizen Participation Plan (CPP), and the CPP is available to review on the City of Visalia website at www.visalia.city.

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

During the preparation of the Con Plan, a comprehensive range of agencies and organizations were engaged, as detailed in Table 3. These entities provide a variety of services, including health and human services, mental health services for children and families, drug treatment, homeless services, support for victims of domestic violence, transitional living services, housing, education, disability services, employment services, and services for the elderly. Additionally, local and regional government agencies were also included.

Engagement with these entities occurred through various methods, such as surveys and focus groups. The Citizen and Organization Questionnaires collected extensive feedback on City needs, service gaps, and the effectiveness and sufficiency of facilities and services. The Organization Questionnaire was complemented by focus groups, where agencies and organizations shared more detailed observations on City needs and project ideas based on their experiences with the populations they serve. Additionally, City staff met with the CAC, which serves as a liaison between the public and the City Council, to present an overview of the Con Plan, gather detailed feedback on community needs, and present the draft Con Plan.

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

The Kings/Tulare Homeless Alliance (KTHA) is the San Joaquin Valley continuum of care which includes homeless service providers, advocacy groups, government agencies, and homeless individuals. KTHA promotes quality of life for homeless individuals by improving access to housing and to supportive services like health, education, and employment. City staff regularly meets with KTHA to understand the needs and challenges facing homeless populations and to coordinate strategies that ensure effective regional collaboration in helping homeless individuals and families achieve maximum self-sufficiency. The City supports KTHA by providing grant funding for the annual Point-In-Time (PIT) Homeless Census and counts, the Project Homeless Connect events, and the ongoing administration of the HUD Homeless Management Information System (HMIS).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.
The City does not currently receive Emergency Solutions Grant (ESG) funds.

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

Table 3: Agencies, groups, and organizations who participated				
No	Agency / Group / Organization Name	Agency / Group / Organization Type	Section of Plan addressed by consultation	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
1	Self-Help Enterprises	Housing; Services – housing	• Housing need assessment • Market analysis • Economic development • Anti-poverty strategy	Contributed views on community needs via the Community Organization Survey.
2	Lindsay Healthy Start Family Resource Center	Services – children; Services – homeless; Services – health	• Housing need assessment • Homeless needs – chronically homeless • Homeless needs - families with children • Homelessness strategy • Market analysis • Economic development • Anti-poverty strategy	Contributed views on community needs via the Community Organization Survey.
3	Proteus, Inc.	Services – health; Services – employment	• Housing need assessment • Non-homeless special needs • HOPWA strategy • Market analysis • Economic development • Anti-poverty strategy	Contributed views on community needs via the Community Organization Survey.
4	RH Community Builders LP	Housing	• Housing need assessment • Market analysis	Contributed views on community needs via the

			• Economic development	Community Organization Survey.
5	Visalia Rescue Mission	Services – homeless	• Housing need assessment • Housing need assessment • Homeless needs – chronically homeless • Homeless needs - families with children • Homelessness needs – veterans • Homelessness needs – unaccompanied youth • Homelessness strategy • Market analysis • Economic development • Anti-poverty strategy	Contributed views on community needs via the Community Organization Survey.
6	Central CA Legal Services	Regional organization; Other – Legal aid services	• Housing need assessment • Market analysis • Economic development	Contributed views on community needs via the Community Organization Survey. Discussed needs of the populations the organization serves via participation in a focus group.
7	Tulare County Library-Visalia Branch	Other government – County	• Housing need assessment • Market analysis • Economic development	Contributed views on community needs via the Community Organization Survey.
8	Tulare County HHSA	Health Agency; Services – housing; Services – employment	• Housing need assessment • Non-homeless special needs • HOPWA strategy • Market analysis • Economic development • Anti-poverty strategy	Contributed views on community needs via the Community Organization Survey. Discussed detailed needs of the populations the organization serves via participation in an agency focus group.

9	Kingsview	Services – health	• Housing need assessment • Non-homeless special needs • HOPWA strategy • Market analysis • Economic development • Anti-poverty strategy	Contributed views on community needs via the Community Organization Survey. Discussed detailed needs of the populations the organization serves via participation in an agency focus group.
10	Tulare County Office of Education Foster and Homeless Youth Services	Other government – County; Services – education; Services – children	• Housing need assessment • Non-homeless special needs • Market analysis • Economic development • Anti-poverty strategy	Contributed views on community needs via the Community Organization Survey. Discussed detailed needs of the populations the organization serves via participation in an agency focus group.
11	The Source LGBT+ Center	Services – health; Services – education	• Housing need assessment • HOPWA strategy • Market analysis • Economic development	Contributed views on community needs via the Community Organization Survey.
12	Visalia Senior Housing	Housing Services-elderly persons	• Housing need assessment • Non-homeless special needs • Market analysis • Economic development • Anti-poverty strategy	Contributed views on community needs via the Community Organization Survey.
13 - 14	Kings/Tulare Homeless Alliance	Services – homeless; Regional organization	• Housing need assessment • Homeless needs – chronically homeless • Homeless needs - families with children • Homelessness needs – veterans • Homelessness needs – unaccompanied youth • Homelessness strategy • Market analysis • Economic development	Contributed views on community needs via the Community Organization Survey.

			• Anti-poverty strategy	
15	Community Services Employment Training	Services – education; Services – housing; Services – employment; Services – children	• Housing need assessment • Non-homeless special needs • Market analysis • Anti-poverty strategy	Contributed views on community needs via the Community Organization Survey.
16	Housing Authority of the County of Tulare	Housing; PHA	• Housing need assessment • Public housing needs • Non-homeless special needs • Market analysis	Contributed views on community needs via the Community Organization Survey. Discussed detailed needs of the populations the organization serves via participation in an agency focus group.
17	Champions Recovery Alternative Programs, Inc.	Services – health	• Housing need assessment • Non-homeless special needs • Market analysis	Contributed views on community needs via the Community Organization Survey.
18	TC Hope	Services – homeless	• Housing need assessment • Homeless needs – chronically homeless • Homeless needs - families with children • Homelessness needs – veterans • Homelessness needs – unaccompanied youth • Homelessness strategy • Market analysis • Anti-poverty strategy	Contributed views on community needs via the Community Organization Survey.
19	St. Paul's Church	Other – Religious institution	• Housing need assessment • Market analysis	Discussed detailed needs of the populations the organization serves via participation in an agency focus group.
20	Anthem Blue Cross	Services – health	• Housing need assessment	Discussed detailed needs of the populations the organization serves via

			• Non-homeless special needs • HOPWA strategy • Market analysis	participation in an agency focus group.
21	Aspiranet	Services – children	• Housing need assessment • Market analysis	Discussed detailed needs of the populations the organization serves via participation in an agency focus group.
22	Kings/Tulare Area Agency on Aging	Services – elderly persons	• Housing need assessment • Non-homeless special needs • Market analysis • Anti-poverty strategy	Discussed detailed needs of the populations the organization serves via participation in an agency focus group.
23	College of the Sequoias/Giant Marketplace	Services – education	• Housing need assessment • Non-homeless special needs • Market analysis • Economic development	Discussed detailed needs of the populations the organization serves via participation in an agency focus group.
24	City of Visalia Planning	Other government – Local	• Housing need assessment • Market analysis • Economic development • Lead-based paint strategy	Discussed detailed needs of the populations the organization serves via participation in an agency focus group.
25 - 27	Anonymous (3)*	---	• Housing need assessment • Market analysis • Economic development	Contributed views on community needs via the Community Organization Survey.

Identify any agency types not consulted and provide rationale for not consulting.

The City reached out to a wide range of agencies and organizations through various methods, including email to large list serves (ex. KTHA's email newsletter) and information sharing between entities. This approach was promoted by the City to ensure that as many local entities as possible were provided with an opportunity to contribute to Con Plan priorities. No agency types were excluded from this outreach effort.

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

Table 4: Other local/regional/federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
--------------	-------------------	--

City of Visalia General Plan Housing Element, 2023-2031	City of Visalia	The Housing Element assesses the need for housing for all levels of income and establishes policies to meet those needs. The Strategic Plan goals support the implementation of the Housing Element by working to construct and rehabilitate new and existing affordable housing units.
City of Visalia Consolidated Plan and Action Plans/CAPERs, 2020/21-2024/25	City of Visalia	The City of Visalia's previous 5-year Consolidated Plan and Annual Action Plans/CAPERs provided context for the City's previous needs and goals, as well as the progress the City has made toward those goals.
City of Visalia Analysis of Impediments to Fair Housing Choice (AI), 2025/26-2029/30	City of Visalia	The City of Visalia's recently prepared AI contributed current insight on community conditions and fair housing needs that could be incorporated in and complemented by the 2025/26-2029/30 Consolidated Plan.
Pathway Home: Responding to Homelessness in Tulare County	Kings Tulare Homeless Alliance	This 2019 CoC strategic plan lays out goals for addressing homelessness based on county-specific conditions, needs, and strategies, as well as a roadmap.
Kings Tulare Homeless Alliance 2023 Point-In-Time Count Survey	Kings Tulare Homeless Alliance	The Point-In-Time Count Survey provides recent data and patterns regarding the homeless populations within the counties of Kings and Tulare.
Continuum of Care Housing Inventory Count Report	Kings Tulare Homeless Alliance	This report provides a count of available beds for homeless populations in the area and provides context for assessing the City's need for additional beds.

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

The City of Visalia collaborated with various City departments and public entities to develop the Consolidated Plan. This collaboration ensures a comprehensive approach to addressing community needs and leveraging resources effectively. Regularly the City engages with neighboring local government agencies through participation within the KTHA Continuum of Care (CoC) to address regional issues that cross city boundaries within the region. This includes coordination on housing strategies, economic development projects, and infrastructure improvements. By fostering strong partnerships with adjacent jurisdictions, the City ensures a cohesive and unified approach to regional housing and economic challenges while enhancing its ability to implement the Con Plan effectively, ensuring that the needs of the community are met in a coordinated and efficient manner.

AP-12 Citizen Participation

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

Summarize citizen participation process and how it impacted goal setting.

The City of Visalia conducted community outreach through various channels, including the City's website, social media, questionnaires for citizens and organizations that focused on housing and community needs, public meetings, and a public hearing. Several organizations listed in Table 5 assisted in promoting these engagement opportunities to their contacts.

Community and Housing Surveys

The City created a total of four questionnaires designed to gather input on community needs from citizens, community organizations and local agencies. The Citizen Questionnaire targeted Visalia residents, asking about housing, supportive services, economic and workforce development, planning and community development, and homelessness. An Organization Questionnaire covering similar topics was also created to gather input from community agencies and organizations. Additionally, a Spanish version of the Citizen Questionnaire was prepared.

The questionnaires were open for responses from July 12, 2024 - August 2, 2024, and were reopened from September 6-13, 2024, in anticipation of a virtual public meeting. A total of 122 individuals responded to the Citizen Questionnaire, while no responses were logged for the Spanish version.

The City's Housing Division also created two additional surveys for specific events: the 2023 Farmworker Women's Conference (a Spanish speaking event), and the Citizen CAC community meeting on September 4, 2024. These surveys focused on housing and community development needs, supportive services, economic development, infrastructure, and community facility needs.

Public Meetings and Hearing

The City held several public meetings and hearings to gather public input in the development and during the 30-day public comment period of the draft 2025-2029 ConPlan and 2025 Action Plan. These meetings garnered input from both the public and City Council members. All meetings were publicized to the community through English and Spanish public noticing in the local newspaper, various organizational listservs, and on the City's website and social media channels.

During the development of the 2025-2029 ConPlan and 2025 Action Plan the following public meetings and hearings were held to gather input on the highest community needs.

- Public Hearing - City Council Meeting on September 3, 2024, at 7:00pm
- Community Meeting - Citizens Advisory Committee on September 4, 2024, at 5:30pm
- Community Meeting – Virtual Public Meeting on September 9, 2024, at 1:00pm

During the 30-day public period the following public meetings and hearings were held.

- Community Meeting - Citizens Advisory Committee on April 2, 2025, at 5:30pm
- Public Hearing - City Council Meeting (Draft Review) on April 7, 2025, at 7:00pm
- Public Hearing - City Council Meeting (Adoption) on April 21, 2025, at 7:00pm

Consolidated Plan Public Comment Period

The draft program year 2025-2029 Consolidated Plan and 2025 Annual Action Plan 30-day public period was held from March 21, 2025, through April 21, 2025. A summary of all comments received and staff's response to those comments can be found in Appendix B: Response to Comments.

Program Year 2025 Annual Action Plan Amendment

The PY 2025 Annual Action Plan Amendment 30-day public comment period took place from March 20, 2026, through April 20, 2026. A Public notice was published in the Visalia Times Delta on March 17th, March 20th, and April 1st, 2026. The draft 2025 Annual Action Plan Amendment was available for review on the City's website at www.visalia.city. Public notices were also sent to the Kings Tulare Homeless Alliance listserv and the City's social media channels. The City also held the following community and city council meetings:

- Citizens Advisory Committee (CAC) on April 1, 2026, at 5:30pm
- City Council (Draft Review) on April 6, 2026, at 7:00pm
- City Council Public Hearing (Adoption) on April 20, 2026, at 7:00pm

Table 5: – Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
Public Meeting	Non-English Speaking – Specify other language: Spanish	On November 16, 2023, the City's Housing Division survey 107 individuals attending the 2023 Farmworker Women's Conference held at the Visalia Convention Center on housing and community development.	See Appendix B	N/A	N/A
Internet Outreach	Non-targeted/broad community	Community Needs Assessment public notices and surveys shared on City social media outlets reaching 22K on Facebook, 19K on Instagram, and 6K on Twitter. Community Needs Survey and information also shared on the City website and Inside City Hall newsletter.	No comments received.	N/A	N/A
Other	Non-targeted/broad community	Citizen Needs Assessment public notices and surveys on various email distribution listservs i.e. the Kings/Tulare Homeless Alliance to 645 individuals, the Homeless Task Force to over 200 individuals, and the Community Care Coalition to over 200 individuals.	No comments received.	N/A	N/A
Other	Non-targeted/broad community	Citizen Needs Assessment public notices shared at various locations City Hall West, City Hall East, City Hall North, Visalia Transit, Visalia Senior Center, Visalia Library, and Visalia Parks & Recreation locations.	No comments received.	N/A	N/A

Other	Non-targeted/broad community	Citizen community needs survey launched from 7/12/24 – 8/2/24, and 9/6/24 – 9/13/24, and received 122 individual respondents.	See Appendix B	N/A	N/A
Other	Non-targeted/broad community	Organization community needs survey launched from 7/12/24 – 8/2/24, 8/12-8/16/24, and 9/25/24-10/4/24, and received 23 individual respondents.	See Appendix B	N/A	N/A
Newspaper Ad	Non-targeted/broad community	Community needs assessment public notice posted in the Visalia Delta-Times newspaper on 8/27/24.	No comments received.	N/A	N/A
Public Hearing	Non-targeted/broad community	On September 3, 2024, a City Council public hearing was held on the development of the ConPlan.	See Appendix B	N/A	N/A
Public Meeting	Non-targeted/broad community Other: Citizens Advisory Committee	On September 4, 2024, a Community meeting was held on the development of the ConPlan, and community needs assessment. 25 individuals attended.	See Appendix B	N/A	N/A
Public Meeting	Non-targeted/broad community	On September 9, 2024, a virtual community meeting on the development of the ConPlan and community needs assessment. 10 individuals attended.	See Appendix B	N/A	N/A

Public Meeting	Non-targeted/broad community Other: Organizations	On September 25, 2024, a focus group was held on the development of the ConPlan, and community needs assessment. 10 individuals attended from various organizations.	See Appendix B	N/A	N/A
Public Meeting	Non-targeted/broad community Other: Organizations	On October 2, 2024, a focus group was held on the development of the ConPlan, and community needs assessment. 12 individuals attended from various organizations.	See Appendix B	N/A	N/A
Public Meeting	Non-targeted/broad community	On December 3, 2024, a City Council work session was held to discuss the development of the 5-year ConPlan.	See Appendix B	N/A	N/A
Newspaper Ad	Non-targeted/broad community	30-day public comment period public notice was published in the Visalia Times Delta on 3/21/25 and 4/1/25.	No comments received.	N/A	N/A
Internet Outreach	Non-targeted/broad community	Draft 2025-2029 ConPlan and 2025 Action Plan were available on the City's website from 3/21/24 - 4/21/25.	No comments received.	N/A	www.visalia.city
Internet Outreach	Non-targeted/broad community	City social media posts on City's website news page, Facebook, Instagram, and Twitter pages.	No comments received.	N/A	N/A

Listserv Notice	Non-targeted/broad community	The Kings Tulare Homeless Alliance listserv notices.	No comments received.	N/A	N/A
Public Notices	Non-targeted/broad community	Public notices posted at the following city sites: City Hall, Community Development, Administrative Office, Recreation, Senior Center, and Visalia Transit from 3/21/25 - 4/21/25.	No comments received.	N/A	N/A
Public Meeting	Non-targeted/broad community	Citizens Advisory Committee community meeting to review draft and obtain public comment held on 4/2/25.	See Appendix B	N/A	N/A
Public Hearing	Non-targeted/broad community	Public Hearing to review draft 2025-2029 ConPlan 2025 Action Plan and obtain public comment held on 4/7/25.	See Appendix B	N/A	N/A
Public Hearing	Non-targeted/broad community	Public Hearing to approve the 2025-2029 ConPlan and 2025 Action Plan and authorize submission of the plan to HUD held on 4/21/25.	See Appendix B	N/A	N/A

Program Year 2025 Annual Action Plan Amendment

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
Newspaper Ad	Non-targeted/broad community	30-day public comment period public notice was published in the Visalia Times Delta on 3/17, 3/20, and 4/1/26.	See Appendix B	N/A	N/A

Internet Outreach	Non-targeted/broad community	Draft 2025 Action Plan Amendment available on the City's website from 3/20/26 - 4/20/26.	See Appendix B	N/A	www.visalia.city
Internet Outreach	Non-targeted/broad community	City social media posts on City's website news page, Facebook, Instagram, and Twitter pages.	See Appendix B	N/A	N/A
Listserv Notice	Non-targeted/broad community	The Kings Tulare Homeless Alliance listserv notices.	See Appendix B	N/A	N/A
Public Notices	Non-targeted/broad community	Public notices posted at the following city sites: City Hall, Community Development, Administrative Office, Recreation, Senior Center, and Visalia Transit from 3/20/26 - 4/21/26.	See Appendix B	N/A	N/A
Public Meeting	Non-targeted/broad community	Citizens Advisory Committee community meeting to review draft and obtain public comment held on 4/1/226.	See Appendix B	N/A	N/A
Public Hearing	Non-targeted/broad community	Public Hearing to review draft 2025 Action Plan Amendment and obtain public comment held on 4/6/26.	See Appendix B	N/A	N/A
Public Hearing	Non-targeted/broad community	Public Hearing to approve the 2025 Action Plan Amendment and authorize submission of the plan to HUD held on 4/20/26.	See Appendix B	N/A	N/A

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

Introduction

The City as an entitlement jurisdiction receives Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds annually from the U.S. Department of Housing and Urban Development (HUD). These programs are designed to assist low and moderate income (LMI) households by investing in the City's local communities/neighborhoods. This Annual Action Plan (AAP) covers the first year of the City's 2025-2029 Consolidated Plan and outlines plans for implementing the 5-year goals identified in the Strategic Plan for the 5-year period from July 1, 2025-June 30, 2030.

