



PY 2019 Visalia CARES Act Draft Substantial Amendment III



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Purpose of the Amendment(s)

The Program Year (PY) 2019 Visalia CDBG-CV Amendment I includes two amendments: 1) CDBG-CV PY 2019 amendment- public service activities under the CARES Act funding eligible activities; and 2) 2019 CDBG AP amendment to move remaining funds from an ADA activity to another. An amendment through a public hearing process was approved by council on 4-20-20 to re-appropriate approximately \$66,683.37 moving from a completed ADA project to an ongoing open ADA project.

The Program Year (PY) 2019 Visalia CARES Act Substantial Amendment II consists of \$767,987 in CDBG-CV round 1, \$739,863 in CDBG-CV round 3, and unspent 2019 CDBG entitlement funds in the amount of \$160,137 for a total of \$1,667,987 for CDBG-CV projects. The PY 2019 Visalia CARES Act Substantial Amendment II projects consists of food assistance at \$425,551 subsistence payments at \$1,200,000 and CDBG-CV admin at \$42,436 for a total of \$1,667,987. Through the use of HUD approved waivers, the 5-day public comment period was from October 1st, 2022 through October 5th, 2020. A public hearing on the proposed amendment took place on Monday, October 5th, 2020, at 7:00pm at the Visalia Convention Center at 303 E. Acequia Avenue, Visalia, CA 93291.

The Program Year (PY) 2019 Visalia CARES Act Substantial Amendment III consists of additional \$291,599 in CDBG-CV reallocation funds. The full CDBG-CV reallocation amount will be used to administer an Emergency Rental/Mortgage Assistance Program. The public comment period is from August 5th, 2022, through August 15th, 2022. A public hearing on the proposed amendment takes place on Monday, August 15th, 2022, at 7:00pm at the City Council Chambers at 707 W. Acequia Avenue, Visalia CA 93291.

Executive Summary

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

1. Introduction

The City of Visalia (City) is an entitlement jurisdiction (EJ) that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs, which are designed to assist low and moderate income (LMI) households, investing in Visalia's neighborhoods.

HUD requires that the City prepare a Consolidated Plan (ConPlan) every five years to foster a community-wide dialogue regarding the market environment, affordable housing and community development needs.

The City is required to prepare an Annual Action Plan (AP) to report on the distribution of funding for the program year, which starts July 1st - June 30th. The AP explains how the City intends to use its CDBG

and HOME funds, and how the funded programs will address the priorities identified in the ConPlan. The AP also identifies resources that will be used to meet the goals of the approved ConPlan.

The Fifth Year AP reflects the goals and objectives for the period starting July 1, 2019 - June 30, 2020. CDBG shall be directed toward public services, public ADA improvements, Code Enforcement, Emergency Repair and Accessibility Program, and public/park improvements, Public Facility improvements such as acquisition and/or construction of an emergency shelter and/or Bridge housing for homeless population.

CDBG PI shall be directed toward Administration, ADA projects, and public services.

HOME funds shall be directed toward SHE CHDO Acquisition/rehabilitation (SHE CHDO Acq), infill, and construction of single and multi-family housing. HOME PI shall be directed to SHE CHDO Acq. projects and Administration (up to 10%). For any additional HOME PI received, the City Manager has the authority, if deemed a minor amendment, to direct it toward either the SHE- CHDO or the Tenant Based Rental Assistance (TBRA) programs.

Minor Amendment Dated 10.28.19- CDBG: Move \$35k from Admin to Community Campus Lot - Park Project.

Substantial Amendment 2019 CDBG: move approx. \$66k from completed ADA project to another ADA project; Council approved 4.20.20

CDBG-CV Amendment I includes two amendments: 1) CDBG-CV PY2019 amendment- Public service activities under the CARES Act funding eligible activities; AND2) 2019 CDBG AP, was amendment to move remaining funds from an ADA activity to another. An amendment through a public hearing process was approved by council on 4-20-20. to re-appropriate approximately \$66,683.37, moving from a completed ADA project to an ongoing open ADA project.

CDBG-CV Amendment II includes \$767,987 in CDBG-CV round 1, \$739,863 in CDBG-CV round 3, and unspent 2019 CDBG entitlement funds in the amount of \$160,137 for a total of \$1,667,987 for CDBG-CV projects. The PY 2019 Visalia CARES Act Amendment II projects consists of food assistance at \$425,551, subsistence payments at \$1,200,000 and CDBG-CV admin at \$42,436, for a total of \$1,667,987. Council approved on 10/5/20.

CDBG-CV Amendment III includes \$291,599 in CDBG-CV reallocation for CDBG-CV projects. The PY 2019 Visalia CARES Act Amendment III projects consists of an Emergency Rental/Mortgage Assistance Program utilizing the full \$291,599 in CDBG-CV funds. The public hearing to adopt the amendment is on 8/15/22.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.

The four ConPlan goals below represent high priority needs for the City of Visalia (City) and serve as the basis for the strategic actions the City will continue to take toward meeting these needs. Based on the Needs Assessment, Market Analysis, and community outreach conducted in mid-2015, in preparation of the current five-year ConPlan cycle, the 2015-2019 ConPlan efforts resulted in the following high priority needs:

1. Creation and preservation of decent affordable housing
2. Provide a suitable living environment
3. Promote economic opportunity
4. Provide program administration, planning, and management in FY 2019, Visalia will fund activities in furtherance of the objectives and priorities identified in the SP for the five years from 2015 to 2020, improving availability, accessibility, affordability and sustainability through programs and activities which benefit the community, focusing on low- and moderate-income households and areas. A The activities for the 2019 FY will support at least one objective and one outcome. The 2019 Action Plan activities are listed in section AP-35, Projects, more specifically, AP-38 Project Summary. Attached herein is Table 1: Action Plan HOME funds, including prior balance commitments. Also included herein below, is Table 2: 2019 Action Plan CDBG funds, including prior balance commitments.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City will continue successful programs, meeting high priority needs, addressing affordable housing, a suitable living environment and economic development objectives. Performance accomplishments include Affordable Housing, Suitable Living Environment, and Public Services.

Affordable Housing: HOME CHDO funds continue to be provided to SHE to produce affordable housing, both single and multifamily development, for our most vulnerable population, meeting HOME timelines for commitment and expenditures.

The HOME Tenant-Based Rental Assistance (TBRA) program administered by Family Services of Tulare County continues to be a challenge due to the lack of available units. Staff conducted a rent analysis in 2017 and 2018 that met HUDs requirements resulting in an increased Rent Standard for the program. The purpose is to provide secure, safe, decent, and sanitary rental housing assistance to extremely low and very low-income persons or households that are homeless who meet the tenant selection

criteria. TBRA focuses on special purposes or specific housing needs of Visalia's homeless population as indicated within the Con Plan. The TBRA program currently has five participants.

The CDBG Senior Mobile Home Repair Program (SMHRP) contracted with SHE is using previous year CDBG funds, which will assist approximately 6 more eligible mobile homeowners, in addressing health, safety and rehabilitation needs. Applications are under review. No additional funding is recommended toward the SMHRP in 2019. New funding has been directed toward the Emergency Repair and Accessibility Program (ERAP). Upon policy development and selection of an administrator the program will be brought online.

Suitable Living Environment: CDBG funds will be used to improve public and park facilities, along with accessibility improvements including sidewalks for connectivity to the ADA curb cuts that serve primarily low- and moderate-income residents and disabled population. Previous year funding supported ADA improvements for the south side of Houston Avenue between Santa Fe and Dinuba Boulevard areas in CDBG targeted areas. Engineering continues to conduct analysis for accessibility needs within the CDBG targeted areas. Staff was also directed to consider ADA accessibility needs in the southwest quadrant of the city, within low mod neighborhood areas, school areas, and public community buildings which provide neighborhood activities.