The Program Year (PY) 2025 CDBG budget consists of \$1,139,838 in entitlement funds, \$50,000 in estimated program income, and \$450,000 in prior year funds for a total of \$1,639,838. The PY 2025 HOME budget consists of \$426,943.86 in entitlement funds, \$100,000 in estimated program income, and \$40,000 in prior resources for a total of \$566,943.86. The "Expected Amount Available Remainder of ConPlan" is the first year 2025 grant allocation multiplied by 4 years to equal total remainder of ConPlan in program year 2025. Each program year the "Expected Amount Available Remainder of ConPlan" is reduced by the current grant allocation.

The City currently does not have an Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) grant.

The 2025 CDBG Annual Action Plan Amendment includes transferring \$900,000 from the development of an emergency shelter to ADA Tree Wells compliance project to allow additional time to plan for the development of an emergency shelter.

Anticipated Resources

Table 6: Expected Resources								
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	- Administration - Public Services (15%) - Single-family and mobile home repair programs - Code enforcement - Emergency shelter development	\$1,139,838	\$50,000	\$450,000	\$1,639,838	\$5,000,000	In 2025, the CDBG funds are \$1,139,838 in entitlement funds, and \$500,000 in estimated program income and other funds.
HOME	Federal	- Administration - CHDO Rancho Colegio project - CHDO senior housing project - CHDO affordable rental housing project	\$426,943.86	\$100,000	\$40,000	\$566,943.86	\$2,400,000	In 2025, the HOME funds are \$426,943.86 in entitlement and \$140,000 in estimated program income, and other funds.

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

The City leverages both federal and local housing funds by supporting non-profit organizations that develop affordable housing. The City, or its partners, provides matching funds for housing related services to several programs, which includes the following:

- SHE-CHDO Scattered Multi-Family Site Acquisition/Development. For example, the City's HOME CHDO Rancho Colegio Project is the development of an 80-unit multi-family affordable housing complex that is budgeted at an estimated \$35 million. HOME funds will be leveraged with the various other funding sources, such as, Multifamily Housing Program (MHP), Joe Serna Farmworker Housing Grant (FWHG), and the Infill Infrastructure Grant (IIG).
- Voucher Program – Match to receive HUD CoC grants to provide permanent supportive housing vouchers.
- Tenant-Based Rental Assistance (TBRA) – Rental subsidies to support affordable housing units.

Below is a list of potential financial resources considered to be a part of the City's overall financial plan to address priority needs and specific objectives identified in the Consolidated Plan. The number and availability of these programs to assist cities is limited, and funding for new projects is unpredictable. The following programs are local, state, and federal programs. None of these are managed locally by the City through funds accessed directly from HUD.

- Housing Authority of Tulare County (HATC) is a public housing authority with jurisdiction within the City and the County. It administers federal and state funds for its public housing projects and government-assisted housing units, such as Section 8 and Veterans Affairs Supportive Housing (VASH) vouchers.
- Low-Income Housing Tax Credit Program (LIHTC) provides federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years under administration by the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

The City will also be receiving Permanent Local Housing Allocation (PLHA) funding which will assist with matching requirements.

- PLHA provides funding to local governments in California to help increase the affordable housing stock. Funding will help increase the supply of housing for households at or below 60% of area median income; increasing assistance to affordable owner-occupied workforce housing; assisting persons experiencing or at risk of homelessness; and promoting projects to meet Visalia's unmet share of the regional housing needs allocation.

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

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

Discussion

See above discussion.

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 6: Goals Summary								
Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Address Special Service Needs	2025	2029	Special Services	Citywide	Public Services	CDBG: \$180,000	Public service activities for Extremely Low-Income Housing Benefit: 465 Households Assisted; Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted.
2	Preserve Homeownership	2025	2029	Household Maintenance	Citywide	Property Maintenance	CDBG: \$200,000	Homeowner Housing Rehabilitated: 6 Household Housing Units
3	Combat Blighting Conditions	2025	2029	Household Maintenance	LMI Census Tracts	Neighborhood Preservation	CDBG: \$170,000	Housing Code Enforcement/ Foreclosed Property Care: 200 Household Housing Units
4	Combat Homelessness	2025	2029	Homeless Needs	Citywide	Emergency Shelter	CDBG: \$900,000	Overnight/Emergency Shelter/Transitional Housing Beds Added: 100 Beds
4	Enhance Community Development	2025	2029	Community Development	Citywide	Improve Community and Public Facilities	CDBG: 900,000	Public Facility or Infrastructure Activities other than Low-Moderate Income Housing Benefit: 5,404 Persons Assisted
5	Increase Affordable Housing	2025	2029	Affordable Housing	Citywide	Affordable Housing	HOME: \$516,943.86	Rental Units Constructed: 22 Low-Income Household
6	Program Administration	2025	2029	Administration	Citywide	Administration	CDBG: \$237,960 HOME: \$50,000	Other: 1

DRAFT

Goal Descriptions

Table 8: Goal Descriptions		
#	Goal Name	Goal Description
1	Address Special Service Needs	Provide essential public services which include homeless services, homeless prevention, housing flex funds, job training, youth services, and fair housing services.
2	Preserve Homeownership	Single-family and mobile home rehabilitation programs for low-and-moderate-income owner occupants who are elderly and/or disabled.
3	Combat Blighting Conditions	Code enforcement inspection services within deteriorated or deteriorating low-moderate income eligible areas to arrest the decline of the area to provide neighborhood preservation.
4	Combat Homelessness	Development of a low-barrier emergency shelter.
4	Enhance Community Development	Improve public infrastructure accessibility for seniors and mobility impaired.
5	Provide Affordable Housing	HOME CHDO projects to increase affordable housing in the City. Projects include the development of affordable, farmworker, and senior housing.
6	Program Administration	Administration and planning to administer CDBG and HOME funds.

AP-35 Projects – 91.220(d)

Introduction

Program Year 2025 CDBG and HOME Projects were established based on the high priority needs identified in the 2025-2029 Consolidated Plan Needs Assessment and Strategic Plan. The Consolidated Plan goals below address the high priority needs and serve as the foundation for strategic actions the City will undertake. These goals are based on the ConPlan's Needs Assessment and Housing Market Analysis sections as well as community outreach conducted:

- Address special service needs
- Preserve homeownership
- Combat blighting conditions
- Combat homelessness
- Enhance Community Development
- Increase affordable housing
- Program administration

Projects

Table 9: Project Information	
#	Project Name
1	HOME Administration
2	HOME-CHDO Project - Rancho Colegio
3	HOME-CHDO Project - Senior Housing Project
4	CDBG Administration
5	CDBG Public Services
6	Single-Family Home Repair Program
7	Senior Mobile-Home Repair Program
8	Code Enforcement
9	Emergency Shelter-ADA Improvements

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

The projects will address the priority needs described in the Consolidated Plan by providing direct homeless services, homeless prevention services, fair housing services, code enforcement inspections to maintain neighborhood stabilization, housing rehabilitation programs, and affordable housing options for the LMI population. The need to Enhance Community Development is planned for project funding in future years. An obstacle in addressing underserved needs is the needs outweighing funding resources. Nevertheless, the City worked resourcefully in combining multiple funding sources to maximize the allocation of resources to address underserved community needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	2025 HOME Administration
	Target Area	Citywide
	Goals Supported	Program and planning administration
	Needs Addressed	Program administration
	Funding	HOME: \$50,000
	Description	2025 HOME Administration and Planning.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	2025 HOME Administration and Planning.
2	Project Name	HOME CHDO Project – Rancho Colegio
	Target Area	Citywide
	Goals Supported	Increase affordable housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$290,000
	Description	Construction of an 80-unit multi-family rental complex, of which 11 units will be HOME funded.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	11 extremely low-to-low-income households are expected to benefit from the proposed activity.
	Location Description	3520 N. Court St., Visalia, CA 93291
	Planned Activities	The City will provide funding for Self-Enterprises, Inc. (SHE), to build 11 of the 80 new low-income multi-family rental units.
3	Project Name	HOME CHDO Project – Senior Housing
	Target Area	Citywide
	Goals Supported	Increase affordable housing
	Needs Addressed	Affordable housing
	Funding	\$226,943.86
	Description	Construction of an 80-unit senior housing rental complex, of which 11-units will be HOME funded.
	Target Date	6/30/28
	Estimate the number and type of families that will benefit from the proposed activities	11 extremely low-to-low-income senior households are expected to benefit from the proposed activity.

	Location Description	2439 N. Dinuba Blvd. Visalia, CA 93291
	Planned Activities	The City will provide funding for Self-Enterprises, Inc. (SHE), to develop 11 of the 80 new senior housing rental units.
4	Project Name	2025 CDBG Administration
	Target Area	Citywide
	Goals Supported	Program and planning administration.
	Needs Addressed	Program administration
	Funding	CDBG: \$237,960
	Description	2025 CDBG Administration and Planning.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	2025 CDBG Administration and Planning.
5	Project Name	CDBG Public Services
	Target Area	Citywide
	Goals Supported	Address Special Service Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$180,000
	Description	Continuum of Care Point in Time survey and LINC services; Permanent Supportive Housing (PSH) voucher match; housing flex funds, and fair housing services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	485 extremely low-income households, including people experiencing homelessness.
	Location Description	Citywide
	Planned Activities	Point in Time survey and LINC services; PSH match; housing flex funds, youth services, job training, and fair housing.
6	Project Name	Single-Family Home Repair Program
	Target Area	Citywide
	Goals Supported	Preserve homeownership
	Needs Addressed	Neighborhood Preservation
	Funding	CDBG: \$100,000
	Description	Single-family home repair program including roof repairs, ADA improvements for LMI senior and/or disabled owner occupants.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	4 low-moderate income seniors and/or disabled persons.

	Location Description	City wide. Sites to be determined.
	Planned Activities	Single-family minor home repairs including emergency and ADA improvements.
7	Project Name	Senior Mobile Home Repair Program
	Target Area	Citywide
	Goals Supported	Preserve homeownership
	Needs Addressed	Neighborhood Preservation
	Funding	CDBG: \$100,000
	Description	Senior Mobile Home Repair Program to owner occupied low-income seniors and/or disabled persons.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	4 low-moderate income seniors and/or disabled persons.
	Location Description	Citywide. Sites are to be determined.
	Planned Activities	Senior Mobile Home Repair Program to owner occupied low-income seniors and/or disabled persons.
8	Project Name	Code Enforcement
	Target Area	LMI Tracts
	Goals Supported	Create a suitable living environment
	Needs Addressed	Neighborhood Preservation
	Funding	CDBG: \$170,000
	Description	2025 Code Enforcement services in deteriorating or deteriorated low-moderate-income areas to arrest the decline of the area.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	200 LMI households are expected to benefit from the proposed activity.
	Location Description	LMI target areas.
	Planned Activities	Code Enforcement services in deteriorating or deteriorated low-moderate-income areas to arrest the decline of the area.
9	Project Name	Emergency Shelter Development ADA Compliance Projects
	Target Area	LMI Tracts City Wide
	Goals Supported	Combat homelessness Enhance Community Development
	Needs Addressed	Combat homelessness Improve Community and Public Facilities
	Funding	CDBG: \$900,000
	Description	Acquisition, development and/or rehabilitation of a low-barrier emergency shelter. ADA compliance projects and public infrastructure improvements, including ADA tree well and sidewalk improvements.
	Target Date	6/30/28 6/30/29

	Estimate the number and type of families that will benefit from the proposed activities	100 extremely low income individuals experiencing homelessness. 5,404 LMI ambulatory disabled persons are expected to benefit from the proposed activities.
	Location Description	To be determined. Citywide
	Planned Activities	Development of a low barrier emergency shelter. ADA sidewalk and tree well improvements.

DRAFT

AP-50 Geographic Distribution – 91.220(f)

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

A majority of the CDBG activities funded in 2025 are offered citywide to low- and moderate-income households. However, certain CDBG programs, such as public infrastructure improvements and code enforcement are directed to neighborhoods that qualify for CDBG funds on an "area benefit" basis. An area benefit activity is one that is available to benefit all the residents of an area which is:

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

In program year 2025, Code enforcement activities will be directed at LMI Census Tracts; other projects will be targeted at LMI populations citywide.

Geographic Distribution

Table 11: Geographic Distribution	
Target Area	Percentage of Funds
Citywide	90%
LMI Tracts	10%

Rationale for the priorities in allocating investments geographically.

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

Discussion

The Low-and Moderate-Income Concentration Census Tract Map is being utilized for the 2025 Action Plan and is based on the Low-and Moderate-Income Summary Data (LMISD) provided on the HUD Exchange website.

AP-55 Affordable Housing – 91.220(g)

Introduction

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

In partnership with Self-Help Enterprises, the City’s HOME Community Housing Development Organization (CHDO) plans to develop 11 HOME assisted units at Rancho Colegio, an 80-unit affordable rental housing complex for households 50% of the area median income or lower, which includes 20-units for farm working households. In addition, the city plans to develop an additional 11 HOME assisted units at a senior affordable rental housing project for seniors 62 and older at 60% of the area median income or lower. The tables below represent HOME funded activities.

Table 12: One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	22
Special-Needs	0
Total	22

Table 13: One Year Goals for the Number of Households Supported By Support Type	
Rental Assistance	0
The Production of New Units	22
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	22

Discussion

The 2025 HOME funded activities include the development of 22 HOME assisted units with 11 units at Rancho Colegio and 11 senior housing units. The 2025 CDBG affordable housing activities include 3 single-family and 3 mobile home repairs to senior and/or disabled low-income owner occupants.

Findings in the MA-15 show that there is not an adequate amount of housing affordable to LMI households, especially for extremely low- and very low-income households. According to the HUD data reports, there is not sufficient housing units for the various income categories. After analysis, the only income category that truly does have enough housing is the 50-80% AMI. This explains the City’s focus on funding for the 0-30% (extremely low) and 30-50% (low) income housing categories.

The following data (CHAS 2017-2021) shows:

- 0-30% AMI: There are 3,995 households living in this income category, yet there are only

- 1,265 rental units available that are affordable to these households in the City
- 30-50% AMI: There are 4,720 households living in this income category yet there are only 2,630 units available
 - 50-80% AMI: there are 7,335 households in this income category and there are 9,460 units

DRAFT

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Tulare County (HATC) works closely with the City, the Continuum of Care “Alliance”, and the Tulare County Homeless Taskforce. Actions planned by HATC this year are referenced below.

Actions planned during the next year to address the needs of public housing residents

HATC is currently developing the Demaree Apartments that will serve households at 80% of the area median income (AMI) and lower. The Demaree Apartments is a new construction, family, mixed-income project. There will be 222 total units, 220 of which will be restricted between 30% and 80% of the AMI. There will be 90 one-bedroom units, 75 two-bedroom units, and 57 three-bedroom units. Two of the three-bedroom units will serve as unrestricted manager’s units. The Demaree Apartments are expected to be completed by June 2026.

The HATC participates in a Moving to Work (MTW) Program, which offers housing for 5-years at a flat rate, based on unit bedroom size instead of being income-based. The MTW program is designed to give rental assistance to families who are working to achieve self-sufficiency from all types of governmental assistance while they are in the process of achieving that goal. Successful applicants are encouraged to seek higher paying employment and/or further their education. An increase in family income does not increase the monthly rent. Families can continue the MTW program for a maximum of 5 years, or until their income reaches 120% of the AMI, at which time assistance will be terminated or they will be given 6-months to move out. Many of the MTW participants transferred to MTW from HATC’s conventional low rent and Section 8 programs. Others were referred to the MTW program by HATC’s partner agencies, such as Tulare County Health and Human Services and CSET.

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

HATC created a Resident Council composed of 5 residents from HUD funded programs (Multifamily Housing, LIHTC, HOME, Section 8, and public housing). The Resident Council works with HATC staff on evaluating the effectiveness and efficiency of existing rental assistance programs. This structure was put into place to give public housing residents the opportunity to provide input on program modifications. HATC is proactive in the inclusion of public-housing residents in the policy making process. As required, two public housing tenants sit on the HATC Commission board. Between the Resident Council and tenant representation on the Board an equitable and transparent policy-making process has been put into place.

A vital driving factor that continues to influence HATC programs is the goal of tenant self-sufficiency. HATC views homeownership as a long-term goal for most participants. HATC staff works with tenants to effectively provide them with the necessary resources to achieve homeownership. HATC’s annual re-examination notice provides participants with an extensive referral list that aids homeownership. Effective collaboration between their agency and other public and nonprofit agencies is imperative to help promote homeownership among all HATC’s tenants. Lastly, HATC created “RentTrack Payment, an online payment system which allows residents to utilize their rental payments made on time to raise or build individual credit scores. RentTrack has increased credit scores an average of 132 points over a 2-year period.

If the PHA is designated as troubled, describe the manner in which financial or other assistance will be provided

Not Applicable

Discussion

See discussion above

DRAFT

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

Introduction

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

The City's one-year goals for reducing and ending homelessness include allocating CDBG funds for the development of a low-barrier emergency shelter to provide immediate shelter and an entry point to permanent housing for those experiencing homelessness.

The City's annual goal also includes allocating PLHA, RDA Successor Housing, and Encampment Resolution Funding to support the recently developed Visalia Navigation Center, a 100-bed public facility with on-site wrap around supportive services, intensive case management, and rapid rehousing to quickly place individuals into permanent housing.

Through partnership with the development organization, Self-Help Enterprises, the city's goal is to continue to provide 42 permanent supportive housing units at the Lofts at Fort Visalia and develop an additional 160 multifamily affordable housing units including senior housing for those experiencing and at-risk of homelessness. Through partnership with the development organization RH Community Builders, the City's annual goal also includes providing 92 permanent supportive housing units through the city's two Homekey sites Majestic Gardens and Sequoia Village.

The Kings/Tulare Homeless Alliance serving as the local Continuum of Care (CoC) conducts a weekly Local Initiatives Navigation Center (LINC) at the Visalia Rescue Mission to provide various resources and access to service providers for those experiencing homelessness to assess their individual needs. LINC brings together social service providers, faith-based organizations, and government agencies to help families locate affordable housing, employment and mental health and substance abuse treatment along with other needed services. Services include ID vouchers, free cell phones, housing assessments, enrollments to mainstream benefits, employment assistance, health/mental health services, legal assistance, and free meals.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Visalia Warming Center provides seasonal emergency overnight shelter. Annually, the City provides funding through State PLHA funds to the Visalia Warming Center. The Visalia Warming Center serves on average of 100 individuals overnight on a daily basis. The Warming Center also serves as an entry point into the Homeless Management Information System (HMIS), and permanent housing placement.

The Visalia Navigation Center developed in 2024, provides 100-beds of transitional housing and essential supportive services to people experiencing homelessness. The Visalia Navigation Center is the first of its kind in Tulare County and provides overnight shelter, daily meals, showers, case management, resources, mental health services, substance abuse services, job training/placement, and permanent housing placement.

Eden House was developed in 2020 and serves as a 22-bed bridge transitional housing project that provides on-site case management and supportive services for individuals that need additional on-site services as they transition from homelessness to permanent housing.

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

The City will begin work on the development of an emergency shelter project to be funded with CDBG dollars in FY 2025-26. This project will provide at least 100 beds and will serve as a low-barrier emergency shelter for chronically homeless individuals and families, veterans, and unaccompanied youth. The Emergency Shelter will follow a Housing First model, therefore, eliminating barriers to entry including sobriety or program participation.

The Visalia Navigation Center also services chronically homeless individuals and families, veterans and their families, unaccompanied youth, and families with children. The Visalia Navigation Center has individual private family rooms for families with children to safely transition from homelessness to permanent housing. The Visalia Navigation Center is administered by CSET, which leverages a variety of rapid rehousing funding sources to quickly and permanently house individuals and families and prevent recidivism. Rapid rehousing services include security deposits, rental application fees, landlord mitigation, credit repair, and/or rental subsidies.

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

The Visalia Navigation Center offers private medical rooms dedicated for homeless individuals being discharged from systems of care such as health care facilities and mental health facilities to prevent them from becoming homeless and works to quickly provide permanent housing placement. In partnership with RH Community Builders, our Homekey sites within 1-mile of the College of Sequoias, Sequoia Village and Majestic Gardens, provide permanent supportive housing units for aged out foster youth exiting foster care and other youth facilities to prevent these individuals from entering into homelessness. In the previous 5-Year Consolidated Plan, 132 permanent supportive housing units were developed in the City of Visalia which include 40-units at the Lofts at Fort Visalia, 50-units at Sequoia Village, and 42-units at Majestic Gardens that provide permanent supportive housing units for extremely low-income individuals and families including those being discharged from publicly funded institutions and systems of care.

Discussion

The City provides housing flex funds under CDBG public services to pay security deposits and rental applications fees as well as emergency rental and utility assistance to assist those experiencing homelessness and provide homeless prevention services. The City also leverages state funding sources to provide additional rapid rehousing services, credit repair, and rental subsidies to provide additional resources for people experiencing homelessness and at-risk of homelessness in the City of Visalia.

DRAFT

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

Introduction

Visalia's 2025/26-2029/30 Analysis of Impediments to Fair Housing Choice identified the following impediments to affordable housing:

- Lack of affordable housing
- Residents vulnerable to displacement
- Lack of housing opportunities for special needs populations (residents living with disabilities, seniors, large households, and residents experiencing homelessness)

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

The City has taken actions in recent years to support residential development through changes in zoning, further streamlining permitting processes, and reducing impact fees. Visalia has made changes to residential zone districts following the City's Housing Element update. The City increased the highest allowed multi-family density permitted by right to 15 to 35 units per acre, provided that the development does not exceed 80 units. The City implemented an Affordable Housing Infill Incentive Program, which reduces Transportation Impact Fees for qualifying projects that meet the infill criteria outlined in the City's Development Fee Schedule. In the downtown area, waivers for parking requirements have been given based on past use of the building spaces. There are multiple policies and programs in the 2023 Housing Element Update that address promoting incentives for affordable housing that include priority permit processing and modified zoning provisions. New programs in the Housing Element update propose removing conditional use requirements for housing in certain commercial zone designations. These Housing Element Programs are organized into nine Goal categories, as follows:

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

9. Implementation Monitoring - To ensure that Housing Element programs are implemented on a timely basis and the progress of each program is monitored and evaluated annually.

Discussion:

See above

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction:

The following section provides HUD with other activities, projects, and actions the City is undertaking to reduce homelessness and improve housing affordability. Examples include the completion of the AI and identifying the barriers and impediments to affordable housing, supporting homeless programs, public and private solutions for affordable, annual administration of CDBG and HOME funds and attendance of city meetings and CoC meetings.

Actions planned to address obstacles to meeting underserved needs

The City's 2025/26-2029/30 Analysis of Impediments to Fair Housing Choice includes the following identified actions which will begin to be undertaken in FY2025-26 to meet underserved needs:

- Conduct landlord education and outreach on source of income discrimination and voucher programs with the goal of increasing landlord participation in the voucher program. (HE Program 3.6)
- Expand and prioritize affordable housing development in high and highest resource areas and near public transit. (HE Program 7.2)
- Prioritize capital improvement projects, including renovation of parks and amenities, in low-resource areas (central and northeastern parts of Visalia).
- Budget for and implement plans and strategies for communities, prioritizing neighborhoods designated for low-income and mixed-income housing opportunities in the sites inventory. (HE Program 7.2)
- Promote the development of ADUs, prioritizing the high and highest resource areas of the city. (HE Program 3.15)
- Implement small-scale placemaking projects/events in central and northeastern parts of Visalia. (HE Program 7.3)
- Work with local nonprofit organizations, including Self-Help Enterprises and Habitat for Humanity of Tulare County, to expand and spread awareness on home and accessibility rehabilitation programs. (HE Program 7.3)
- Collaborate with TCAG to prepare a study on transit needs for Visalia residents and identify actions to address those needs, focusing on connecting residents to job centers. Work with TCAG to expand transit services that connect Visalia to other cities in the County. (HE Program 7.3)
- Coordinate with the Public Works Department to review the City's Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities.
- Implement plans and strategies to decrease pollution burden in northern and central parts of Visalia. Strategies should include improving air, reducing lead risk from housing, as well as addressing proper remediation plans for cleanup sites and hazardous waste sites.
- Facilitate the development of housing for persons with disabilities (including developmental disabilities) through incentives for affordable housing development with services, resources, and assistance. (HE Program 5.9)
- Partner with qualified housing developers to identify affordable housing development opportunities with emphasis on promoting housing choices that serve the needs of

special needs populations, including seniors, homeless, female-headed households, large families, low-income, and/or persons with disabilities in RCAA's. (HE Program 5.9)

- Work with the local nonprofit organizations to implement an outreach program informing residents of the housing and services available for persons with disabilities. The City shall make information available on the City website. (HE Program 5.9)
- Prioritize public health, education, economic, and safety programs in lower-resource areas as defined by TCAC in coordination with area public health entities (e.g., Kaweah Health), Visalia Transit, the City's Community Development Department, local school districts, workforce development groups, and the City's Police Department. (HE Program 7.3)
- Monitor and support the development of housing for farmworkers through coordination non-profit organizations. (HE Program 5.9)
- Identify addresses and compile a mailing list with email addresses to focus outreach to neighborhoods in lower resource areas of the city to prioritize services in these areas. (HE Program 7.3)
- Encourage the development of both large rental units (for large family needs) and small units. In consultation with developers, identify and provide incentives for developers to include three and four-bedroom apartments in affordable, multi-family, and/or mixed-use projects to expand rental opportunities for large households, and incentives for developers to construct or rehabilitate housing for single-use occupancy or micro-units.
- Support the development of missing middle housing by identifying and eliminating development constraints and amending the Zoning Code to be consistent with SB 9.
- Develop and publicize financial and regulatory incentive opportunities to developers.
- Provide informational seminars to area residential real estate agents and brokers on fair housing laws and regulations
- Provide informational workshops for residents to provide education and awareness to tenants, of fair housing federal and State fair housing laws and support prospective and existing tenants who are experiencing discrimination
- Provide trainings for property owners/managers on the requirements of federal and State fair housing laws to prevent discrimination (HE Program 7.1)
- Hold (at minimum) annual program workshops for local lenders to promote affordable housing programs.
- Identify lenders/realtors that have not been certified through the CalHome Reuse Program; conduct outreach to this group to promote certification.
- Continue and if feasible expand funding for information and referral services that direct families and individuals with financial resources for housing rental or purchase, locating suitable housing, and obtaining housing with special needs facilities such as disabled-accessible units. (HE Program 7.1)
- Post brochures on the City website for resident access.
- Partner and contract with fair housing service providers for outreach, education, testing, and enforcement. Facilitate bi-annual workshops (at minimum).
- Expand awareness of predatory lending practices, fair housing requirements, regulations, and services by distributing educational materials to property owners, realtors, apartment managers, and tenants. (HE Program 7.1)
- Increase participation in homeownership education and assistance programs for historically underrepresented residents in the homeownership market by identifying

sources of funding to support homeownership assistance programs and establish non-profit partnerships to for outreach campaigns to spread awareness of available assistance programs. (HE Program 4.1)

- Annually, review the City's outreach methods, using feedback from resident surveys and focused discussions with community organizations to inform online, mail, and in-person outreach methods.
- Increase participation of historically underrepresented residents in all City housing programs and community planning activities.
- Collaborate with stakeholders from all sectors and geographic areas to engage in the public participation process. (HE Program 1.4)
- Host fair housing workshops annually (at minimum) in partnership with fair housing advocates to educate citizens about fair housing rights.
- Annually (at minimum) track income and demographic data of affordable housing participants to evaluate additional strategies to increase affordable housing knowledge.
- Develop an outreach strategy to reduce community opposition to affordable housing development in Visalia. The strategy should include partnerships with local community organizations to identify and implement methods for spreading awareness on the need for affordable housing and the positive impact it has on individuals, families, and the community. (HE Program 1.4)
- Reevaluate contract with CCFHC; conduct a desk audit/review of program operations and service delivery (focus on feedback and City-observed experiences with lack of/delay in response to callers/individuals making inquiries).
- Expand existing online resources by developing a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development. (HE Program 3.2)
- In response to current constraints identified by stakeholders related to multi-family development on large lots, the City shall amend the zoning code to establish objective design standards and increase the maximum unit threshold for by-right processing from 80 units to 200 units. Transitional and supportive housing is allowed by-right in multi-family residential. (HE Program 1.3)
- Monitor complaints regarding unfair/predatory lending and assess lending patterns by working with non-profit agencies that specialize in fair housing to provide data. Require the Central CA Fair Housing Council (CCFHC) to provide quarterly reports to the City on complaints received.
- Require CCFHC to provide reports to the City biannually (at minimum) of support provided to local nonprofits in applying for FHIP.
- Require CCFHC to regularly report to the City on outcomes/outputs.
- Promote landlord mitigation program that provides financial benefits to landlords of housing units to mitigate damages caused by Section 8 tenants.
- Conduct (at minimum) annual outreach to local lenders to encourage them to provide financing information to low- and moderate-income residents.

Actions planned to foster and maintain affordable housing

The single-family and senior mobile home repair programs being undertaken with CDBG funds are focused on maintaining affordable housing and keeping seniors and disabled individuals in their homes, avoiding displacement that would result in increased housing costs. The City will also undertake several multi-family housing projects using HOME funding, one of which will be targeted at seniors, contributing to the increased availability of affordable housing options in the jurisdiction.

Actions planned to reduce lead-based paint hazards

Currently the City's housing rehabilitation or home improvement programs and down payment assistance programs require lead-based paint inspections and/or abatement. Applicants of these programs are provided brochures informing of the health risks of lead-based paint as part of the application process. In addition, City building inspectors and Code Enforcement staff are alerted to signs of this hazard as they perform their substandard housing inspections. The City requires its Subrecipients, Developer partners and rehabilitation contractors of federally funded programs to utilize safe practices and obtain certification through a HUD certified lead testing agency.

Actions planned to reduce the number of poverty-level families

The City's emergency shelter development project is intended to provide needed supports for homeless populations, with a goal of improving their situation and ultimately fostering financial independence.

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

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

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

Actions planned to develop institutional structure

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

municipal election is held every two years in November, alternating between two and three positions each cycle.

The Finance Department, Housing Division, oversees and administers the day-to-day activities of the CDBG, HOME, and other state and federal funded programs. Housing staff works with various City departments to develop programs and activities that improve low-and moderate-income neighborhoods throughout the City. The administration of program activities includes housing, public services, public facilities, park and infrastructure improvements, and affordable housing.

The City has no additional actions planned to develop its institutional structure. The City will continue to work closely with the County of Tulare Housing Authority, as well as adjacent units of government and Tulare County.

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

The City will continue to work with its partners to identify funding opportunities for providing affordable housing and public services. The City will continue its partnerships with non-profit organizations in the community. Additionally, the City will continue to work with the Alliance for the ongoing partnering with housing, service, and faith-based organizations to discover and address gaps in service.

Discussion

See above

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

Introduction:

In the event that ultimate CDBG or HOME grant allocations do not match the expected totals listed in the AAP, the City may add, subtract or transfer amounts among identified projects, as noted without publishing a substantial amendment, if the amount is below a 75% change, as per the approved Citizens Participation Plan. Any difference in CDBG funding will be reflected in the emergency shelter public infrastructure line item and, if needed, Public services to maintain compliance with the 15% cap and Administration to maintain the 20% cap. Any difference in HOME funding will be reflected in the SHE CHDO senior housing project, and if needed, Administration to maintain the 10% cap. The three-year period (2023, 2024, & 2025) will be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.