Economic Development: No funding is recommended toward this activity this year. 4 of the 5 years, funding went toward the Section 108 loan repayment which provided funding for construction of a downtown parking structure based upon the City's commitment to provide adequate parking in the downtown area to stimulate job creation.

Public Services: Efforts to fund public services have increased over the last few years. The Fair Housing Council of Central California (FHCCC) continues to provide fair housing education including the annual Fair Housing workshop in April, and will conduct testing, which supports the Analysis of Impediments for the new 5-year ConPlan. Other public services include Continuum of Care (CoC) and the Family Services-Voucher Program, Case Management Programs which address the needs of our homeless population through street outreach, and case management services. All planned public service activities support our high priority needs identified in the 2015-2019 ConPlan. Additional public service funding is set aside to increase existing or new services within the 15% cap.

CDBG-CV: The City previous administer COVID-19 relief Food Program and a Subsistence Payment Program with the use of CDBG-CV funds. The Subsistence Payment Program included emergency rental/mortgage and utility assistance to low-moderate households directly impacted by the Coronavirus Pandemic. Based on previous CV programs the most needed was rental assistance.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Overview of 5-Year ConPlan participation:

As per 24 CFR 91.115, the City of Visalia adopted a Citizens Participation Plan (CPP), as part of the five-year ConPlan process. In FY 2015, and as amended 2018, the CPP describes the citizen participation requirements. The CPP is on file at the City of Visalia, Finance Department, and on the City of Visalia's website at: www.visalia.city.

To maximize participation in preparing the 2015-2019 ConPlan, the City designed and administered a Community Needs Survey and held Community Forums. The Survey was distributed to residents, workers, service providers, and businesses of the City. The CPP describes the outreach, entities, organizations, or persons that were informed of the ConPlan. Hardcopy surveys were distributed to public housing sites, school districts, health care providers, libraries, and community centers. Surveys were also distributed via email and social media. The City sent emails to 350 different individuals or organizations notifying them of the Survey and providing the dates and times for Community and Stakeholder Forums. It was estimated that 4,559 persons on Facebook and 819 persons on Twitter were reached with information regarding the ConPlan with 214 survey responses received by the City. The City also held three Community Forums, which were attended by a total of 22 individuals, and presented the Consolidated Plan to multiple organizations and advisory boards.

2019 Action Plan Community and Council Feedback:

As part of the annual consultation process, Staff met with committees and reviewed the 5 Yr. ConPlan identified needs serving as the comprehensive strategy, describing the City's priorities and multi-year goals for use of CDBG and HOME funds from July 1, 2015, through June 30, 2020. Staff then reviewed the current 2018 AP activities, in preparation of the Draft 2019 AP proposed activities. Additionally, the City reached out via-email to the ConPlan list of agencies, and other outreach outlets, presenting the same information, which included a Feedback response form, asking 1) what is their feedback on the proposed goals and activities for the 5th year AP, and 2) what other goals (high priority activities) are needed for low income housing, jobs and/or low income areas, also requesting narrative feedback and represented agency identification.

(IDIS Attachment AP-05 No. 4 (continued - Summary of CPP consultation))

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comments received during the preparation of the AP, and comments received during the 30-day public comment period are attached (IDIS AD-26) (Attachment "I"). Additional documentation for certification of publishing and confirmation of noticing on various websites, are included under herein AP-05 as attachments "B" and "C".

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

All comments or views received during the public participation process are accepted and taken into consideration during the preparation of the AP and CDBG-CV Amendments.

7. Summary

Final Council approval of the activities (Staff report) is included herein. Council approved "Option 1" of the staff report, with final figures reflected in Tables 1 and 2 above under Question No. 2. Included is the 2018 CDBG Minor Amendment as Attachment "K" and the final 2019 Action Plan Minor Amendment with the table of activities and allocated funding.

Minor CDBG Amendment dated 10.28.19. Move \$35k from Admin to Community Campus Lot- Park project.

Substantial Amendment 2019 CDBG : move approx. \$66k from completed ADA project to another ADA project; Council approved 4.20.20.

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1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	VISALIA	
CDBG Administrator	VISALIA	Finance Department-Housing Division
HOPWA Administrator		
HOME Administrator	VISALIA	Finance Department- Housing Division
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City continues to work collaboratively with public officials, City departments, community residents, stakeholders, and beneficiaries of entitlement funds to address the priorities and strategies included in the ConPlan. During the preparation of the 5-year ConPlan, the City facilitated a community outreach and engagement effort to further strengthen the dialogue between public and assisted housing providers and private and governmental health, mental health and service agencies that receive federal funding. The City also held three community forums to prompt a discussion on the City's top community needs and approaches to address them during the development and adoption of the 2015 ConPlan. These efforts were continued with the preparation of the 2019 Action Plan.

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

Specifically related to public and assisted housing providers, private and governmental health, mental health and service agencies, City Staff has been meeting with the County Homeless Task Group, a City Emergency Shelter Task Group, and the Continuum of Care (Homeless Alliance) members. Representation includes county and local government, faith-based organizations, concerned citizens, housing providers, service providers, including mental health, education, employment, and others.

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 City of Visalia is closely involved with the Kings/Tulare Homeless Alliance (Alliance), which serves as the local Continuum of Care. When possible, the City's programs are designed to serve homeless persons and are coordinated with the Alliance.

Coordinated efforts and partnerships continue to assist our homeless population, with representatives from SHE, Tulare County Health and Human Services, Tulare County Board of Supervisors, Continuum of Care Alliance, City of Visalia representative and a representative from the Faith based organizations. Current direction includes identifying the need, site, partnerships, and resources for an emergency shelter.

There are several ongoing efforts that the City and Alliance are involved in as collaborative partners. These collaborations include:

- Monthly Alliance Membership Meetings

- Tulare County Task Force on Homelessness
- Visalia HOPE Team Top Ten Meeting
- Visalia’s recently formed Emergency Shelter Committee (Tulare County Health & Human Service Representative, County Board of Supervisor Amy Shuklian, City Finance-Housing Staff, Assistant City Manager, Faith Based Organization representation and other homeless advocates)
- Warming Center Committee
- Bridge Housing Project

Programs/Projects, include:

- St Paul’s Episcopal Church Warming Center
- Visalia Ride-Along Program
- HOME Tenant Based Rental Assistance (TBRA) Program
- CDBG Case Management/Street Outreach
- ECO jobs Program
- Acquisition and Rehab of properties through the City’s Non-Profit Developer

All of these projects were designed and implemented through a collaborative effort between the Alliance, its partner agencies and the City of Visalia.

The City also implemented in the past few years- two Case Management/Street Outreach Programs (Housing Successor funded) designed to serve people experiencing homelessness. These program designs were also a collaborative effort between the Alliance, its partner agency, Family Services of Tulare County, and the City of Visalia.

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

Not applicable. The City of Visalia is not an ESG entitlement area. However, the City supports its local Continuum of Care in its efforts to receive funding toward the needs of our community.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of Tulare County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	TCHA provided input through the survey, recommending that the city make more funding available for the acquisition and rehabilitation of more affordable housing. THCA was also consulted in preparation of the AP.

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2	Agency/Group/Organization	Kings/Tulare Counties Continuum of Care
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - County Other government - Local Regional organization Business Leaders Civic Leaders Business and Civic Leaders Continuum of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation provided information; Continued partnership/collaboration through CoC meetings. Survey feedback presented the Conplan High priority needs, 2019 Action Plan through the listserv members who represent all the types of organizations listed above including businesses, concerned citizens advisory committee liaison, and community organizations. The Continuum of Care, and Homeless Task Group meetings and feedback relate to the need for homeless housing. Specifically noted CDBG funding would assist staff to further meet the needs of the chronically homeless community.
3	Agency/Group/Organization	City of Visalia- Community Development
	Agency/Group/Organization Type	Housing Other government - Local Planning organization Civic Leaders Action Plan Review Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Action Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation to provide information. Planning information included in the Action Plan.
4	Agency/Group/Organization	VISALIA
	Agency/Group/Organization Type	Housing Other government - Local Planning organization Civic Leaders Action Plan Review- Finance Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation of all activities; uses of both CDBG and HOME funding

5	Agency/Group/Organization	Visalia Park & Recreation Commission
	Agency/Group/Organization Type	Other government - Local Planning organization Civic Leaders Park & Recreation Commission Grantee Department
	What section of the Plan was addressed by Consultation?	Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Need Survey provided to the Park & Recreation Commission, by the Park & Rec Director. Comments through Jeannie Greenwood, Director Sent: Tuesday, January 8, 2019 10:08 AM: Subject: RE: Public Survey- Needs for use of CDBG & HOME (2019 Action Plan funding) July 1, 2019- June 30, 2020) We discussed potential CDBG projects at the December 18, 2018 Parks and Recreation Commission meeting. Here are their thoughts related to potential projects: Visalia Senior Center - add a shade structure over garden - Riverbend Park, add security lighting- Fairview Park - add security lighting- Summers Park , add modern play/climbing apparatus; security lighting CDBG rules were reviewed with the director regarding other funding for the flooring.
6	Agency/Group/Organization	turning Point of Central California
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with HIV/AIDS Services-homeless Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Needs Survey provided: Staff provided feedback and indicated that the highest priority is to provide services & shelter to homeless population in Visalia, especially sex offenders. TP indicated that they need to house & track them. Second are drug treatment services, especially sober living homes for addicts completing treatment.
7	Agency/Group/Organization	Boys & Girls Club
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Member provided feedback and indicated that the Boys & Girls Club in Visalia's HVAC system needs major work and at present do not have the funding to complete the work. The Boys & Girls Club serves hundreds of children and youth, ages 6 to 18 each year. Most youth are from disadvantaged circumstances.
8	Agency/Group/Organization	Visalia Emergency Aid Council
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	VEAC provided feedback. Infill the many vacant lots in North Visalia with affordable housing giving NPOs like SHE & HFH the opportunity to build SFH or MFH for low-income or transitional homeless families. Need more housing for low-income families that take Section 8. Partner with health agencies like KDHCDC or FHCN to provide short term care homes for at risk individuals such as homeless or low income with no support to free up hospital beds and reduce secondary illness from poor postoperative care after release.
9	Agency/Group/Organization	Visalia Unified School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Need Survey Feedback provided by VUSD Superintendent -Todd Oto: Priorities: 1) Road & Sidewalk repair in neighborhoods with high incidence of low-income housing/families; 2) improvement/expansion of city parks & open space; 3) support for emergency repairs for low-income homeowners.
10	Agency/Group/Organization	Bethlehem Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Action Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Bethlehem Center staff provided feedback: The proposed goals and activities are great for the community. One goal that we fund here in need of, at the Bethlehem Center, is an open use and access to washing/drying garments. This would fall under the public facility category. Since we currently provide clothing assistance to the homeless, this would help and provide clean clothing on a daily basis
11	Agency/Group/Organization	Tulare County Office of Education
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	TCOE Beth Wilshire provided feedback: Affordable Housing Options; Rental assistance for those with poor rental and/or credit history; Emergency and Permanent housing options for homeless youth; Services for homeless youth such as assistance with high school diploma or other options as well as options for job assistance
12	Agency/Group/Organization	Citizens Advisory Committee
	Agency/Group/Organization Type	Business Leaders Liason General Public

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CAC acts as a liaison between the general public and City Council concerning community issues. Representatives include business owners, and community at large. Staff presented an overview of the 5-year Plan, high priorities, funding allocations for 2018, and proposed 2019 activities on December 5, 2018, including the Need Survey for their input. The CAC was informed of their options of submitting comments (as a committee) to staff representative of CAC and/or email to Finance staff by the January 18, 2019 deadline. no comments received
13	Agency/Group/Organization	Family Services of Tulare County
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Action Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Need Survey feedback provided by Family Services of Tulare County: proposed for consideration for increased CDBG funds for existing projects (Tulare Housing First II & Homeless Outreach). These programs are very successful, but funding has not increased significantly in years- FS wants to sustain these crucial projects. 2) A low barrier emergency shelter is a high priority need.
14	Agency/Group/Organization	Disability Advocacy Committee
	Agency/Group/Organization Type	Housing Disabled; General Public
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Disability Advocacy Committee (DAC) advises the City on the needs of disabled people. The committee promotes physical, social, communication and attitudinal access for every citizen of Visalia. Representation includes disabled population, and community at large Staff presented an overview of the 5-year Plan, high priorities, funding allocations for 2018, and proposed 2019 activities and Need Survey for input on December 10, 2018. DAC members noted: that seniors needed repairs for mobile home, along with revisions to policies so that they allow more participation/flexibility. Stated that Staff did not reference additional CDBG funds toward the senior mobile home, when there is a need; indicated they wanted to know who decides where ADA is needed, as the committee recommends that project manager present to DAC locations/projects. Parks need ADA which includes disabled population; Sports park needs ADA sidewalks; Downtown businesses need ramps/updating; Committee agreed that project manager with CDBG funds toward ADA projects should present the proposed areas, locations, projects to the DAC committee to approve, etc.

15	Agency/Group/Organization	Tulare County Health and Human Services Agency
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Need survey feedback provided by Mr. Feliz; Given the overwhelming local need, He submitted that financing the capital expenses of a low barrier emergency shelter should be reflected in the goals of the 2019 Action Plan and CDBG application (public facilities category)

16	Agency/Group/Organization	United Way of Tulare County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Citizen
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Need Survey sent via email list serve for input on needs. Rosemary Caso, Executive Directors of United Way is looking for funding for Direct services such as vouchers and assistance.
17	Agency/Group/Organization	Augusta Communities
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Action Plan

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Survey Need input provided feedback: Mooney Grove Affordable Housing Program: Augusta Communities requested funds to support the installation of new modern, high efficiency manufactured homes on vacant home sites in its manufactured housing community located at 26814 S. Mooney Blvd in the City of Visalia for 1) owner-occupied and 2) rental housing for occupancy by low- and moderate-income households. The cost for new modern, high efficiency homes and related improvements varies by size but cost approximately \$90,000 - \$110,000. Importantly, as compared to older housing stock from traditional housing (single family, apartments, and older mobile and manufactured housing) these homes are highly energy efficient resulting in lower total housing cost to the occupant. Augusta Communities is a 501(c)3 non-profit housing organization created to encourage, preserve, rehabilitate, develop, operate, and maintain decent, safe, sanitary, and affordable housing for low- and moderate-income persons through the acquisition and rehabilitation of manufacturing housing communities. Augusta purchased Mooney Grove manufactured housing community in 2016 with tax exempt financing and the property is encumbered with income and affordability covenants</p>
18	<p>Agency/Group/Organization</p>	<p>North Visalia Neighborhood Advisory Committee</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services-homeless Community Business Owners & members of the community</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Economic Development Action Plan</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>North Visalia Neighborhood Advisory committee members serve as a liaison between the City and the North Visalia community. It is a forum for citizen complaints, problems and provides recommendations to the City Council. Committee includes representation from community advocates, business owners, Proteus, Boy Scouts, Real Estate, property owners. NVAC members submitted Need Survey information by email December 3, 2018. Mr. Huott- Noted ADA curb cut, sidewalk needs, traffic signals/intersection crossing area needs walking path in Oval- Details included in the comment/response document. Mr. Ludekens noted safety crossing at Vine & N Dinuba Blvd; noted efforts by the Gang Intervention Task Force, homeless has become our major challenge and expense; Oval park looks great which City has done much in the oval area; Homeless present the challenge to feed, sleep, care, etc.; businesses around the Oval are impacted as local families will not shop where the homeless are in the area; recommend using the Oval building for a recreation service center; asked if CDBG can be used at Oval Park for programs, tie in with Park & Rec Dept. Further detail included in the comment/response document. Staff presented an overview of the 5-year Plan, high priorities, funding allocations for 2018, and proposed 2019 activities and Need Survey for input January 10, 2019. The North Visalia Advisory Committee Member noted that Manuel Hernandez Center needs lighting; Park & Rec member noted lighting and walkways in eligible parks; ADA curb cuts and walking paths needed; crossing difficult to get through route on Houston in a wheelchair and walking; need of ADA, various locations</p>
19	Agency/Group/Organization	Homeless Emergency Shelter Committee