Community Development Block Grant Program (CDBG),

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	\$50,000

Other CDBG Requirements

1. The amount of urgent need activities	0%
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income	100%
3. Overall benefit: A consecutive period of 1, 2, or 3 years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low-and-moderate income- Specify the years covered that include the action plan	3-year period 2023, 2024, and 2025

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

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

No other form of investment shall be used beyond those identified in Section 92.205. 2.

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

No HOME funds will be used for homebuyer activities in Program Year 2025.

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

Not Applicable.

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

Not applicable.

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

A HOME TBRA program is not planned in the Program Year 2025 Annual Action Plan.

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

A HOME TBRA program is not planned in the Program Year 2025 Annual Action Plan.

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**
- Not applicable.

Discussion

See above.

Appendices

Appendix “A” – 2025 Summary Detail

FY 2025/26 Annual Action Plan Summary Detail

City of Visalia - FY 2025/26 CDBG and HOME Annual Action Plan		
Resources:	CDBG	HOME
2025 Annual Grant Allocation	\$1,139,838.00	\$ 426,943.86
2025 Estimated Program Income	50,000.00	100,000.00
Prior Year Resources	450,000.00	40,000.00
Total FY 2025/26 CDBG and HOME Resources	\$ 1,639,838.00	\$ 566,943.86
Expenditures:		
Administration and Planning:		
Grant Administration	\$ 237,960.00	\$ 50,000.00
Total Administration	\$ 237,960.00	\$ 50,000.00
Public Services:		
Kings Tulare Homeless Alliance - Continuum of Care/Point-In-Time Count/LINC	\$ 20,000.00	\$ -
Family Services of Tulare County - Permanent Supportive Housing (PSH) Match	50,000.00	-
Kings View - Housing Flex Funds	45,000.00	-
Kings View - Eden House	45,000.00	-
CSET - Fair Housing Services	20,000.00	-
Total Public Services	\$ 180,000.00	\$ -
Affordable Housing:		
Single-Family Home Repair Program (SFHRP)	\$ 100,000.00	\$ -
Senior Mobile Home Repair Program (SMHRP)	100,000.00	-
Code Enforcement Services - In Low-Moderate Income Target Areas	170,000.00	-
HOME-CHDO Project - Rancho Colegio CP0624*	-	290,000.00
HOME-CHDO Project - Senior Housing Project		226,943.86
Total Affordable Housing	\$ 370,000.00	\$ 516,943.86
Public Facility Improvements:		
Emergency Shelter Development**	\$ 851,878.00	
Total Public Facility Improvements	\$ 851,878.00	\$ -
Total FY 2025/26 CDBG and HOME Expenditures	\$ 1,639,838.00	\$ 566,943.86

*Any increase or decrease of FY 2025/26 HOME annual allocation, program income, and/or prior year resources will be directed to HOME-CHDO Senior Housing Project. **Any increase or decrease of FY 2025/26 CDBG annual allocation and/or program income will be directed to the CDBG emergency shelter development.

Appendix “B” – Citizen Participation

30-day Public Comment Period

English Public Notice



City of Visalia

Public Notice of the Draft FY 2025/26 – FY 2029/30 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, FY 2025/26 Annual Action Plan, and FY 2024/25 Annual Action Plan Amendment

Public Comment Period: March 21, 2025 – April 21, 2025

The City of Visalia is seeking public comment on the draft Fiscal Year (FY) 2025/26 – 2029/30 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, FY 2025/26 Annual Action Plan, and FY 2024/25 Action Plan Amendment for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. The 30-day public comment period is March 21, 2025 – April 21, 2025. The draft plans are available for public review on the City’s website at www.visalia.city.

You are invited to attend a community meeting and/or public hearing:

- **Community Meeting – April 2, 2025, at 5:30pm**
 - 220 N. Santa Fe St., Visalia, CA 93292
- **Public Hearing Review – April 7, 2025, at 7:00pm**
 - 707 W. Acequia Ave., Visalia, CA 93291
- **Public Hearing Adoption – April 21, 2025, at 7:00pm**
 - 707 W. Acequia Ave., Visalia, CA 93291

If you are unable to attend a meeting, you may submit your comments in writing to the City of Visalia Housing Division at housing@visalia.city.

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

Published: 3/18/25, 3/21/25, and 4/1/25

English Public Notice Proof of Publication



PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

City Of Visalia- Finance Dept
707 W Acequia Ave
Visalia CA 93291-6127

STATE OF WISCONSIN, COUNTY OF BROWN

The Tulare Advance-Register and Visalia Times-Delta newspaper published in the city of Visalia, Tulare County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

03/18/2025, 03/21/2025, 04/01/2025

and that the fees charged are legal.
Sworn to and subscribed before on 04/01/2025



Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$640.38
Tax Amount: \$0.00
Payment Cost: \$640.38
Order No: 11117322
Customer No: 1253907
PO #:

of Copies:
0

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

RYAN SPELLER
Notary Public
State of Wisconsin

City of Visalia Public Notice of the Draft FY 2025/26 – FY 2029/30 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, FY 2025/26 Annual Action Plan, and FY 2024/25 Action Plan Amendment

Public Comment Period: March 21, 2025 – April 21, 2025

NOTICE IS HEREBY GIVEN that the City of Visalia is seeking input on the draft Fiscal Year (FY) 2025/26 – 2029/30 Consolidated Plan (ConPlan), Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, FY 2025/26 Annual Action Plan, and FY 2024/25 Action Plan Amendment for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. The 30-day public comment period is March 21, 2025 – April 21, 2025. The draft plans are available for public review on the City's [website at www.visalia.city](http://www.visalia.city).

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

- Community Meeting – April 2, 2025, at 5:30pm at 220 N. Santa Fe St., Visalia
- Public Hearing – April 7, 2025, at 7:00pm at 707 W. Acequia Ave., Visalia
- Public Hearing – April 21, 2025, at 7:00pm at 707 W. Acequia Ave., Visalia

If you are unable to attend a meeting, you may submit your comments in writing to the City of Visalia Housing Division at housing@visalia.city.

In Compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing Impaired call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request services.
Published: 3/18/25, 3/21/25, and 4/1/25 11117322

City of Visalia Public Notice of the Draft FY 2025/26 – FY 2029/30 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, FY 2025/26 Annual Action Plan, and FY 2024/25 Action Plan Amendment

Public Comment Period: March 21, 2025 – April 21, 2025

NOTICE IS HEREBY GIVEN that the City of Visalia is seeking input on the draft Fiscal Year (FY) 2025/26 – 2029/30 Consolidated Plan (ConPlan), Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, FY 2025/26 Annual Action Plan, and FY 2024/25 Action Plan Amendment for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. The 30-day public comment period is March 21, 2025 – April 21, 2025. The draft plans are available for public review on the City's [website at www.visalia.city](http://www.visalia.city).

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

- Community Meeting – April 2, 2025, at 5:30pm at 220 N. Santa Fe St., Visalia
- Public Hearing – April 7, 2025, at 7:00pm at 707 W. Acequia Ave., Visalia
- Public Hearing – April 21, 2025, at 7:00pm at 707 W. Acequia Ave., Visalia

If you are unable to attend a meeting, you may submit your comments in writing to the City of Visalia Housing Division at housing@visalia.city.

In Compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing Impaired call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request services.
Published: 3/18/25, 3/21/25, and 4/1/25 11117322

Spanish Public Notice



la Ciudad de Visalia

Aviso Publico de la sobre el Borrador del Plan Consolidado, Analisis de Impedimientos a la Eleccion de Vivienda Justa, Plan de Participacion Ciudadana 2025/26 - 2029/30, Plan De Accion Anual 2025/26, y Enmienda al Plan de Acción 2024/25

**Periodo de Comentarios Publicos:
21 de Marzo, 2025 – 21 de Abril, 2025**

la ciudad de Visalia está solicitando comentarios sobre el Borrador del Plan Consolidado (ConPlan por sus siglas en Ingles), Analisis de Impedimientos a la Eleccion de Vivienda Justa, Plan de Participacion Ciudadana 2025/26 - 2029/30 y el Plan de Acción Anual 2025/26, y Enmienda al Plan de Acción Anual 2024/25 para el uso de los fondos de la Subvención en Bloque para el Desarrollo Comunitario (CDBG por sus siglas en Ingles) y del Programa de Asociación de Inversión HOME (HOME por sus siglas en Ingles). El período de comentarios públicos de 30 días es del 21 de marzo de 2025 al 21 de abril de 2025. Los borradores de los planes están disponibles para revisión pública en el sitio web de la Ciudad en www.visalia.city.

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

- **Reunión comunitaria: 2 de abril de 2025, a las 5:30pm**
 - 220 N. Santa Fe St., Visalia, CA 93292
- **Audiencia pública: 7 de abril de 2025, a las 7:00pm**
 - 707 W. Acequia Ave., Visalia, CA 93291
- **Audiencia pública: 21 de abril de 2025, a las 7:00pm**
 - 707 W. Acequia Ave., Visalia, CA 93291

Si no puede asistir a la reunión, puede enviar sus comentarios por escrito a la División de Vivienda de la Ciudad de Visalia a housing@visalia.city.

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

Publicación: 18/03/25, 21/03/25, y 1/04/25

Spanish Public Notice Proof of Publication



PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

City Of Visalia- Finance Dept
707 W Acequia Ave
Visalia CA 93291-6127

STATE OF WISCONSIN, COUNTY OF BROWN

The Tulare Advance-Register and Visalia Times-Delta newspaper published in the city of Visalia, Tulare County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

03/18/2025, 03/21/2025, 04/01/2025

and that the fees charged are legal.
Sworn to and subscribed before on 04/01/2025



Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$689.64	
Tax Amount:	\$0.00	
Payment Cost:	\$689.64	
Order No:	11117376	# of Copies:
Customer No:	1253907	0
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

RYAN SPELLER
Notary Public
State of Wisconsin

Aviso Publico de la Ciudad de Visalia sobre el Borrador del Plan Consolidado, Analisis de Impedimentos a la Eleccion de Vivienda Justa, Plan de Participacion Ciudadana 2025/26 - 2029/30, Plan De Accion Anual 2025/26, y Enmienda al Plan de Accion Anual 2024 Periodo de Comentarios Publicos: 21 de Marzo, 2025 - 21 de Abril, 2025

POR EL PRESENTE SE NOTIFICA que la ciudad de Visalia está solicitando comentarios sobre el Borrador del Plan Consolidado (ConPlan por sus siglas en Ingles), Analisis de Impedimentos a la Eleccion de Vivienda Justa, Plan de Participacion Ciudadana 2025/26 - 2029/30 y el Plan de Accion Anual 2025/26, y Enmienda al Plan de Accion Anual 2024/25 para el uso de los fondos de la Subvención en Bloque para el Desarrollo Comunitario (CDBG por sus siglas en Ingles) y del Programa de Asociación de Inversión HOME (HOME por sus siglas en Ingles). El periodo de comentarios publicos de 30 dias es del 21 de marzo de 2025 al 21 de abril de 2025. Los borradores de los planes están disponibles para revision pública en el sitio web de la Ciudad en www.visalia.city.

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

- Reunión comunitaria: 2 de abril de 2025, a las 5:30 p. m. en 220 N. Santa Fe St., Visalia
- Audiencia pública: 7 de abril de 2025, a las 7:00 p. m. en 707 W. Acequia Ave., Visalia
- Audiencia pública: 21 de abril de 2025, a las 7:00 p. m. en 707 W. Acequia Ave., Visalia

Si no puede asistir a la reunión, puede enviar sus comentarios por escrito a la División de Vivienda de la Ciudad de Visalia a housing@visalia.city.

En cumplimiento de la Ley Estadounidense de Discapacidades, si necesita asistencia especial para participar en las reuniones, llame al (559) 713-4512 48 horas antes de la reunión. Para personas con problemas de audición, llame al (559) 713-4900 (TTY) 48 horas antes de la hora programada de la reunión para solicitar servicios.
Published: 3/18/25, 3/21/25, and 4/1/25 11117376

Aviso Publico de la Ciudad de Visalia sobre el Borrador del Plan Consolidado, Analisis de Impedimentos a la Eleccion de Vivienda Justa, Plan de Participacion Ciudadana 2025/26 - 2029/30, Plan De Accion Anual 2025/26, y Enmienda al Plan de Accion Anual 2024 Periodo de Comentarios Publicos: 21 de Marzo, 2025 - 21 de Abril, 2025

POR EL PRESENTE SE NOTIFICA que la ciudad de Visalia está solicitando comentarios sobre el Borrador del Plan Consolidado (ConPlan por sus siglas en Ingles), Analisis de Impedimentos a la Eleccion de Vivienda Justa, Plan de Participacion Ciudadana 2025/26 - 2029/30 y el Plan de Accion Anual 2025/26, y Enmienda al Plan de Accion Anual 2024/25 para el uso de los fondos de la Subvención en Bloque para el Desarrollo Comunitario (CDBG por sus siglas en Ingles) y del Programa de Asociación de Inversión HOME (HOME por sus siglas en Ingles). El periodo de comentarios publicos de 30 dias es del 21 de marzo de 2025 al 21 de abril de 2025. Los borradores de los planes están disponibles para revision pública en el sitio web de la Ciudad en www.visalia.city.

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

- Reunión comunitaria: 2 de abril de 2025, a las 5:30 p. m. en 220 N. Santa Fe St., Visalia
- Audiencia pública: 7 de abril de 2025, a las 7:00 p. m. en 707 W. Acequia Ave., Visalia
- Audiencia pública: 21 de abril de 2025, a las 7:00 p. m. en 707 W. Acequia Ave., Visalia

Si no puede asistir a la reunión, puede enviar sus comentarios por escrito a la División de Vivienda de la Ciudad de Visalia a housing@visalia.city.

En cumplimiento de la Ley Estadounidense de Discapacidades, si necesita asistencia especial para participar en las reuniones, llame al (559) 713-4512 48 horas antes de la reunión. Para personas con problemas de audición, llame al (559) 713-4900 (TTY) 48 horas antes de la hora programada de la reunión para solicitar servicios.
Published: 3/18/25, 3/21/25, and 4/1/25 11117376

City Website Post

Visalia Intranet - Homepage

City of Visalia - Public Notices

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

Exploring Visalia

Housing & CDBG Services Home

Affordable Housing

Community Development Block Grant

Publications & Reports

Fair Housing Protection

Recent Developments

Public Notices

Resources

Contract Opportunities

Your City Council

Visalia Works

Save Our Water

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

Public Notices

City of Visalia

Public Notice of the Draft FY 25/26 – FY 29/30 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, FY 25/26 Annual Action Plan, and FY 24/25 Action Plan Amendment

Public Comment Period:
March 21, 2025 – April 21, 2025

The City of Visalia is seeking public comment on the draft Fiscal Year (FY) 2025/26 – 2029/30 Consolidated Plan (ConPlan), Analysis of Impediments to Fair Housing Choice (AI), Citizen Participation Plan (CPP), FY 2025/26 Annual Action Plan, and FY 2024/25 Annual Action Plan Amendment for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. The 30-day public comment period is March 21, 2025 – April 21, 2025.

The draft plans are available for public review HERE:

Draft 2025 - 2029 Consolidated Plan & 2025 Annual Action Plan

Draft Analysis of Impediments to Fair Housing Choice

Draft Citizen Participation Plan

Draft 2024 Annual Action Plan Amendment

You are invited to attend a community meeting and/or public hearing:

Community Meeting – April 2, 2025, at 5:30pm

220 N. Santa Fe St., Visalia, CA 93292

Public Hearing Review – April 7, 2025, at 7:00pm

707 W. Acequia Ave., Visalia, CA 93291

Public Hearing Adoption – April 21, 2025, at 7:00pm

707 W. Acequia Ave., Visalia, CA 93291

If you are unable to attend a community meeting or public hearing, you may submit your comments in writing to the City of Visalia Housing Division at housing@visalia.city.

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

City Newsletter Post

News

Share Your Input on Housing Funding Plans



3.21.25

We need your input, Visalia!

The City of Visalia invites residents to provide input on the draft plans for how federal dollars can benefit low and moderate income Visalians by providing decent housing, a suitable living environment and expand economic opportunities.

Specifically, we're seeking feedback on the draft Fiscal Year (FY) 2025/26 – 2029/30 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, FY 2025/26 Annual Action Plan, and FY 2024/25 Annual Action Plan Amendment. These documents outline how the City will utilize Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds to address community needs.

English Flyer | Folleto en español

Input from residents is a vital piece of addressing community needs and the application of these federal funds. The 30-day public comment period is open now, running from March 21, 2025, to April 21, 2025. The draft plans are available for public review on the City's website at www.visalia.city, and comments can be emailed to housing@visalia.city.