	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This group was brought together as a request by City Council in November of 2018 to identify and address the needs of our homeless population, specifically research on the need of an emergency shelter. This group consists of Tulare County Board of Supervisors, Tulare County Health and Human Services, housing, faith-based organization, and other providers. Meetings continue bi-weekly
20	Agency/Group/Organization	City of Visalia City Council
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	2019 Action Plan

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Councilman Collins asked that the ADA ramp projects consider including the sidewalk to connect the ramp; noted under neighborhood preservation enhance districts funding projects in the historical area; (i. e teardown houses, improve, clean up); Also something to identify (signage) entering the historic district; earmark rehab/upgrades if needed to the oval building based on proposals for its use; Councilman Poochigian; great report; need more housing for homeless; Councilman Nelson: Additional vouchers and housing; more for low income housing, Not in support of historic; Mayor Link; more in low income housing, homeless housing.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

The City did not intentionally exclude any groups from the consultation process choosing to encourage more feedback on the preparation of this Action Plan (AP) utilizing the City’s contact list of agencies created during the 5 Year ConPlan. Many agencies were represented at the various meetings. However, via-email, the City reached out to the agencies listed below and provided the recipients with information that included the ConPlan and AP process, High Priority Needs from the 5-Yr ConPlan, the 2018 AP and proposed 2019 AP activities based on existing commitments and ongoing projects. The power point provided a Feedback response form, asking 1) what is their feedback on the proposed goals and activities for the 5th year (AP), and 2) what other goals (high priority activities) are needed for low-income housing, jobs and/or areas. They were encouraged to complete the feedback survey, include name, agency, and narrative feedback, and return to incorporate their feedback for Council to review and consider at the February 04, 2019, meeting.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Kings/Tulare Homeless Alliance (Continuum of Care)	Connecting the Dots is a Ten-Year Plan to prevent and end homelessness in the Kings and Tulare County region. This effort is aligned with the Strategic Plans goal to support activities that prevent and end homelessness.
San Joaquin Valley Fair Housing and Equity Assess.	California Coalition for Rural Housing	The FHEA provides an overview of racial and economic segregation patterns in the City and describes its impact on residential mobility. The report also includes a set of recommendations to promote integration in the City and lessen the negative consequences generated as a result of segregation identified within the report. Both plans focus on supporting and promoting the creation of affordable housing opportunities for LMI and special needs households.
City of Visalia General Plan Housing Element	City of Visalia	The Housing Element identifies the housing needs of the community, goals, and objectives to address those needs, and outlines the community’s efforts to pursue specific policies and programs to achieve its goals and objectives. The Strategic Plan supports the Housing Elements plan to ensure that there is an adequate supply of affordable housing to meet the current and future needs of the population.
Analysis of Impediments to Fair Housing (AI)	City of Visalia	The AI provides an overview of laws, regulations, conditions, and other possible obstacles that affect an individuals or households access to housing in the City. It also serves as a blueprint to guide future fair housing planning and resource allocation and is meant to provide meaningful information to policymakers, housing advocates, providers, and lenders in their effort to build and support fair housing policies and practices. The City is contracted with the Fair Housing Council of Central California to provide services including education and testing

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The types of additional agencies were; Businesses, Educational Services, groups and organizations, employment service providers, Fair Housing Services, Health Service and Domestic violence service providers, service providers for children and elderly persons, other advisory, veterans and

concerned citizens, as well as faith based organizations. The following additional providers were sent notice and information via-email encouraging feedback on preparing the AP and Amendment activities form:

- Businesses: Downtown Visalians, Hispanic and Visalia Chamber of Commerce, Fresno State Small Business Development Center, Tulare County Economic Development, Commercial Retail Associates, Zeeb Commercial Real Estate
- Educational service agencies, groups,& organizations, Owens Valley Career Development Center, Tulare County Office of Vocational Education, Tulare County Superintendent of Schools, Visalia Unified School District, Visalia Adult School.
- Employment service providers: Workforce Investment Board of Tulare County, Proteus, Community Services Employment Training
- Fair housing service - Central California Legal Services, California Coalition for Rural Housing
- Health service and domestic violence service providers: Central Valley Regional Center, EMQ Families First, Family Health Care Network, Kaweah Delta – The Bridge Point Project, NAMI Tulare County, Synchrony of Visalia, Inc. Family Services of Tulare County, and Central Cal. Family Crisis Center.
- Housing and Homeless Service providers: Self Help Enterprises, Turning Point, Tulare County Housing Authority, Kingsview, Kings Community Action Organization, Visalia Rescue Mission, Christian Church Homes, Habitat for Humanity, and Family Services
- Service providers for children and elderly persons :Kings/Tulare Area Agency on Aging, – Adult Protective Services, Evergreen Residence Assisted Living, Aspiranet, Boys & Girls Club, Salvation Army,
- Veterans, Westcare, American Indian Advisory Committee, Veterans Administration, Champions Recovery, Citizens Advisory Committee, North Visalia Advisory Committee, Disability Advocacy Committee, Historic Preservation Committee, and City Council, Tulare County
- Faith-based organizations: Abounding Grace, Ambassadors of Christ, Bethel Spanish Assembly, Bethlehem Center, Calvary Baptist Church, Calvary Chapel, Calvary Worship Center, Catholic Charities, Catholic Churches of Visalia, Christ Lutheran, Church of Jesus Christ of Latter-Day, Congregation Beit Shalom, Congregation B’Nai Davis, Crossway Church, Destiny Church, Disciples of Christ Visalia, Faith Baptist Church of Visalia, Family Life, Fellow of Hope, First Christian Church, First Free Will Baptist Church, First Presbyterian Church, Gateway Church of Visalia, Grace Lutheran Church, Hands in the Community, Heart of the Valley Christian Fellowship, Iglesia Centro Alabanza, Kings Gospel Mission, Life Christian Faith Fellowship, Neighborhood Church, Parkside Chapel, Pentecostal Lighthouse, Poverello house, Praise Center, Presbytery of San Joaquin, Radiant Church, Religious Science Church, Sequoia Baptist Church, Seventh-Day Adventist Church, Sierra Baptist, Spiritual Awareness Center, St. Paul Episcopal Church, Stone Ministries Inc., The Warehouse, Trinity United Reformed Church, Unitarian Universalist Fellowship of Visalia, Universal Church, Valley Bible Church, Victory Outreach Church, Visalia Buddhist Church, Visalia Community Church of Christ, Visalia Evangelical Free Church, Visalia First, Visalia First Christian Reformed Church, Visalia Nazarene Church, Visalia New Life Church, Visalia Methodist Church

AP-12 Participation – 91.105, 91.200(c)

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 encourages residents, public service organizations, and other interested parties to participate in the development of the Five Year ConPlan and Annual Action Plan (AP) by attending public meetings and public hearings held at various stages of the plan development. A Outreach for input on the development of the Plan impacts the goals for the year, however, the 5 year SP is considered as well as the highest priority needs. A Based upon the input received by the community and council, high priorities were identified as public improvements, public facilities, homeless programs, public service programs, TBRA, and affordable housing projects and programs.