Provide Your Feedback at an Upcoming Public Meeting

Residents are encouraged to attend and participate in the following meetings:

Citizens Advisory Committee Meeting

- Date: April 2, 2025
- Time: 5:30 p.m.
- Location: 220 N. Santa Fe St., Visalia, CA 93292

Public Hearing During a Regularly Scheduled Council Meeting

- Date: April 7, 2025
- Time: 7 p.m.
- Location: 707 W. Acequia Ave., Visalia, CA 93291

Public Hearing During a Regularly Scheduled Council Meeting

- Date: April 21, 2025
- Time: 7 p.m.
- Location: 707 W. Acequia Ave., Visalia, CA 93291

If you are unable to attend a meeting, written comments may be submitted to the City of Visalia Housing Division via email at housing@visalia.city.

Accessibility In compliance with the Americans with Disabilities Act, individuals requiring special assistance to participate in these meetings are encouraged to call (559) 713-4512 at least 48 hours in advance. For hearing-impaired individuals, please call (559) 713-4900 (TTY) to request services.

We value your input and look forward to your participation in shaping the future of our community.

City Social Media Posts

2

Wednesday, April 2, 2025 at 5:30 PM ~ 6:30 PM

Affordable Housing and Community Development Public Hearing

City of Visalia

Boost unavailable

About

Discussion

Invite

Edit

...

Details

10 people responded

Event by City of Visalia

City of Visalia

Duration: 1 hr

Public - Anyone on or off Facebook

We need your input, Visalia!

The City of Visalia invites residents to provide input on the draft plans for how federal dollars can benefit low and moderate income Visalians by pro... See more

Visalia, California

Promote your event

Get the word out and engage your community about your event.

0 of 1 step completed

Start discussion

Build excitement by getting a conversation going

Boost Your Event

Boost your event to sell more tickets.

Boost unavailable

Meet Your Host



City of Visalia

841 past events · Page · Public figure



Details

 10 people responded

 Event by **City of Visalia**

 **City of Visalia**

 Duration: 1 hr

 Public · Anyone on or off Facebook

We need your input, Visalia!

The City of Visalia invites residents to provide input on the draft plans for how federal dollars can benefit low and moderate income Visalians by providing decent housing, a suitable living environment and expand economic opportunities.

Specifically, we're seeking feedback on the draft Fiscal Year (FY) 2025/26 – 2029/30 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, FY 2025/26 Annual Action Plan, and FY 2024/25 Annual Action Plan Amendment. These documents outline how the City will utilize Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds to address community needs.

Input from residents is a vital piece of addressing community needs and the application of these federal funds. The 30-day public comment period is open now, running from March 21, 2025, to April 21, 2025. The draft plans are available for public review on the City's website at www.visalia.city, and comments can be emailed to housing@visalia.city.

Provide Your Feedback at an Upcoming Public Meeting!

Residents are encouraged to attend and participate in the following meetings:

Citizens Advisory Committee Meeting

o Date: April 2, 2025

o Time: 5:30 p.m.

o Location: City of Visalia Administration Office, 220 N. Santa Fe St., Visalia, CA 93292

Public Hearing During a Regularly Scheduled Council Meeting

o Date: April 7, 2025

o Time: 7 p.m.

o Location: City Hall West, 707 W. Acequia Ave., Visalia, CA 93291

Public Hearing During a Regularly Scheduled Council Meeting

o Date: April 21, 2025

o Time: 7 p.m.

o Location: City Hall West, 707 W. Acequia Ave., Visalia, CA 93291

If you are unable to attend a meeting, written comments may be submitted to the City of Visalia Housing Division via email at housing@visalia.city.

In compliance with the Americans with Disabilities Act, individuals requiring special assistance to participate in these meetings are encouraged to call (559) 713-4512 at least 48 hours in advance. For hearing-impaired individuals, please call (559) 713-4900 (TTY) to request services.

We value your input and look forward to your participation in shaping the future of our community!

See less

Visalia, California

Calendar Events April 2, 2025

Affordable Housing and Community Development Public Hearing

We need your input, Visalia!

The City of Visalia invites residents to provide input on the draft plans for how federal dollars can benefit low and moderate income Visalians by providing decent housing, a suitable living environment and expand economic opportunities.

Specifically, we're seeking feedback on the draft Fiscal Year (FY) 2025/26 – 2029/30 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, FY 2025/26 Annual Action Plan, and FY 2024/25 Annual Action Plan Amendment. These documents outline how the City will utilize Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds to address community needs.

Input from residents is a vital piece of addressing community needs and the application of these federal funds. The 30-day public comment period is open now, running from March 21, 2025, to April 21, 2025. The draft plans are available for public review on the City's website at www.visalia.city, and comments can be emailed to housing@visalia.city.

Provide Your Feedback at an Upcoming Public Meeting!

Residents are encouraged to attend and participate in the following meetings:

Citizens Advisory Committee Meeting

- o Date: April 2, 2025
- o Time: 5:30 p.m.
- o Location: City of Visalia Administration Office, 220 N. Santa Fe St., Visalia, CA 93292

Public Hearing During a Regularly Scheduled Council Meeting

- o Date: April 7, 2025
- o Time: 7 p.m.
- o Location: City Hall West, 707 W. Acequia Ave., Visalia, CA 93291

Public Hearing During a Regularly Scheduled Council Meeting

- o Date: April 21, 2025
- o Time: 7 p.m.
- o Location: City Hall West, 707 W. Acequia Ave., Visalia, CA 93291

If you are unable to attend a meeting, written comments may be submitted to the City of Visalia Housing Division via email at housing@visalia.city.

In compliance with the Americans with Disabilities Act, individuals requiring special assistance to participate in these meetings are encouraged to call (559) 713-4512 at least 48 hours in advance. For hearing-impaired individuals, please call (559) 713-4900 (TTY) to request services.

We value your input and look forward to your participation in shaping the future of our community!

When: Wednesday, April 2, 2025

Time: 5:30 PM - 6:30 PM

Where: City of Visalia Administration Building, 220 N. Santa Fe St., Visalia, CA, 93292

Event Type: Community Development, CD Calendar

Contact: Margie Perez - (559) 713-4460

Calendar Events April 7, 2025

Affordable Housing and Community Development Public Hearing

We need your input, Visalia!

The City of Visalia invites residents to provide input on the draft plans for how federal dollars can benefit low and moderate income Visalians by providing decent housing, a suitable living environment and expand economic opportunities.

Specifically, we're seeking feedback on the draft Fiscal Year (FY) 2025/26 – 2029/30 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, FY 2025/26 Annual Action Plan, and FY 2024/25 Annual Action Plan Amendment. These documents outline how the City will utilize Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds to address community needs.

Input from residents is a vital piece of addressing community needs and the application of these federal funds. The 30-day public comment period is open now, running from March 21, 2025, to April 21, 2025. The draft plans are available for public review on the City's website at www.visalia.city, and comments can be emailed to housing@visalia.city.

Provide Your Feedback at an Upcoming Public Meeting!

Residents are encouraged to attend and participate in the following meetings:

Public Hearing During a Regularly Scheduled Council Meeting

- o Date: April 7, 2025
- o Time: 7 p.m.
- o Location: City Hall West, 707 W. Acequia Ave., Visalia, CA 93291

Public Hearing During a Regularly Scheduled Council Meeting

- o Date: April 21, 2025
- o Time: 7 p.m.
- o Location: City Hall West, 707 W. Acequia Ave., Visalia, CA 93291

If you are unable to attend a meeting, written comments may be submitted to the City of Visalia Housing Division via email at housing@visalia.city.

In compliance with the Americans with Disabilities Act, individuals requiring special assistance to participate in these meetings are encouraged to call (559) 713-4512 at least 48 hours in advance. For hearing-impaired individuals, please call (559) 713-4900 (TTY) to request services.

We value your input and look forward to your participation in shaping the future of our community!

When: Monday, April 7, 2025

Time: 7:00 PM - 9:00 PM

Where: City Hall West - City Council Chambers, 707 W. Acequia Ave., Visalia, CA, 93291

Event Type: Community Development, CD Calendar

Contact: Margie Perez - (559) 713-4460

Calendar Events April 21, 2025

Affordable Housing and Community Development Public Hearing

We need your input, Visalia!

The City of Visalia invites residents to provide input on the draft plans for how federal dollars can benefit low and moderate income Visalians by providing decent housing, a suitable living environment and expand economic opportunities.

Specifically, we're seeking feedback on the draft Fiscal Year (FY) 2025/26 – 2029/30 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, FY 2025/26 Annual Action Plan, and FY 2024/25 Annual Action Plan Amendment. These documents outline how the City will utilize Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds to address community needs.

Input from residents is a vital piece of addressing community needs and the application of these federal funds. The 30-day public comment period is open now, running from March 21, 2025, to April 21, 2025. The draft plans are available for public review on the City's website at www.visalia.city, and comments can be emailed to housing@visalia.city.

Provide Your Feedback at an Upcoming Public Meeting!

Residents are encouraged to attend and participate in the following meetings:

Public Hearing During a Regularly Scheduled Council Meeting

o Date: April 21, 2025

o Time: 7 p.m.

o Location: City Hall West, 707 W. Acequia Ave., Visalia, CA 93291

If you are unable to attend a meeting, written comments may be submitted to the City of Visalia Housing Division via email at housing@visalia.city.

In compliance with the Americans with Disabilities Act, individuals requiring special assistance to participate in these meetings are encouraged to call (559) 713-4512 at least 48 hours in advance. For hearing-impaired individuals, please call (559) 713-4900 (TTY) to request services.

We value your input and look forward to your participation in shaping the future of our community!

When: Monday, April 21, 2025

Time: 7:00 PM - 9:00 PM

Where: City Hall West - City Council Chambers, 707 W. Acequia Ave., Visalia, CA, 93291

Event Type: Community Development, CD Calendar

Contact: Margie Perez - (559) 713-4460

Instagram 3.21.2025



Facebook 3.21.2025



LinkedIn 3.24.2025



City of Visalia
4,721 followers
21h • 🌐

We need your input, Visalia! 🗣️

We invite residents to share their feedback on the draft plans for how federal dollars can benefit low and moderate income Visalians by providing decent housing, a suitable living environment and expand economic opportunities.

The 30-day public comment period runs from March 21 to April 21. View the draft plans at www.visalia.city and attend one of the upcoming meetings to provide your feedback:

- 📍 Wednesday, April 2 | 5:30 p.m. | City Admin Office, 220 N. Santa Fe St.
- 📍 Monday, April 7 | 7 p.m. | City Hall West, 707 W. Acequia Ave.
- 📍 Monday, April 21 | 7 p.m. | City Hall West, 707 W. Acequia Ave.

Can't attend? Submit your comments via email at housing@visalia.city. Your voice matters in shaping our community's future!

These federal funds come through Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds to address community needs.

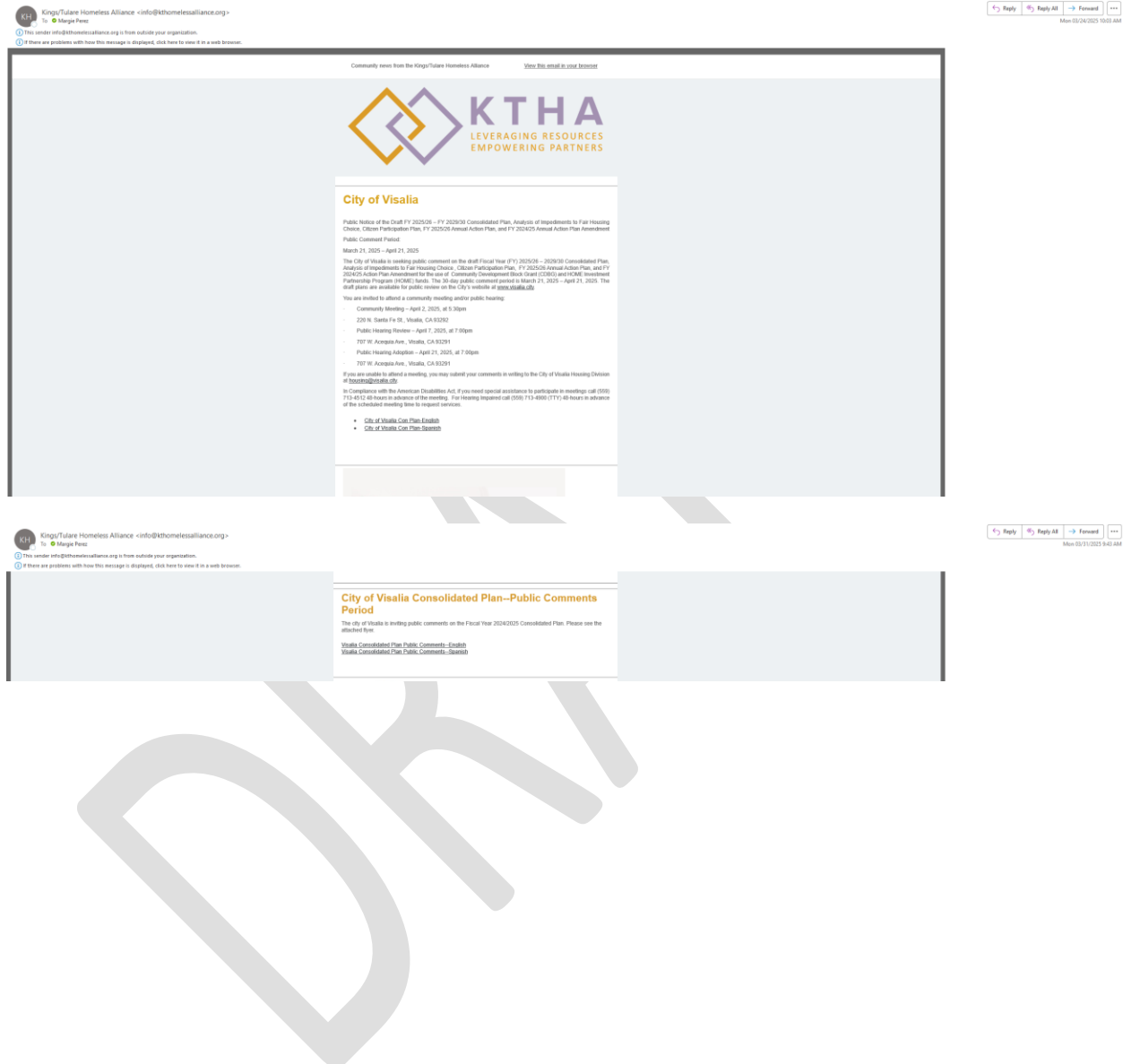
#CDBG #HOME #BlockGrant #HousingServices #Visalia



 Marianela Borbon and 3 others

 Like  Comment  Repost

KTHA Listserv Post



Staff Report – April 21, 2025



Visalia City Council

Staff Report

Visalia City Council
707 W. Acequia
Visalia, CA 93291

File #: 25-0039

Agenda Date: 4/21/2025

Agenda #: 1.

Agenda Item Wording:

Adopt FY 2025/26 -2029/30 Consolidated Plan and FY 2025/26 Action Plan - Public Hearing to adopt 1) Fiscal Year (FY) 2025/26 - FY 2029/30 Consolidated Plan (ConPlan), Analysis of Impediments to Fair Housing Choice (AI), Citizens Participation Plan (CPP), and FY 2025/26 Annual Action Plan for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) Funds; and 2) FY 2024/25 CDBG Action Plan Amendment.

Deadline for Action: 4/21/2025

Submitting Department: Finance and Technology Services

Contact Name and Phone Number:

Margie Perez, Housing Specialist, margie.perez@visalia.city, (559) 713-4460;
Melody Murch, Assistant Finance Director, melody.murch@visalia.city, (559) 713-4379;
Renee Nagel, Finance Director, renee.nagel@visalia.city, (559) 713-4375

Department Recommendation:

Staff recommends that Council:

- 1) Conduct a second public hearing, allowing a final opportunity for citizen input; and
- 2) Approve and adopt the FY 2025/26 - FY 2029/30 Consolidated Plan for the use of CDBG and HOME funds inclusive of the AI, CPP; and
- 3) Adopt and appropriate the FY 2025/26 Action Plan proposed CDBG and HOME activities; and
- 4) Authorize City Manager or their designee to enter into all contracts as listed in FY 2025/26 Annual Action Plan; and
- 5) Approve and appropriate FY 2024/25 CDBG Action Plan Amendment; and
- 6) Authorize City Manager or their designee to submit the FY 2025/26 - FY 2029/30 ConPlan, FY 2025/26 Annual Action Plan, and FY 2024/25 Action Plan Amendment to HUD.

Background Discussion:

As required by the U.S. Department of Housing and Urban Development (HUD), the City must develop a Consolidated Plan (ConPlan) every 5-years to guide the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funding. The 5-year ConPlan is the framework for CDBG and HOME resources to support projects benefiting low-and moderate-income households by providing affordable housing, a suitable living environment, economic opportunities, public services, and providing for infrastructure improvements.

The Con Plan process which began in February of 2024 is drawing to a close, and staff is seeking final public comment on the priorities and activity allocations proposed for the FY 2025/26 - FY 2029/30 ConPlan, first year FY 2025/26 Annual Action Plan, and FY 2024/25 Action Plan Amendment. Tonight's public hearing will complete the citizen participation process which has been conducted to obtain community input for the development of the proposed FY 2025/26 - FY 2029/30

File #: 25-0039

Agenda Date: 4/21/2025

Agenda #: 1.