This year, the City's Facebook, twitter, e-newsletter distribution, community meetings, and surveys reached, or hits were approximately 18,724. Approximately 82 comments were received between committees, citizens, and entities. The Continuum of Care list serve reached approximately-316 people. Various committee members attended meetings in which the plan was presented for feedback. Staff provided an overview of the 5-year ConPlan, high priorities, review of current year AP, and proposed activities for the 2019 AP. The four (4) community meetings including one (1) City Council work session meeting, which was also held to obtain feedback in the development of the Draft Action Plan.

These committee meetings were:

- CAC on December 5, 2018
- DAC on December 10, 2018
- NVNAC on January 10, 2019
- City Council Work Session on February 04, 2019

On February 21, 2019, the 2019 AP public notice was published in the Visalia Times Delta Legal Section and in the VTD Weekly on March 20, 2019, in English and Spanish. The notice included a summary of the proposed activities, opportunities to attend a community or council meeting, with the meeting dates, time and locations and the comment period from February 21, 2019, through March 22, 2019. These meetings were:

- CAC on March 06, 2019
- DAC on March 11, 2019
- NVNAC on March 14, 2019
- City Council Public Hearing on April 15, 2019

To seek additional opportunities for comments and participation in the meetings, the notice was posted as per the requirements of the CPP and posted on the City's website, Facebook and Twitter, list serve, public library, city office locations, as well as non-profit distribution on the notice. The draft AP, notice of meetings reached approximately 22, 111 people during the 30-day comment period. The AP was available in the Finance office, located at (707 West Acequia), Community Development office, located at (315 East Acequia); City Manager Administrative office, located at (220 North Santa Fe Street), Visalia and Tulare County public library in Visalia.

CARES Act Amendment I: CDBG-CV PY19 Amendment I Public Hearing May 18, 2020; CPP Amended; HOME and CDBG Waivers approved, to Prevent, prepare for, and respond to coronavirus.

CARES Act Amendment II: The PY 2019 CARES Act Amendment II 5-day public comment period took place from October 1 - 5, 2020. PY 2019 CARES Act Substantial Amendment II Public Hearing took place on October 5, 2020, at 7:00pm to at the Visalia Convention Center. Additional information is available under AD-26 Citizen Participation Attachment A.

CARES Act Amendment III: The PY 2019 CARES Act Amendment III public comment period took place from August 5 - 15, 2022. A public notice was published in the Visalia Times Delta on August 5, 2022, in English and Spanish. PY 2019 CARES Act Amendment III Public Hearing is scheduled for August 15, 2022, at 7:00pm.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Community Meeting	Non-targeted/broad community Citizens Advisory Committee (CAC)	A total of 15 people, not including City Staff attended the meeting/information session on December 5, 2018. Staff presented an overview of the ConPlan process as a refresher, the Action Plan goals, project and programs; proposed activities Staff presented an overview of the ConPlan process as a refresher, the Action Plan goals, project and programs; proposed activities and amendments	Information taken in by the committee. No comments announced as a committee after the presentation. CAC members were notified of options of submitting comments (i.e., To CAC staff rep or email to Finance by Jan 18th deadline.	No comment or question was declined	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Community Meeting	Persons with disabilities Disability Advocacy Committee	A total of 6 people plus staff, were present at the December 10, 2018, DAC meeting. Staff presented an overview of the ConPlan process as a refresher, the 2019 Action Plan goals, project and programs. Requested input on needs	Members felt that senior needed repairs for mobile homes, revisions to the policies, ADA needs, such as sidewalks, sports park, downtown businesses, and proposed areas; and recommended project managers present ADA needs within parks to committee.	No comment or question is declined	
3	Community Meeting	Non-targeted/broad community Park & Recreation Commission presented by Rec Director	Director presented the survey to the Park & Rec commission during their regulation scheduled meeting- December 18, 2018. 5 members	Jeannie Greenwood Public Survey- Needs for 2019 AP funds 07-01-19 discussed potential CDBG projects. commission noted potential projects:	No comments or question is declined	

4	Community Meeting	<p>Non-targeted/broad community</p> <p>North Visalia Neighborhood Advisory Committee (NVNAC)</p>	<p>14 members and guests attended 01.10.19. Staff presented overview of the ConPlan process the Action Plan goals, projects and programs. Requested input on needs</p>	<p>Noted ADA curb cut, sidewalk needs, traffic signals/intersection crossing area needs walking path in Oval-Mr. Ludekens noted safety crossing at Vine & N Dinuba Blvd; asked if CDBG can be used at Oval Park for programs, tie in with Park & Rec Dept. Further detail included in the comment/response document. Member noted Manuel Hernandez Center needs lighting; Park & Rec member noted lighting and walkways in eligible parks; ADA curb cuts and walking paths needed;</p>	<p>No comment or question is declined</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				crossing difficult to get through route on Houston in a wheelchair and walking; need of ADA, various locations		

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5	Tulare Kings Alliance (Continuum of Care) website, tweet, Facebook	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Visalia Homeless</p>	<p>The COC reaches over 316 people posted on December 4, 2018 list serve, Information survey for input was sent to various housing, faith based, health, mental health, victims of domestic violence, homeless, business, veterans, children, education and other services, organizations locally, regionally, including county and city</p>	<p>Noted by a member- a credible job of providing housing for people in need who are willing and able to conform to basic rules and requirements; where we are woefully lacking is dealing with people who fall in the following categories: Homeless that do not want to live in conventional housing; Homeless that are mentally ill; Homeless that have dependency issues. Does the City have any programs pending that deal with this difficult homeless segment</p>	<p>No comment or question is declined</p>	
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6	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>City Council Work session- public meeting</p>	<p>City Council (four (4) Councilmembers in attendance) Work Session held on February 04, 2019, to review community comments, requests, review and confirm Councils direction for the 2019 Action Plan projects and program focus.</p>	<p>Councilman Collins asked that the ADA ramp projects include the sidewalk to connect the ramp; noted under neighborhood preservation enhance districts funding projects in the historical area; (i.e., teardown houses, improve, clean up); Also something to identify (signage) entering the historic district; earmark rehab/upgrades if needed to the oval building based on proposals for its use. Councilman Poochigian; great report; need more housing for homeless;</p>	<p>Questions were answered in as much detail as possible. No comment or question was declined</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				Councilman Nelson: Additional vouchers and housing; more for low-income housing, Not in support of historic; Mayor Link; more in low income housing, homeless housing		

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Internet Outreach	Minorities Non-targeted/broad community email, tweet, Facebook, city website	Survey- notice for feedback was tweeted, Facebook, city inside news reached 18,373 people Responses from community at large, and various housing, faith based, health, mental health, victims of domestic violence, homeless, business, veterans, children, education and other services, organizations locally, regionally, including county.	Overview of the comments received, are noted within the City Council Report Work session public meeting on February 4, 2019. High priorities identified are Homeless Housing, Homeless Services, ADA compliance public improvements, park improvements, other public improvements, affordable housing, homeowner rehabilitation programs and other.	No comment or question is declined	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>all residents of Visalia</p>	<p>Public notice 2019 Action Plan published on February 21, 2019, in the Visalia Times Delta (VTD) Legal section in English and Spanish which reaches 7,200 people/subscribers</p>	<p>Comments included as Attachment I</p> <p>Noted comments relate to Public Facilities, homeless needs, housing rehabilitation needs, ADA, Parks and other</p>	<p>no comments received to date; no comment would be denied</p>	
9	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>weekly</p>	<p>Public notice 2019 Action Plan was published on March 20, 2019, in the Visalia Times Delta Weekly Wednesday paper in English and Spanish. provided to all residents of Visalia, which reach 7,200 people</p>	<p>Comments included as Attachment I</p> <p>Noted comments relate to Public Facilities, homeless needs, housing rehabilitation needs, ADA, Parks and other</p>	<p>No comments received to date; No comment would be declined</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Continuum of Care website & email List publishing	Non-targeted/broad community Homeless Advocacy	Public Notice 2019 Action Plan posted on website for 30-day comment	no comments received	no comments declined	
11	City of Visalia Website posting	Non-targeted/broad community	Public Notice 2019 Action Plan posted/published on City website on from February 21, 2019 through March 22, 2019 Posted on City of Visalia website; Reached 2,090 views	Comments included as Attachment I Noted comments relate to public facility, homeless needs, ADA, affordable housing, parks, traffic, other	no comments are declined.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	City Twitter, Facebook, Newsletter, Inside City Hall	Non-targeted/broad community	Public Notice 2019 Action Plan posted/published on City website on February 21, 2019 through March 22, 2019 A total of 7,681 people were reached: The notice was posted on City of Visalia Twitter; Reached 2 followers; Facebook reached 2,689; newsletter reached 2,900, and news item reached 2,090	Comments included as Attachment I. Noted comments relate to public facility, homeless needs, ADA, affordable housing, Parks improvements, public improvements such as crosswalk, traffic lights/signs	No comments declined	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Public Meeting	Non-targeted/broad community Citizens Advisory Committee	Community Meeting with Citizens Advisory Committee to be held on March 06, 2019 (during 30-day public comment period) 10 people were in attendance.	Comments included as Attachment I Noted comments relate to public facility, homeless needs, ADA Improvements, parks. The Committee voted that the ADA project should be completed, then remainder funding to ES as seed money; if CoC does not award their funding toward an ES to a developer, then recommend that the remaining CDBG be redirected toward the public improvements. (motion was made)	Questions are answered in as much detail as possible. No comment or question is declined	

14	Public Meeting	<p>Persons with disabilities</p> <p>Disability Advocacy Committee April 9</p>	<p>Community Meeting with Disability Advocacy to be held on March 11, 2019(during 30-day public noticing period) 10 people were in attendance.</p>	<p>Noted comments related to public facilities, homeless needs, ADA, Parks, Senior Mobile Home assistance. Overall, Committee made a motion to accept staff recommendation to complete ADA Improvements, any additional funds be directed to public facilities for an emergency shelter, with the addition of Staff's recommendation to redirect any remaining funds to ADA, Parks & Senior Center if Continuum of Care funds are not awarded to a non-profit for the development of the shelter.</p>	<p>Questions are answered in as much detail as possible. No comment or question is declined</p>	
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15	Public Meeting	North Visalia Neighborhood Committee April 12	<p>Community Meeting with North Visalia Neighborhood Advisory Committee to be held on March 14, 2019 (during 30-day public noticing period). Approximately 10 people were in attendance including staff: No quorum</p>	<p>Comments included as Attachment I. Noted no emphasis on traffic lighting, street improvements and safety to the oval area; funding was not included as a recommended activity; oval sidewalk not considered; safety of children including safe routes to school are not considered. Staff noted that overall comments are considered, and the highest priorities are included for recommendation. Also noted that funding for this purpose is available from other grant programs.</p>	<p>Questions are answered in as much detail as possible. No comment or question is declined</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
16	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>City Council</p>	<p>All comments included in the AD-25 citizen participation - Attachment A.</p>	<p>City Council approved Option 1 activities, including the CDBG Minor Amendment J, and as noted within the Staff report. See attached council report of 4-15-19 Attachment "H"</p>	<p>are answered in as much detail as possible. No comment or question is declined</p>	
17	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>all residents of Visalia</p>	<p>Public notice for 2019 AP Amendment- CDBG-CV, 2019 CPP Amend, HOME & CDBG Waivers; 2020 AP Amend, 2020 CPP Amend, in the Visalia Times Delta (VTD) Legal section in English and Spanish which reaches approximately 7000 people/subscribers.</p>	<p>No comments referenced as being received through the newspaper. all comments included in the AD-25 citizen participation - attachments.</p>	<p>all comments accepted. no comments or question is declined.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
18	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>email, tweet, Facebook, city website</p>	<p>Public notice for 2019 AP Amendment-CDBG-CV, 2019 CPP Amend, HOME & CDBG Waivers; 2020 AP Amend, 2020 CPP Amend, on the City website, twitter, Instagram, Facebook in English and Spanish</p>	<p>all comments included in the AD-25 citizen participation - attachments.</p>	<p>no comments or question is declined.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
19	Survey- CDBG -CV	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Survey - requesting identified needs- eligible uses of CDBG-CV. Included notice regarding 2019 AP Amend, 2019 CPP Amend, HOME & CDBG Waivers; 2020 AP Amend, 2020 CPP Amend, on the City website, twitter, Instagram, Facebook in English and Spanish</p>	<p>resulted in 709 responses- all comments included in the AD-25 citizen participation - attachments.</p>	<p>no comments or question is declined.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
20	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Public hearing for the recommended eligible uses of CDBG-CV. Included 2019 AP Amend, 2019 CPP Amend, HOME & CDBG Waivers; 2020 AP Amend, 2020 CPP Amend. Meeting online Facebook, zoom, and open to the public -held at the convention center as per 6-foot distance requirements.</p>	<p>all comments included in the AD-25 citizens participation - attachments - noted as "Attachment B"</p>	<p>no comment or question is declined.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
21	Newspaper Ad	Non-targeted/broad community	Public notice for PY 2019 Visalia CARES Act Substantial Amendment II was published in the Visalia Times Delta (VTD) Legal section on October 1, 2020, in English and Spanish which reaches approximately 7000 people/subscribers.	All comments included in the AD-25 citizen participation - Attachment A.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
22	Kings/Tulare Homeless Alliance Listserv	Non-targeted/broad community	The COC reaches over 325 people posted on October 1, 2020, list serve, Information survey for input was sent to various housing, faith based, health, mental health, victims of domestic violence, homeless, business, veterans, children, education and other services, organizations locally, regionally, including county and city	All comments included in the AD-25 citizen participation - Attachment A.	All comments were accepted.	
23	Internet Outreach	Non-targeted/broad community	Public notice for PY 2019 Visalia CARES Act Substantial Amendment II was posted on the City of Visalia website from October 1 - October 5, 2020, for public review and comment.	All comments included in the AD-25 citizen participation - Attachment A.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
24	Community Survey	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community all Visalia residents	During July 2022, 249 various individuals completed a public input community survey to determine which CDBG-CV eligible programs are most needed.	The highest identified need was rental assistance at 33%, business assistance at 22%, and food assistance at 20%.	All comments were accepted.	
25	Public Meeting	Non-targeted/broad community all Visalia residents	City Council Work Session on August 1, 2022 to received Council input on the use of CDBG-CV reallocation funds.	All comments included in the AD-25 citizen participation - Attachment A.	All comments were accepted.	
26	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community all Visalia residents	Public notice published in the Visalia Times Delta (VTD) legal section in English and Spanish on August 5, 2022.	All comments included in the AD-25 citizen participation - Attachment A.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
27	Public Hearing	Non-targeted/broad community all Visalia residents	City Council Public Hearing held on August 15, 2022.	All comments included in the AD-25 citizen participation - Attachment A.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

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Expected Resources

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

Introduction

HOME funds would generally be used for multifamily new construction, scattered site acquisition/rehab of existing rental and ownership properties through the City's certified Community Housing Development Organization (CHDO), down payment assistance and tenant-based rental assistance.