ConPlan, FY 2025/26 Annual Action Plan, and FY 2024/25 Action Plan Amendment. This is the second public hearing to be held during the 30-day public comment period with the first having been held on April 7, 2025. Council is asked to consider the comments, recommendations, and requests for funding as provided in further detail below and provide final approval.

The City is an entitlement jurisdiction and receives HUD annual allocations through:

- **Community Development Block Grant (CDBG)** - to develop viable communities by providing decent housing, a suitable living environment, and expand economic opportunities, principally for low- and moderate-income persons. The first year FY 2025/26 annual allocation is estimated to be \$1,200,000 with an estimated \$50,000 in program income, and \$450,000 in prior year resources.
- **HOME Investment Partnership Program (HOME)** - funds affordable housing activities including homeownership, rehabilitation of housing, development of affordable housing, and tenant-based rental assistance to low-income households. The first year FY 2025/26 annual allocation is estimated to be \$500,000 with an estimated \$100,000 in program income, and \$40,000 in prior year resources.

Consolidated Plan: The Consolidated Plan (ConPlan) establishes a comprehensive strategy that identifies community priority needs, and details how they will be addressed. The ConPlan strategy also includes the City's Citizen Participation Plan (CPP), which governs how the City will conduct outreach and encourage citizen participation in development of the ConPlan, Action Plan, Amendments, and Consolidated Annual Performance and Evaluation Report (CAPER) for the next 5-year term. Also included in the ConPlan is the Analysis of Impediments to Fair Housing Choice (AI), which assists in identifying any barriers to affordable housing, as well as examines policies and fair housing practices.

Community Needs Assessment: The City has completed a comprehensive Community Needs Assessment through engaging citizens and stakeholders to assess community development and housing needs to identify the highest priority needs related to the use of both CDBG and HOME funding over the next 5-years. Through public notice of community meetings and surveys, opportunities were provided for the community to give feedback on spending priorities for the next 5-years. This feedback serves as the framework for a community-wide dialogue to identify housing and community development priorities for FY 2025/26 - FY 2029/30. Full citizen participation is shown in Attachment "F" - Citizen Participation Plan. In addition to receiving community priorities, staff received City Council priorities and direction on September 3, 2024, and December 3, 2024, for the 5-year (FY 2025/26 - FY 2029/30) ConPlan.

The overall top 5 gaps identified by the Community Needs Assessment include:

- 1) Affordable Housing
- 2) Homeless/Homeless Prevention
- 3) Emergency Drop-In Shelter
- 4) Home Repair Assistance
- 5) Job Training

File #: 25-0039

Agenda Date: 4/21/2025

Agenda #: 1.

FY 2025/26 - FY 2029/30 Consolidated Plan (See Attachment "A"):

Community Development Block Grant (CDBG)

CDBG Allowable Activities: The purpose of the CDBG program is to enhance and maintain viable communities through the provision of decent affordable housing, a suitable living environment, and economic opportunities for low-and moderate-income persons. HUD allows up to 20% of CDBG funds to be used towards administration and up to 15% to Public Service activities. The remaining 65% is available for other community development projects such as public facilities improvements, economic development, and housing.

CDBG eligible activities include but are not limited to (**indicates activities limited to the 15% public services cap*):

1. Public services* (limited to 15%)
 - a. Homeless, homeless prevention, domestic violence, job training, senior, disabled, youth, mental health, substance abuse, and fair housing.
2. Acquisition & Disposition
 - a. Acquisition & disposition of real property, cleanup of contaminated sites.
3. Public Facilities & Improvements
 - a. Homeless facilities, senior centers, youth centers, and infrastructure including water, sewer, street, sidewalk, parks, and ADA improvements.
4. Economic Development
 - a. Acquisition, construction, rehabilitation, small business assistance, job creation/retention, technical assistance, and job training*.
5. Housing
 - a. Homeowner assistance, housing counseling*, rehabilitation of single/multi-family, emergency repairs, code enforcement, and historical preservation.

CDBG Recommended Activities: HUD allows up to 20% of CDBG to be spent on administration. HUD also allows up to 15% of CDBG funds to be spent on public service activities. Staff recommend the maximum amounts to be programmed for administration and public services, with public service activities to be determined on an annual basis by the Annual Action Plan process, based upon an annual Notice of Funding Availability (NOFA). HUD encourages the use of these funds to include fair housing and partnering with the Continuum of Care, both of which are funded as part of the 15% public service funding activities.

Based upon the community needs assessment and Council's priorities, staff recommends CDBG funding for the development of a year-round overnight emergency shelter for people experiencing homelessness. A year-round overnight emergency shelter is a vital part of the process of bringing individuals out of homelessness and will support the Police Department in providing immediate shelter, including for those residing in parks, commercial, and residential areas.

Staff also recommends beginning a Senior Single-Family Home Repair Program for senior/disabled low-to-moderate-income owner occupants of single-family homes to assist with essential home repairs such as roof repairs/replacement, plumbing repairs, ADA improvements, and efficiency

File #: 25-0039

Agenda Date: 4/21/2025

Agenda #: 1.

improvements etc. to assist seniors/disabled residents to remain in their homes.

Staff recommends continued funding for:

- Code Enforcement in low-income deteriorating areas,
- Senior Mobile Home Repair Program,
- Park improvements for low-income areas, and
- Public improvements to address the continued need for ADA accessible sidewalks.

A summary of the proposed CDBG funded activities for the next 5-year Consolidated Plan is shown below in Table 1: FY 2025/26 - FY 2029/30 Proposed CDBG Activities and included as Attachment "B".

Table 1: FY 2025/26 - FY 2029/30 Proposed CDBG Activities						
Resources:	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total
Annual CDBG Allocation	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$6,000,000
Program Income	50,000	50,000	50,000	50,000	50,000	250,000
Prior Year Resources	450,000	-	-	-	-	450,000
Total CDBG Resources	\$1,700,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$6,700,000
Expenditures:						
Administration (20%)	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$1,250,000
Public Services (15%)	180,000	180,000	180,000	180,000	180,000	900,000
Single-Family Home Repair Program	100,000	100,000	100,000	100,000	100,000	500,000
Senior Mobile Home Repair Program	100,000	100,000	100,000	100,000	100,000	500,000
Code Enforcement Low-Mod Areas	170,000	170,000	170,000	170,000	170,000	850,000
Emergency Shelter Development	900,000	450,000	-	-	-	1,350,000
Sidewalk ADA Improvements	-	-	450,000	300,000	450,000	1,200,000
Park Youth Improvements	-	-	-	150,000	-	150,000
Total CDBG Expenditures	\$1,700,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$6,700,000

HOME Investment Partnership Program (HOME)

HOME Allowable Activities: The purpose of HOME funding is to create and/or retain affordable housing. HUD defines affordable housing as housing where a household pays no more than 30% of their gross income for housing costs, including utilities. Most HOME affordability housing developments are for households with incomes at 60% of the area median income (AMI) or less. For example, a qualifying family of four at 60% AMI in FY 2024/25 has an income of \$52,740 or lower and should not be spending more than \$15,822 per year on housing.

HOME funding requires that at least 15% of the annual HOME grant be provided to a certified Community Housing Development Organization (CHDO) for the development of affordable housing (rental and/or ownership).

HOME funds can be used for housing within four basic programs:

1. Development of affordable housing

File #: 25-0039

Agenda Date: 4/21/2025

Agenda #: 1.

2. Homebuyer assistance
3. Rehabilitation for owner-occupants
4. Tenant-Based Rental Assistance

HOME Recommended Activities: HOME funding requires that at least 15% of the annual grant be provided to a certified Community Housing Development Organization (CHDO) for the development of affordable housing. Self-Help Enterprises (SHE) is currently the only local organization which meets the HOME CHDO certification requirements. SHE submitted a request for a conditional commitment for the use of their reserved 2025 HOME CHDO set aside, for use toward Crescent Meadows, a senior affordable housing project. Staff will perform preliminary underwriting for the project and will present a formal request for a "conditional commitment" of funds to Council at a future council meeting. Also, future 2026-2029 funding may be directed to SHE or another qualified CHDO developer for the development of affordable housing (single and multi-family). In addition, there is a shortage of rental subsidies in our region to support permanent supportive housing (PSH) units for people experiencing homelessness. HOME Tenant-Based Rental Assistance (TBRA) can assist in providing much needed rental subsidies for PSH units within the City of Visalia.

Based on the community needs assessment and Council priorities, staff recommends utilizing HOME funds for:

- Development of a senior affordable housing,
- Affordable housing for low-income families, and
- TBRA to support PSH units for people experiencing homelessness.

A summary of the proposed HOME funded activities for the next 5-year Consolidated Plan is shown below in Table 2: FY 2025/26 - FY 2029/30 Proposed HOME Activities and included as Attachment "B".

Table 2: FY 2025/26 - FY 2029/30 Proposed HOME Activities						
Resources:	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total
Annual HOME Allocation	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$2,500,000
Program Income	100,000	100,000	100,000	100,000	100,000	500,000
Prior Year Resources	40,000					40,000
Total HOME Resources	\$ 640,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$3,040,000
Expenditures:						
HOME Administration (10%)	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Rancho Colegio Project	290,000	-	-	-	-	290,000
Senior Housing Project	300,000	450,000	450,000	-	-	1,200,000
Affordable Rental Housing Project	-	-	-	450,000	450,000	900,000
Tenant-Based Rental Assistance	-	100,000	100,000	100,000	100,000	400,000
Total HOME Expenditures	\$ 640,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$3,040,000

First Year FY 2025/26 Annual Action Plan (See Attachment "A"):

The FY 2025/26 Annual Action Plan is the first year of the next 5-year ConPlan, and the plan objectives are based upon the City's 5-year Strategic Plan. The proposed programs for the FY 2025/26 Annual Action Plan were formulated based upon applications received in response to a

File #: 25-0039

Agenda Date: 4/21/2025

Agenda #: 1.

Notice of Funding Availability (NOFA) released by the City to seek applications for the available funding. The FY 2025/26 Annual Action Plan consists of an estimated \$1.7 million in CDBG projected resources and \$0.64 million in HOME projected resources. The FY 2025/26 proposed CDBG and HOME resources, activities, and funding allocations are explained in further detail below.

FY 2025/26 Community Development Block Grant (CDBG) Annual Action Plan:

Estimated 2025 CDBG Resources and Expenses: The FY 2025/26 CDBG resources consists of \$1.2 million in estimated annual grant allocation, \$0.05 million in estimated program income, and \$0.45 million in estimated prior year resources for a total of \$1.7 million in 2025 estimated CDBG resources as identified in Table 3: FY 2025/26 CDBG Estimated Resources. *CDBG program income is generated from repayments of CDBG funded first-time homebuyer and owner-occupied rehabilitation loans.*

Table 3: FY 2025/26 CDBG Estimated Resources	
Resources	Amount
2025 Annual Allocation	\$ 1,200,000
2025 Program Income	50,000
Prior Year Resources	450,000
Total	\$ 1,700,000

CDBG Administration and Public Service Activities:

The proposed PY 2025 Annual Action Plan administration and public service activities are listed below.

- CDBG Admin & Planning: At \$250,000
 - The 2025 CDBG administration and planning budget is \$250,000, which is 20% of the 2025 grant allocation and program income. The administration budget will pay for staff and operations to oversee the CDBG program.
- CDBG Public Services: At \$180,000
 - CDBG federal regulations restrict public services to 15%. Therefore, \$180,000 is the total available from the 2025 grant allocation and prior year program income. The FY 2025 Proposed CDBG Public Services are listed below in Table 4: FY 2025/26 CDBG Public Services.

Table 4: FY 2025/26 CDBG Public Services	
Activity	Amount
Kings Tulare Homeless Alliance - CoC/Point-In-Time Count/LINC	\$ 20,000
Family Services - Permanent Supportive Housing (PSH) Match	50,000
Kings View PATH - Housing Flex Funds	45,000
Kings View - Eden House Transitional Bridge Housing	45,000
CSET - Fair Housing Services	20,000
Total	\$ 180,000

File #: 25-0039

Agenda Date: 4/21/2025

Agenda #: 1.

- Kings/Tulare Homeless Alliance (KTHA): At \$20,000
 - KTHA is the designated Continuum of Care (CoC) for our region. The CoC is recommended by HUD as a comprehensive approach to promote communitywide cooperation to end homelessness. As the designated CoC, KTHA oversees the Point in Time (PIT) Count. KTHA oversees the administration of HUD funded Permanent Supportive Housing (PSH), Coordinated Entry System (CES), Homeless Management Information System (HMIS) which begins the process of housing placement. KTHA also operates the Visalia weekly Local Initiatives Navigation Center (LINC) at the Visalia Rescue Mission to promote services including housing placement assistance, mainstream benefit enrollment, social security advocacy, substance abuse program enrollments, clothing, and food assistance.
- Family Services of Tulare County (FSTC): At \$50,000
 - FSTC administers a HUD CoC Permanent Supportive Housing (PSH) rental voucher program that requires a 25% match to secure funding. These CDBG funds will be used as a required match to secure rental vouchers for Visalia chronically homeless individuals. FSTC also provides case management and support services to chronically homeless persons already housed who are currently receiving a rental voucher. If match is not secured, these currently housed chronically homeless individuals could return to living on the streets in Visalia.
- Kings View - Housing Flex Funds: At \$45,000
 - Kings View will provide housing flex funds as direct client assistance which includes security deposits, rental application fees, utility deposits, motel vouchers, legal fees, and emergency rental assistance to prevent evictions. Direct outreach services also include case management, transportation assistance, legal document assistance, and completion of the VI-SPDAT (Vulnerability Index-Service Prioritization Decision Assistance Tool) assessment to begin housing placement. In addition, 75% of Kings View CDBG funds go directly to client assistance. Kings View does an excellent job in leveraging other funding to cover salaries and administrative costs.
- Kings View - Eden House: At \$45,000
 - Kings View is the new operating provider for Eden House, a transitional - bridge housing project for people experiencing homelessness awaiting a permanent housing unit. Kings View is requesting client meal assistance for 15 Visalia-designated beds. Eden House as a transitional bridge housing project is unable to charge rents to collect ongoing revenue, such as permanent housing projects. As a result, Eden House is dependent on grant funding for ongoing operating costs. If insufficient grant funding is secured each year, the project is at risk of closing. Eden House also serves as an additional level of support in transitioning from homelessness to independent permanent housing. Eden House provides 24/7 on-site staffing and provides three meals a day. Eden House will also serve as a next level of housing for those exiting the Navigation Center that require additional services prior to entering permanent housing.

CDBG Affordable Housing Projects:

The FY 2025 CDBG Proposed Affordable Housing Projects are listed below and included in Table 5: FY 2025/26 CDBG Affordable Housing Projects.

File #: 25-0039

Agenda Date: 4/21/2025

Agenda #: 1.

Table 5: FY 2025/26 CDBG Affordable Housing Projects	
Activity	Amount
Self-Help Enterprises - Single Family Home Repair Program	\$ 100,000
Self-Help Enterprises - Senior Mobile Home Repair Program	100,000
Code Enforcement in Low-Mod Income Target Areas	170,000
Total	\$ 370,000

- Self-Help Enterprises (SHE) - Single-Family Home Repair Program: At \$100,000
 - SHE will administer a Single-Family Home Repair Program (SFHRP) to provide at least 3 low-income senior and/or disabled owner-occupied homeowners with necessary repairs including roof repair/replacement, accessibility improvements, and energy efficient improvements.
 - The SFHRP will provide up to \$25,000 in assistance per household to allow for additional home repairs including roof repairs. The most sought-after repairs are roof repairs ranging from \$20,000 to \$25,000 per home.
- Self-Help Enterprises (SHE) - Senior Mobile Home Repair Program: At \$100,000
 - SHE will administer a Senior Mobile Home Repair Program (SMHRP) to provide at least 3 low-income senior and/or disabled owner-occupied mobile homeowners with necessary repairs including roof repair/ replacement, accessibility improvements, and floor repair/replacement.
 - The SMHRP will provide up to \$25,000 in assistance per mobile home, to allow for additional repairs including roof repairs. The most sought-after repairs are roof repairs ranging from \$20,000 to \$25,000 per mobile home.
- Code-Enforcement: At \$170,000
 - CDBG code enforcement will provide inspections in CDBG eligible low-moderate income deteriorating and/or deteriorated target areas to address substandard housing. This funding pays the full cost of one staff position which is responsible for code enforcement in CDBG Target Areas. Code Enforcement activities were identified as an objective during the development of the 5-year Consolidated Plan. HUD requires consistent CDBG drawdowns to prevent becoming an at-risk grantee. Code Enforcement allows for consistent monthly CDBG drawdowns to remain in compliance with CDBG regulations. Code enforcement also generates CDBG program income that is returned to the program.

CDBG Facility Improvement Projects:

The FY 2025 CDBG proposed facility improvement projects are listed below and included in Table 6: FY 2025/26 CDBG Facility Improvements.