The CDBG activities identified for the same term are public improvements-ADA walkways, public improvements or facilities including acquisition and/or construction of homeless shelter, bridge housing, public services, including fair housing, a voucher program, case management and street outreach, code enforcement, and the owner-occupied emergency repair and accessibility program.

In FY 2019, Visalia will fund activities in furtherance of the objectives and priorities identified in the Strategic Plan with the outcome of improving availability, accessibility, affordability, and sustainability through activities which benefit the community. The activities will support at least one objective and one outcome.

For Fiscal Year (FY) 2019-2020, the City received total of \$1,323,669, in CDBG grant funds, to allocate towards activities. The estimated CDBG Program Income (PI) to be received is \$75,000.

The CDBG carryover balance, including PI approved through the previous year action plan and/or amendments is allocated toward existing projects. Any increase or decrease in the actual 2019 CDBG grant, and PI were noted to be directed toward the CDBG ADA projects and any necessary or applicable adjustment to the public service to comply with the 15% cap.

The City received a total of \$529,332 in HOME grant funds eligible to allocate toward activities and estimates that it will receive \$350,000 in HOME PI. The HOME carryover balance, including PI approved through the previous year AP and/or Amendments, will be allocated toward existing projects including SHE-CHDO Acq Rehab single and multi-family projects, Admin & TBRA. Any increase or decrease in the actual 2019 HOME grant and PI were noted to be directed toward the HOME CHDO SHE Acq/Rehab SF/MF projects. The City Manager has the authority to

direct any PI received in excess of \$315,000 toward TBRA or SHE- CHDO.

In the event final CDBG and HOME PI is higher or lower than expected herein, the City of Visalia may add, subtract, or transfer amounts among identified projects, as noted without publishing a substantial amendment, if the amount is below 75% change, as per the approved CPP. By Council approving the proposed AP, it includes appropriating funding, and authorizing the City Manager to make necessary changes. Any difference (increase or decrease) in CDBG funding will be reflected in public infrastructure/ADA project line item; and used, if necessary, to maintain public services within the 15% cap. Any difference (increase or decrease) in HOME funding will be reflected in SHE CHDO Acq/Rehab/new construction/reconstruction SF or MF project activities and/or the TBRA program.

Currently, the City is not eligible to receive direct funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) – which are also programs covered under the ConPlan Regulations.

CDBG-CV- to prevent, prepare for, and respond to coronavirus.

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Anticipated 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	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,323,669	75,000	0	1,398,669	0	CDBG funds shall be used toward eligible projects and programs, such as housing, public services, including case management, street outreach, public improvements, public facilities, acquisition and/or construction, rehab, ADA sidewalks, paths, neighborhood preservation, Code Enforcement, and administration. This is the last year of the 5-year plan. Actual grant and estimated PI referenced herein

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	529,332	350,000	0	879,332	0	HOME funds shall be used toward eligible housing projects and programs, including CHDO activities (acq/rehab, new construction, SFR/MF, TBRA, Down Payment and Administration This is the last year of the 5-year plan. Actual grant and estimated PI referenced herein
Other	public - federal	Other	1,799,449	0	0	1,799,449	0	CDBG-CV funding to prevent, prepare for, and respond to coronavirus.

Table 5 - Expected Resources – Priority Table

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 continues to prioritize the needs of the community. This year, \$30,575 in CDBG funding will be utilized as matching the Shelter Plus Grant (SPG) through The Alliance, and institutional delivery funds in partnership with Family Services toward the Voucher program. These funds continue to help up to 14 homeless families in the City.

Code Enforcement staff anticipates working with non-profit agencies in outreach to the homeless in our community and addressing code violations such as substandard housing. The City also contributes CDBG funds toward the Alliance and promotes increased collaboration among housing, service and faith-based organizations.

Visalia's HOME matching requirements will be satisfied again this year with the use of prior year rollover of Redevelopment Low Mod funding, now known as the Housing Asset Fund. Additionally, as HOME projects are completed, the specific projects, and match, will be referenced on the HOME Match Report within the CAPER. As reflected in the HOME Match report submitted with last years (2017) CAPER, the City has substantial excess match carried over to the next fiscal year (\$5,347,241.88).

The City continues to partner with its local non-profit developers for affordable housing activities, which may provide sweat equity and non-federal resources.

Below is a list of potential financial resources considered a part of the City's overall financial plan to address priority needs and specific objectives identified in the ConPlan. 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 the County of Tulare (HACT):** The HACT is a public housing authority (PHA) with jurisdiction within the City of Visalia and the County of Tulare. It administers federal and state funds for its public housing projects and government-assisted housing units such as the Section 8 Rent Subsidy.
- **Low-Income Housing Tax Credit Program (LIHTC):** The LIHTC program provides for 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. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program. The program begins when developers and investors apply for an allocation of tax credits from 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.
- **Multi-Family Housing Program (MHP):** If California's Housing and Community Development Department awards Multi-Family Housing Program loans to assist rental housing developments affordable to low-income households in the City of Visalia, the City will assist the developers with identifying local funding. The City will also continue to look for other grant opportunities.

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

As the Housing Successor Agency of the former Redevelopment Agency (RDA), the City is working towards the development and disposition of the RDA's low/mod properties. The City published a request for interest which resulted in a proposal from Self Help enterprises, for the development and disposition of these properties as single family homes, which will be sold to income qualifying households. The Use of HOME CHDO funding shall be utilized toward construction on NW 5th. The Housing Asset funding received shall also be utilized toward single and multi-family development.

With the elimination of the City's Redevelopment Agency (RDA), the City has become the Successor Agency and continues to move forward on the next steps related to previously owned RDA land.

Discussion

The City continues to manage funding and activities with its non-profit partners, including SHE, Inc., as a CHDO. With the rule change, each year's grant funds will be tracked by the year. PJ's must commit the identified amount of funds (PI included first) in its local HOME account before committing the appropriated HOME grant. With the change of PI being required to be committed to a specific project at the time received, and drawn first, due to the success of recycling of HOME funds, and CDBG loan repayment, it continues to be a challenge to spend each year's entitlement funds fully, putting future funds in jeopardy. The City will continue, however to work with its partners and successful projects to keep funding moving to improve areas of need.

[PY 19 CDBG-CV funds are required to be used to prevent, prepare for, and respond to the Coronavirus Pandemic.](#)

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	Affordable Housing	Visalia 2015 16 17 CDBG Target Area	Affordable Housing	HOME: \$791,398	Rental units constructed: 1 Household Housing Unit Rental units rehabilitated: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Suitable Living Environment	2015	2020	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Code Enforcement	Visalia 2015 16 17 CDBG Target Area	Affordable Housing Public Srv/Fclty/Imprvt, Park Imprvt,Nghbrhd Presv	CDBG: \$1,117,055 HOME: \$0 CDBG-CV: \$1,917,150	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 24,226 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 535 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 13 Households Assisted Homeowner Housing Rehabilitated: 2 Household Housing Unit Homelessness Prevention: 216 Persons Assisted Housing for Homeless added: 1 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit Other: 38 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Program administration, planning and management	2015	2020	Non-Housing Community Development Administration, Planning & Management	Visalia	Program administration, planning and management	CDBG: \$121,478 HOME: \$87,933 CDBG-CV: \$42,436	Other: 2 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Affordable Housing- Creation and preservation of decent affordable housing. Self Help Enterprises, Inc. (SHE) Certified Housing Development Organization (CHDO)
2	Goal Name	Suitable Living Environment
	Goal Description	Suitable Living Environment through Public facilities (i.e., Public facility- Garden- Bridge housing); Public Improvements (i.e., ADA and Park Improvements); Public Services through Continuum of Care (Alliance), Family Services, Fair Housing programs and new experienced non-profit service providers; Emergency Repair Program, Code Enforcement efforts, and tenant based rental assistance, housing for homeless, and case management. Public service activity includes PY 2019 CARES Act- CDBG-CV funding toward public services to prevent, prepare for, and respond to coronavirus.