File #: 25-0039

Agenda Date: 4/21/2025

Agenda #: 1.

Table 6: FY 2025/26 CDBG Facility Improvements	
Emergency Shelter Development*	\$ 900,000
Total	\$ 900,000

- **Emergency Shelter Development: At \$900,000**
 - Development of a drop-in overnight emergency shelter. During the development of the Consolidated Plan Community Needs Assessment, the need for an overnight drop-in emergency shelter was identified as a high priority need. Council also requested that the development of a drop-in emergency shelter be included in the next 5-year ConPlan during the September 3, 2024, City Council meeting. The location of the emergency shelter is unknown at this time. If approved by Council, an RFP process will be conducted to determine a developer, administrator, and project site. **Any increase or decrease of 2025 CDBG annual allocation, program income, and/or prior year resources will be an adjustment to the Emergency Shelter Development Project.*

FY 2025/26 HOME Investment Partnership Program (HOME) Annual Action Plan:

Estimated FY 2025/26 HOME Resources and Expenses: The PY 2025 HOME projected resources include \$500,000 in HOME estimated annual grant allocation, \$100,000* in estimated program income, and \$40,000 in prior year resources for a total of \$640,000 as identified in Table 7: FY 2025/26 HOME Estimated Resources. **HOME program income is normally generated from repayment of HOME funded first-time homebuyer or owner-occupied rehabilitation loans.*

Table 7: FY 2025/26 HOME Estimated Resources	
Resources	Amount
2025 Annual Allocation	\$ 500,000
2025 Program Income	100,000
Prior Year Resources	40,000
Total	\$ 640,000

The 2025 Proposed HOME funding is listed below and included in Table 8: FY 2025/26 HOME Funding Summary.

Table 8: FY 2025/26 HOME Funding Summary	
HOME Administration	\$ 50,000
HOME CHDO Multi-Family Rancho Colegio (CP0624)	290,000
HOME Senior Affordable Housing Project**	300,000
Total	\$ 640,000

- **HOME Administration: At \$50,000**
 - FY 2025/26 HOME Admin and Planning. This amount is within the 10% allowed for administration of the HOME program by HUD.

File #: 25-0039

Agenda Date: 4/21/2025

Agenda #: 1.

- HOME CHDO Multi-Family Project Rancho Colegio: At \$290,000
 - Towards construction of Rancho Colegio the current HOME CHDO Multi-Family development project, an 80-unit affordable rental housing complex for low-income working households. This final piece of funding will complete the City's HOME commitment of \$1.29 million to the Rancho Colegio Project, which was approved by Council on 8/7/2023. As a HOME Participating Jurisdiction, the City is required to provide at least 15% of the annual HOME funds awarded to a Community Housing Development Organization (CHDO) to develop affordable housing. Self-Help Enterprises (SHE) is currently the only certified CHDO for the City of Visalia. The 15% CHDO set-aside has been combined with additional available HOME funds from FY 2023/24 and FY 2024/25 to provide for a CHDO multi-family project as specified in the current 5-year ConPlan.
- HOME Senior Affordable Housing Project: At \$300,000
 - To a Senior Affordable Housing project within the City of Visalia for low-income seniors aged 62 years and over in conjunction with the next 5-year ConPlan. SHE submitted a request for a conditional commitment for the use of the reserved 2025 HOME CHDO set aside, for use toward Crescent Meadows, a senior affordable housing project. Staff will perform preliminary underwriting for the project and will present a formal request for a "conditional commitment" of funds to Council at a future council meeting. **Any increase or decrease of FY 2025 HOME annual allocation, program income, and/or prior year resources will be an adjustment to the HOME Senior Affordable Housing project amount.*

FY 2024/25 Action Plan Amendment (see Attachment "C"):

The FY 2024/26 CDBG Action Plan Amendment includes reappropriating \$450,000 of unspent CDBG ADA tree well funds (CP0624). The project was delayed to allow an application for additional grant funds to complete the downtown ADA improvements. Funding for the ADA tree well project will now be provided in the next 5-year ConPlan in years three and four. As a result, the FY 2024/25 unspent \$450,000 from the ADA tree well funds (CP0618) will be reprogrammed into the next FY 2025/26 Annual Action Plan, as shown below in Table 9: FY 2024/25 CDBG Action Plan Amendment. These funds are now reflected in the FY 2025/26 CDBG resources shown above in Table 3: FY 2025/26 CDBG Estimated Resources.

Table 9: FY 2024/25 CDBG Action Plan Amendment			
Activity	Approved	Adjustments	Proposed
ADA Compliance Project - Tree Wells (CP0618)	\$ 450,000	\$ (450,000)	\$ -
Total	\$ 450,000	\$ (450,000)	\$ -

Additional Information on Housing Conditions and Fair Housing related to the development of the FY 2025/26 - FY 2029/30 Consolidated Plan:

Housing Windshield Survey (Attachment "D"):

File #: 25-0039

Agenda Date: 4/21/2025

Agenda #: 1.

Included with the consulting services from Baker Tilly was a Housing Windshield Survey which gives insight to existing conditions of single-family and multi-family dwellings within the City. City staff identified areas of Visalia to be included in the windshield survey as part of the ConPlan analysis. Baker Tilly and City staff conducted these surveys on Fall of 2024. Baker Tilly and City staff identified neighborhoods and randomly selected homes to profile to ensure impartiality and provide a better reflection of the neighborhood being surveyed. A copy of the Housing Windshield Survey can be found as Attachment "D".

Analysis of Impediments to Fair Housing Choice (Attachment "E"):

As noted above, the ConPlan includes the Analysis of Impediments to Fair Housing Choice (AI), which assesses the extent of housing needs among specific income groups, evaluates housing choices, and analyzes conditions in the private and public sector that could impede a person's access to such housing. The AI highlights meaningful actions that the City will implement to address patterns of segregation, promote fair housing choice, reduce disparities in opportunities, and foster inclusive communities free from discrimination. A copy of the Analysis of Impediments to Fair Housing Choice can be found in Attachment "E". Through the completion of the AI, the goals below were developed to address fair housing choice barriers within the City of Visalia.

- 1) Goal #1 - Development of Affordable Housing
 - a. Homeless Permanent Supportive Housing
 - b. Senior Housing
 - c. Farmworker Housing
 - d. Veteran Housing
- 2) Goal #2 - Development of an Emergency Shelter
- 3) Goal #3 - Tenant Based Rental Assistance
- 4) Goal #4 - Fair Housing Services

Citizen Participation Plan (Attachment "F"):

As a recipient of HUD funding, the City is also required to prepare a Citizen Participation Plan (CPP) every five years, in conjunction with the 5-Year Consolidated Plan. The primary goal of the CPP is to encourage citizen's participation, especially low- and moderate-income citizens of the community where CDBG and HOME funded activities will take place. It is an opportunity to provide input on the planning, and implementation of the programs activities through the ConPlan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER). The CPP includes guidelines for how citizen participation will be conducted. A copy of the FY 2025/26 - FY 2029/30 Citizen Participation Plan can be found in Attachment "F".

Public Hearing for Adoption: The 30-day public comment period for the review of the Draft FY 2025/26 - FY 2029/30 Consolidated Plan, first year FY 2025/26 Annual Action Plan, Analysis of Impediments to Fair Housing Choice, Citizen Participation Plan, and FY 2024/25 Annual Action Plan Amendment began on March 21st through April 21st, 2025. During the 30-day public comment period

File #: 25-0039

Agenda Date: 4/21/2025

Agenda #: 1.

the draft plans were available for public review on the City's website at www.visalia.city <<http://www.visalia.city>>. Public notices were published on City's social media outlets, and in the Visalia Times Delta on March 18th, March 21st, and April 1st, 2025. Public notices were also included in Kings/Tulare Homeless Alliance email listserv to over 450 stakeholders. A public hearing was conducted on April 7, 2025, to allow public comment and input. The proposed plans were also presented at the Citizens Advisory Committee (CAC) on April 2, 2025, to receive additional public input. Tonight's public hearing is the final step in the public comment period. The adopted FY 2025/26 - FY 2029/30 Consolidated Plan is due to HUD by May 15, 2025.

Fiscal Impact:

Approval of this item will appropriate \$1,200,000 of FY 2025/26 annual CDBG grant funds, \$500,000 of FY 2025/26 annual HOME grant funds which are to be received on a reimbursement basis. This will require submission of the 2025 Annual Action Plan and to HUD in the Integrated Disbursement and Information System (IDIS) to properly track and report on separate activities.

Prior Council Action:

- **April 20, 2020:** Adoption of the current 5-year FY 2020/21 - FY 2024/25 Consolidated Plan (ConPlan).
- **September 3, 2024:** Public Hearing to allow City Council and citizens to provide input on identifying high priority needs for development of the next 5-year FY 2025/26 - FY 2029/30 ConPlan.
- **December 3, 2024:** Work session to receive an update and have Council provide direction on the development of the next 5-year FY 2025/26 - FY 2029/30 ConPlan. Review of draft Analysis of Impediments to Fair Housing Choice (AI).
- **April 7, 2025:** Review and comment on Draft FY 2025/26 ConPlan, FY 2025/26 Annual Action Plan, AI, CCP, and FY 2024/25 Action Plan Amendment.

Other: None.

Alternatives: None.

Recommended Motion (and Alternative Motions if expected):

I move to:

- 1) Approve and adopt the FY 2025/26 - FY 2029/30 Consolidated Plan for the use of CDBG and HOME funds inclusive of the AI, CPP; and
- 2) Adopt and appropriate the FY 2025/26 Action Plan proposed CDBG and HOME activities; and
- 3) Authorize City Manager or their designee to enter into all contracts as listed in FY 2025/26 Annual Action Plan; and
- 4) Approve and appropriate FY 2024/25 CDBG Action Plan Amendment; and
- 5) Authorize City Manager or their designee to submit the FY 2025/26 - FY 2029/30 ConPlan, FY 2025/26 Annual Action Plan, and FY 2024/25 Action Plan Amendment to HUD.

Environmental Assessment Status: N/A

CEQA Review: N/A

Attachments:

File #: 25-0039

Agenda Date: 4/21/2025

Agenda #: 1.

- Attachment A: 2025/26 - 2029/30 ConPlan & 2025/26 Action Plan
- Attachment B: 2025/26 - 2029/30 ConPlan & 2025/26 Action Plan Tables
- Attachment C: 2024/25 Annual Action Plan Amendment
- Attachment D: Windshield Survey Report
- Attachment E: Analysis of Impediments to Fair Housing Choice
- Attachment F: Citizen Participation Plan
- Attachment G: Draft Subrecipient Agreement
- Attachment H: 2025/26 - 2029/30 ConPlan PowerPoint

30-day Citizen Participation

Public Comment Period: March 21, 2025 – April 21, 2025

The City of Visalia held a 30-day public comment period seeking community input on the draft Program Year (PY) 2025 through 2029 Consolidated Plan (ConPlan), including the Analysis of Impediments to Fair Housing Choice (AI), Citizen Participation Plan (CPP), and PY 2025 Annual Action Plan from March 21, 2025, through April 21, 2025. The City took several steps to seek community input on the draft 2025-2029 Consolidated Plan. An English and Spanish public notice was published in the Visalia Times Delta on March 18, March 21, and April 1, 2025. The draft 2025 – 2029 Consolidated Plan, AI, CPP, and 2025 Annual Action Plan were available for public review on the city's website at www.visalia.city. Public notices of the draft plans were included in the City social media outlets, the City's News Page, and the City Hall Newsletter. Public notices were also posted at the following City locations City Hall at 707 West Acequia Avenue, Community Development Department at 315 East Acequia Avenue, Administrative Office at 220 North Santa Fe Street, the Visalia Transit at 425 East Oak Avenue, the Visalia Branch Library at 200 W. Oak Ave., and two community centers—Anthony Community Center at 345 N. Jacob St., and Visalia Senior Center at 310 N. Locust St. Public notices were also included in the Kings Tulare Homeless Alliance listserv to over 450 community stakeholders.

The following public meetings were conducted during the 30-day public comment period:

- **Citizens Advisory Committee (CAC) Community Meeting - April 2, 2025, at 5:30pm**
 - Comments received: Attendees were pleased that additional affordable housing and ADA improvements were included in the next 5-year ConPlan.
- **City Council Public Hearing - April 7, 2025, at 7:00pm**
 - Comments received: City Council noted they were pleased that the Council's and the Citizen's community needs were aligned. No public comments were received.
- **City Council Public Hearing – April 21, 2025, at 7:00pm**
 - Comments received: No public comments were received.

The following public comments were received during the 30-day public comment period:

- No additional public comments were received during the 30-day public comment period.

Appendix “B-2” – 2025 Annual Action Plan Amendment Citizen Participation

Draft PY 2025/26 Annual Action Plan Amendment Summary Detail

City of Visalia - Draft FY 2025/26 Annual Action Plan Amendment		
Resources:	CDBG	HOME
2025 Annual Grant Allocation	\$ 1,139,838.00	\$ 426,943.86
2025 Estimated Program Income	50,000.00	100,000.00
Prior Year Resources	498,122.00	40,000.00
Total FY 2025/26 CDBG and HOME Resources	\$ 1,687,960.00	\$ 566,943.86
Expenditures:		
Administration and Planning:		
Grant Administration	\$ 237,960.00	\$ 50,000.00
Total Administration	\$ 237,960.00	\$ 50,000.00
Public Services:		
Kings Tulare Homeless Alliance - Continuum of Care/Point-In-Time Count/LINC	\$ 20,000.00	\$ -
Family Services of Tulare County - Permanent Supportive Housing (PSH) Match	50,000.00	-
Kings View - Housing Flex Funds	45,000.00	-
Kings View - Eden House	45,000.00	-
CSET - Fair Housing Services	20,000.00	-
Total Public Services	\$ 180,000.00	\$ -
Affordable Housing:		
Single-Family Home Repair Program (SFHRP)	\$ 100,000.00	\$ -
Senior Mobile Home Repair Program (SMHRP)	100,000.00	-
Code Enforcement Services - In Low-Moderate Income Target Areas	170,000.00	-
HOME-CHDO Project - Rancho Colegio CP0624*	-	290,000.00
HOME-CHDO Project - Senior Housing Project		226,943.86
Total Affordable Housing	\$ 370,000.00	\$ 516,943.86
Public Facility Improvements:		
Emergency Shelter Development (CP0793)	\$ -	\$ -
ADA Compliance Project - ADA Tree Wells Project (CP0618)**	\$ 900,000.00	\$ -
Total Public Facility Improvements	\$ 900,000.00	\$ -
Total FY 2025/26 CDBG and HOME Expenditures	\$ 1,687,960.00	\$ 566,943.86

*Any increase or decrease of FY 2025/26 HOME annual allocation, program income, and/or prior year resources will be directed to HOME-CHDO Senior Housing Project. **Any increase or decrease of FY 2025/26 CDBG annual allocation and/or program income will be directed carried over into the 2026 Action Plan for ADA Tree Wells Compliance project CP0618.

Appendix “B-2” – Citizen Participation

English Public Notice



City of Visalia

Public Notice of the Draft FY 2026/27 Annual Action Plan, and FY 2025/26 Annual Action Plan Amendment

Public Comment Period: March 20, 2026 – April 20, 2026

The City of Visalia is seeking public comment on the draft Fiscal Year (FY) 2026/27 Annual Action Plan and FY 2025/26 Action Plan Amendment for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. The 30-day public comment period is March 20, 2026 – April 20, 2026. The draft plans are available for public review on the City's website at www.visalia.city.

You are invited to attend a community meeting and/or public hearing:

- **Community Meeting – April 1, 2026, at 5:30pm**
 - 220 N. Santa Fe St., Visalia, CA 93292
- **Public Hearing Review – April 6, 2026, at 7:00pm**
 - 707 W. Acequia Ave., Visalia, CA 93291
- **Public Hearing Adoption – April 20, 2026, at 7:00pm**
 - 707 W. Acequia Ave., Visalia, CA 93291

If you are unable to attend a meeting, you may submit your comments in writing to the City of Visalia Housing Division at housing@visalia.city.

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

Published: 3/17/26, 3/20/26, and 4/1/26

English Public Notice Proof of Publication

Visalia Times Delta

Public Notices

Originally published at visaliatimesdelta.com on 03/17/2026

City of Visalia Public Notice of the
FY 2026/27 Annual Action Plan and FY 2025/26 Action Plan Amendment
Public Comment Period: March 20, 2026 – April 20, 2026

NOTICE IS HEREBY GIVEN that the City of Visalia is seeking input on the draft Fiscal Year (FY) 2026/27 Annual Action Plan and FY 2025/26 Action Plan Amendment for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. The 30-day public comment period is March 20, 2026 – April 20, 2026. The draft plans are available for public review on the City's website at www.visalia.city.

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

- Community Meeting – April 1, 2026, at 5:30pm at 220 N. Santa Fe St., Visalia
- Public Hearing – April 6, 2026, at 7:00pm at 707 W. Acequia Ave., Visalia
- Public Hearing – April 20, 2026, at 7:00pm at 707 W. Acequia Ave., Visalia

If you are unable to attend a meeting, you may submit your comments in writing to the City of Visalia Housing Division at housing@visalia.city.

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

Published: 3/17/26, 3/20/26 and 4/1/26

Pub: March 17, 20, April 1, 2026

#12168121

Appendix “B-2” – Citizen Participation

Spanish Public Notice





la Ciudad de Visalia

**Aviso Publico de la sobre el Borrador del Plan Plan De Accion
Anual 2026/27 y Enmienda al Plan de Acción 2025/26**

**Periodo de Comentarios Publicos:
20 de Marzo, 2026 – 20 de Abril, 2026**

la ciudad de Visalia está solicitando comentarios sobre el Borrador el Plan de Acción Anual 2026/27 y Enmienda al Plan de Acción Anual 2025/26 para el uso de los fondos de la Subvención en Bloque para el Desarrollo Comunitario (CDBG por sus siglas en Ingles) y del Programa de Asociación de Inversión HOME (HOME por sus siglas en Ingles). El período de comentarios públicos de 30 días es del 20 de marzo de 2025 al 20 de abril de 2026. Los borradores de los planes están disponibles para revisión pública en el sitio web de la Ciudad en www.visalia.city.

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

- **Reunión comunitaria: 1 de abril de 2026, a las 5:30pm**
 - 220 N. Santa Fe St., Visalia, CA 93292
- **Audiencia pública: 6 de abril de 2026, a las 7:00pm**
 - 707 W. Acequia Ave., Visalia, CA 93291
- **Audiencia pública: 20 de abril de 2026, a las 7:00pm**
 - 707 W. Acequia Ave., Visalia, CA 93291

Si no puede asistir a la reunión, puede enviar sus comentarios por escrito a la División de Vivienda de la Ciudad de Visalia a housing@visalia.city.

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

Publicación: 17/03/26, 20/03/26, y 1/04/26

Spanish Public Notice Proof of Publication

Visalia Times Delta

Public Notices

Originally published at visaliatimesdelta.com on 03/17/2026

Aviso Público de la Ciudad de Visalia sobre el Plan de Acción Anual para el Año Fiscal 2026/27 y la Enmienda al Plan de Acción para el Año Fiscal 2025/26
Periodo de Comentarios Públicos: 20 de marzo de 2026 - 20 de abril de 2026

POR LA PRESENTE SE NOTIFICA que la Ciudad de Visalia solicita comentarios sobre el borrador del Plan de Acción Anual para el Año Fiscal (AF) 2026/27 y la Enmienda al Plan de Acción para el Año Fiscal 2025/26 para el uso de los fondos de la Subvención Global para el Desarrollo Comunitario (CDBG) y del Programa de Asociación de Inversión HOME (HOME). El período de comentarios públicos de 30 días es del 20 de marzo de 2026 al 20 de abril de 2026. Los borradores de los planes están disponibles para consulta pública en el sitio web de la Ciudad: www.visalia.city.

El personal le invita a asistir a una reunión comunitaria o audiencia pública:

- Reunión comunitaria: 1 de abril de 2026, a las 5:30 pm, en 220 N. Santa Fe St., Visalia
 - Audiencia pública: 6 de abril de 2026, a las 7:00 pm, en 707 W. Acequia Ave., Visalia
 - Audiencia pública: 20 de abril de 2026, a las 7:00 pm, en 707 W. Acequia Ave., Visalia
- Si no puede asistir a una reunión, puede enviar sus comentarios por escrito a la División de Vivienda de la Ciudad de Visalia a housing@visalia.city.

De conformidad con la Ley de Estadounidenses con Discapacidades (ADA), si necesita asistencia especial para participar en las reuniones, llame al (559) 713-4512 con 48 horas de anticipación. Las personas con discapacidad auditiva deben llamar al (559) 713-4900 (TTY) con 48 horas de anticipación para solicitar servicios.

Publicado: 17/3/26, 20/3/26 y 1/4/26

Pub: March 17, 20, April 1, 2026

#12168180

Appendix “B-2” – Citizen Participation

City Website Post



GOVERNMENT

DEPARTMENTS

COMMUNITY

HOW DO I...

Affordable Housing

Community Development Block Grant

Contract Opportunities

Fair Housing Protection

Public Notices

Publications and Reports

Recent Developments

Resources

Home » Departments » Finance & Technology Services » Housing and Community Development Block Grant (CDBG) Services » Public Notices

PUBLIC NOTICES

Public Notice of the Draft FY 2026-27 Annual Action Plan and FY 2025-26 Annual Action Plan Amendment

Public Comment Period:
March 20, 2026 - April 20, 2026

The City of Visalia is seeking public comment on the draft Fiscal Year (FY) 2026-27 Annual Action Plan and FY 2025-26 Action Plan Amendment for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. The 30-day public comment period is March 20, 2026 - April 20, 2026.

You are invited to attend a community meeting and/or public hearing:

- Community Meeting - April 1, 2026 at 5:30 p.m. - 220 N Santa Fe St., Visalia, CA 93292
- Public Hearing Review - April 6, 2026 at 7:00 p.m. - 707 W Acequia St., Visalia, CA 93291
- Public Hearing Adoption - April 20, 2026 at 7:00 p.m. - 707 W Acequia St., Visalia, CA 93291

If you are unable to attend a meeting, you may submit your comments in writing to the City of Visalia Housing Division at housing@visalia.gov

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

Published: 3-17-2026, 3-20-2026, and 4-16-2026

Public Notice of the Draft FY 2026-27 Annual Action Plan and FY 2025-26 Annual Action Plan Amendment

- [Visalia FY 26-27 AAP 30-day English Flyer \(PDF\)](#)
- [Visalia FY 26-27 AAP 30-day Spanish Flyer \(PDF\)](#)
- [Draft 2026 Annual Action Plan \(PDF\)](#)
- [Draft 2025 Annual Action Plan Amendment \(PDF\)](#)

Agendas and Minutes

Employment

Recreation Registration

Submit a Concern

Pay

Transportation



CONTACT US

707 West Acequia Avenue
Visalia, CA 93291

QUICK LINKS

[Calendar](#)
[FAQs](#)

SITE LINKS

[Home](#)
[Site Map](#)

Appendix “B” – Citizen Participation

KTHA Listserv Post

To be added.

DRAFT

Appendix “B” – Citizen Participation

Social Media Posts

Facebook

**City of Visalia**
Published by Joey Gallardo · 7m ·  · 

The City of Visalia is seeking public comment on the draft Fiscal Year (FY) 2026/27 Annual Action Plan and FY 2025/26 Action Plan Amendment for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. The 30-day public comment period is March 20, 2026 – April 20, 2026. The draft plans are available for public review on the City's website at www.visalia.city.

You are invited to attend a community meeting and/or public hearing:

- Community Meeting – April 1, 2026, at 5:30pm
- 220 N. Santa Fe St., Visalia, CA 93292
- Public Hearing Review – April 6, 2026, at 7:00pm
- 707 W. Acequia Ave., Visalia, CA 93291
- Public Hearing Adoption – April 20, 2026, at 7:00pm
- 707 W. Acequia Ave., Visalia, CA 93291

If you are unable to attend a meeting, you may submit your comments in writing to the City of Visalia Housing Division at housing@visalia.city.

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

**City of Visalia**
Public Notice of the Draft FY 2026/27 Annual Action Plan, and FY 2025/26 Annual Action Plan Amendment
Public Comment Period:
March 20, 2026 – April 20, 2026
The City of Visalia is seeking public comment on the draft Fiscal Year (FY) 2026/27 Annual Action Plan and FY 2025/26 Action Plan Amendment for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. The 30-day public comment period is March 20, 2026 – April 20, 2026. The draft plans are available for public review on the City's website at www.visalia.city.
You are invited to attend a community meeting and/or public hearing:

- Community Meeting – April 1, 2026, at 5:30pm
- 220 N. Santa Fe St., Visalia, CA 93292
- Public Hearing Review – April 6, 2026, at 7:00pm
- 707 W. Acequia Ave., Visalia, CA 93291
- Public Hearing Adoption – April 20, 2026, at 7:00pm
- 707 W. Acequia Ave., Visalia, CA 93291

If you are unable to attend a meeting, you may submit your comments in writing to the City of Visalia Housing Division at housing@visalia.city.
In Compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing Impaired call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request services.
Published: 3/20/26, 3/26/26, and 4/20/26

**la Ciudad de Visalia**
Aviso Público de la sobre el Borrador del Plan Plan De Acción Anual 2026/27 y Enmienda al Plan de Acción Anual 2025/26
Periodo de Comentarios Públicos:
20 de Marzo, 2026 – 20 de Abril, 2026
la ciudad de Visalia está solicitando comentarios sobre el Borrador el Plan de Acción Anual 2026/27 y Enmienda al Plan de Acción Anual 2025/26 para el uso de los fondos de la Subvención en Bloque para el Desarrollo Comunitario (CDBG por sus siglas en inglés) y del Programa de Asociación de Inversión HOME (HOME por sus siglas en inglés). El periodo de comentarios públicos de 30 días es del 20 de marzo de 2026 al 20 de abril de 2026. Los borradores de los planes están disponibles para revisión pública en el sitio web de la Ciudad en www.visalia.city.
El personal lo invita a asistir a una reunión y/o audiencia pública:

- Reunión comunitaria: 1 de abril de 2026, a las 5:30pm
- 220 N. Santa Fe St., Visalia, CA 93292
- Audiencia pública: 6 de abril de 2026, a las 7:00pm
- 707 W. Acequia Ave., Visalia, CA 93291
- Audiencia pública: 20 de abril de 2026, a las 7:00pm
- 707 W. Acequia Ave., Visalia, CA 93291

Si no puede asistir a la reunión, puede enviar sus comentarios por correo a la División de Vivienda de la Ciudad de Visalia a housing@visalia.city.
En cumplimiento de la Ley Estadounidense de Discapacidades, si necesita asistencia especial para participar en las reuniones, llame al (559) 713-4512 48 horas antes de la reunión. Para personas con problemas de audición, llame al (559) 713-4900 (TTY) 48 horas antes de la hora programada de la reunión para solicitar servicios.
Publicación: 3/20/26, 3/26/26, y 4/20/26

**Check out your Facebook event draft**
We pulled details from your post into a draft event you can use to get the word out.

See event draft

 Like

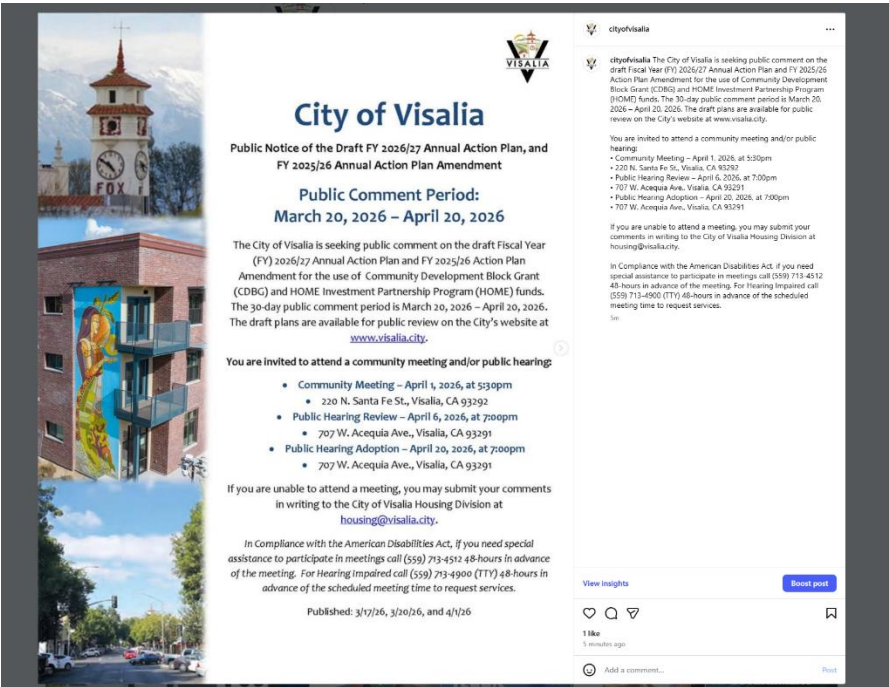
 Comment

 Share

 Comment as City of Visalia

Instagram



Twitter



Appendix “B-2” – Citizen Participation

Citizen Participation Process

The City of Visalia held a 30-day public comment period seeking community input on the draft Program Year (PY) 2025 Annual Action Plan Amendment, from **March 20, 2026, through April 20, 2026**. The City took several steps to seek community input on the draft PY 2026 Annual Action Plan. An English and Spanish public notice was published in the Visalia Times Delta on March 17, March 20, and April 1, 2026. The draft PY 2025 Annual Action Plan Amendment was available for public review on the city’s website at www.visalia.city. A public notice of the draft PY 2025 Annual Action Plan Amendment was included in the City social media outlets, the City’s News Page, and the City Hall Newsletter. Public notices were also posted at the following City locations City Hall at 707 West Acequia Avenue, Community Development Department at 315 East Acequia Avenue, Administrative Office at 220 North Santa Fe Street, and Visalia Transit at 425 East Oak Avenue. Public notices were included in the Kings Tulare Homeless Alliance listserv to over 400 stakeholders and the Visalia Chamber of Commerce listserv.

The following public meetings were conducted during the 30-day public comment period:

- City Council Public Hearing - April 6, 2026, at 7:00pm
- Citizens Advisory Committee - April 1, 2026, at 5:30pm
- City Council Public Hearing - April 20, 2026, at 7:00pm

Public Comments Received

The following comments were received during the community meetings and city council public hearings:

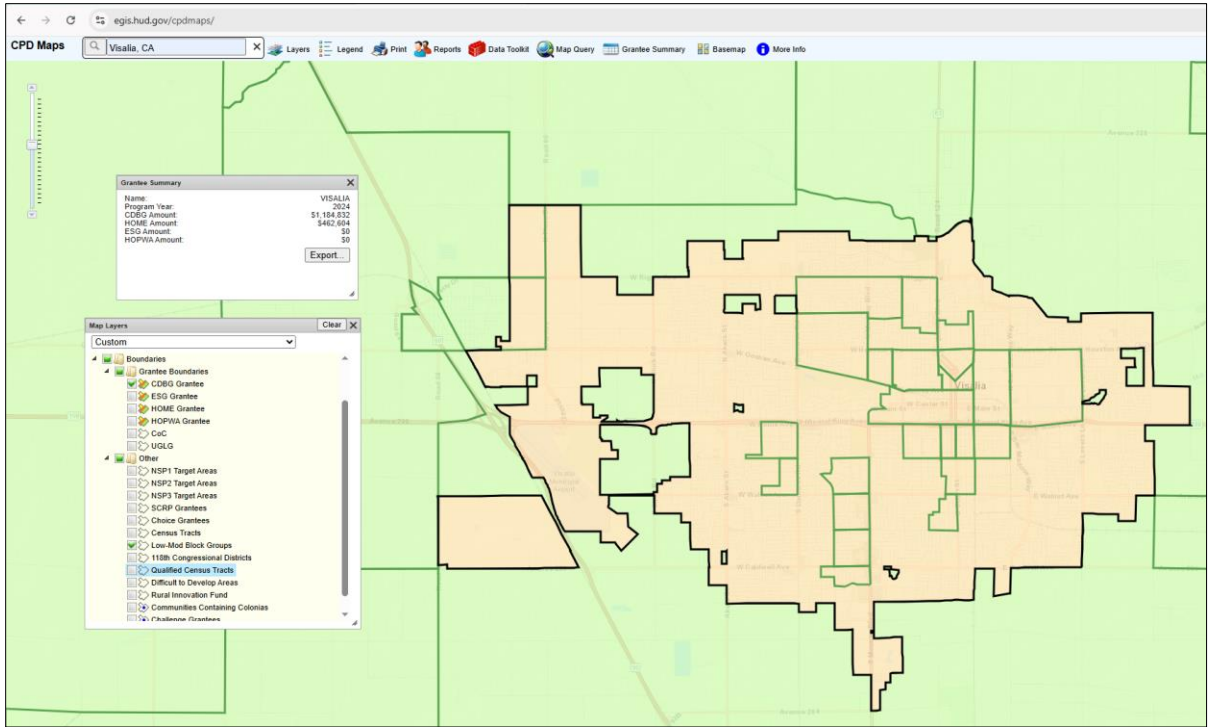
- **Citizens Advisory Committee (CAC) Community Meeting - April 1, 2026**
 - *Comments to be added.*
- **City Council Public Hearing - April 6, 2026**
 - *Comments to be added.*
- **City Council Public Hearing – April 20, 2026**
 - *Comments to be added.*

The following public comments were received throughout the 30-day public comment period:

- *Comments to be added following the 30-day public comment period.*

Appendix “C” – City of Visalia Maps

Visalia 2025 Low/Moderate-Income Areas (LMA) Map



CDBG Low-Mod Census Tracts, via HUD Mapping Tool at <https://egis.hud.gov/cpdmaps/>.