3	Goal Name	Program administration, planning and management
	Goal Description	Program Administration, planning and management. PY 2019 CDBG-CV - administration to prevent, prepare for, and respond to the coronavirus.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The four Consolidated Plan goals below represent high priority needs for the City of Visalia (City) and serve as the basis for the strategic actions the City will use to meet these needs. Based on the Needs Assessment, Market Analysis, and community outreach conducted for the current Consolidated Plan cycle, the goals from the previous Consolidated Plan were found to still be consistent with current needs.

- Creation and preservation of decent affordable housing
- Provide a suitable living environment
- Promote economic opportunity
- Program administration, planning, and management

Additional priority included through 2019 Amendment- Care Act- CDBG-CV funding, to prevent, prepare for, and respond to coronavirus.

Reasons for allocation priorities:

As opportunities arise, the City investigates grant opportunities, which assist in addressing the obstacles in meeting the needs of underserved populations. The City will continue focusing a portion of housing related funding in targeted low-income neighborhoods. However, based on the widespread need for affordable housing including at-risk of homelessness, assistance will be available citywide.

The City has provided HOME CHDO funds to Self-Help Enterprises, Inc. (SHE), the City's Certified CHDO, for acquisition/rehabilitation Projects. The projects allow acquisition of voluntary or foreclosed, including vacant and infill, properties for single family homes, which will be rehabilitated and resold to income qualifying households, and acquisition, rehabilitation, and rental of multi-family units. SHE has been successful with both single and multifamily properties since 2015. Therefore, funding towards SHE, as a CHDO, will continue to assist with increasing homeownership, rental assistance, including housing for our homeless population, by creating and preserving affordable housing. SHE will be utilizing and recycling HOME dollars toward construction of five (5) single family homes on NW 5th. SHE will also continue to evaluate multi-family existing units and/or land for new construction. Multi-family properties would provide rental housing for low and very low-income tenants. SHE also partners with local non-profit service providers for tenants who are homeless or at-risk of homelessness.

See continued reasons below.

Projects

#	Project Name
1	HOME Administration & Planning
2	SHE-CHDO Scattered Site Acq-Rehab-Sell -Single Family
3	SHE-CHDO Multi Family Acq-Rehab-Rent
4	Tenant Based Rental Assistance (PI)
5	CDBG Administration & Planning
6	Case Management Street Outreach- FS
7	Emergency Repair & Accessible Program
8	Continuum of Care Support
9	Voucher Program- Family Services
10	ADA Compliance- Public Improvements
11	Public Infrastructure Improvements
12	Shelter
13	Park Improvements
14	Code Enforcement
15	Fair Housing Education
16	Homeless Bridge Housing Public Services
17	CARES Act- PY19 CDBG-CV Public Services
18	CARES Act CDBG-CV Administration

Table 7 - Project Information

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

Continued Answer from above- Reasons:

The Tenant Based Rental Assistance (TBRA) program is contracted with Family Services of Tulare County. The HOME-TBRA Program provides rental assistance for a period of eighteen months (18) and allows extensions through a re-application process. No more than 24 months of assistance is allowed. We continue to anticipate assisting approximately 8 to 16 households with previous year funding. We currently have five (5) participants, and additional applications under review. The program continues to prove successful with the potential for program income directed to this program. Supportive services will also be available to the tenants through Housing Successor funding. Annually Staff has evaluated the Fair Market Rent (FMR) and obtained an annual Rent Comparability Market Study (RCMS) for use as the Rent Standard. The TBRA program continues to utilize the RCMS as the Rent Standard.

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

access to services for our homeless population.

The use of the remaining Neighborhood Stabilization Program (NSP) program income funding was recently redirected toward a Public Facility activity. Once underwriting of a project is completed, the City will move forward to finalize funding and agreements. The project funding may also include CDBG and other funding sources through the “Alliance”.

The City’s Analysis of Impediments to Fair Housing Choice (AI) provides an overview of laws, regulations, conditions, and other possible obstacles that affect an individuals or households access to housing in the City. The City has contracted with Fair Housing Council of Central California (FHCCC), a non-profit fair housing provider, for services related to education, research analysis and other services that may assist in educating the public. Educational workshops occur annually for Fair Housing and ADA accessibility. FHCC will be conducting testing for the upcoming new Consolidated Plan and Analysis of Impediments in 2020.

CDBG Funding was previously directed toward the Senior Mobile Home Repair Program (SMHRP), therefore, this year, the Emergency Repair and Accessibility Program (ERAP) is recommended for funding. Policy development and an Administrator will be selected, thereafter, bringing the ERAP program online.

Additional ADA- Public improvement funding is needed to complete the current project. Other Public improvements include a public facility, infrastructure improvements toward an emergency shelter and/or bridge housing project for the homeless population. Improvements may include seed money or gap financing toward acquisition and/or construction, and/or rehabilitation. Other public Park improvements include security lighting in three eligible parks (Summers, Riverbend, Fairview; Summers Park Climbing Apparatus, Senior Center Shade Cover, Oval Bench and Walking Path, in order of available funding as referenced within the Council Approval on April 15, 2019.

[Under the Care Act, CDBG-CV funding eligible uses include public services, to prevent, prepare for, and respond to coronavirus.](#)

AP-38 Project Summary
Project Summary Information

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1	Project Name	HOME Administration & Planning
	Target Area	Visalia
	Goals Supported	Program administration, planning and management
	Needs Addressed	Program administration, planning and management
	Funding	HOME: \$87,933
	Description	Planning, administration, management, monitoring, and oversight of HOME funds.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration, planning and management of HOME funded projects and programs.
2	Project Name	SHE-CHDO Scattered Site Acq-Rehab-Sell -Single Family
	Target Area	Visalia 2015 16 17 CDBG Target Area
	Goals Supported	Affordable Housing Suitable Living Environment
	Needs Addressed	Affordable Housing
	Funding	HOME: \$79,400
	Description	The Community Housing Development Organization (CHDO) Scattered Site Acquisition, construction, Rehabilitation and Resale of Single-Family Property Program will be through the City's certified Non-Profit, designated CHDO, currently Self Help Enterprises (SHE)
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	The CHDO Scattered Site, vacant, infill and reconstruction single family properties to be acquired, rehabilitated, and resold. Project will be through the City’s certified Non-Profit, designated CHDO, currently Self-Help Enterprise. SHE, as a CHDO shall acquire foreclosed and/or voluntary sale homes, vacant, infill and reconstruction properties in need of rehabilitation. They will then resell the property to income qualifying households at or below 80% of the area median income. As a CHDO acquired property, a second mortgage up to 10% of the total development cost, may be provided to the borrower, if they meet the qualifications. An affordability covenant shall be recorded against the property to maintain affordability and owner occupancy of each property up to 30 years.
3	Project Name	SHE-CHDO Multi Family Acq-Rehab-Rent
	Target Area	Visalia 2015 16 17 CDBG Target Area
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$711,999
	Description	The Community Housing Development Organization (CHDO) Scattered Multi-Family Acquisition, Rehabilitation and Rental Program will be through the City’s certified Non-Profit, designated CHDO, currently Self Help Enterprise. SHE, as a CHDO.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	The Community Housing Development Organization (CHDO) Scattered, vacant, infill and/or reconstruction of Multi-Family properties for Acquisition, Rehabilitation and Rental Program will be through the City's certified Non-Profit, designated CHDO, currently Self Help Enterprise. SHE, as a CHDO shall acquire foreclosed and /or voluntary sale, vacant, infill and reconstruction type existing multi-family rental properties in need of rehabilitation. They will then rent to income qualifying households as per the HOME regulations. An affordability covenant shall be recorded against the property to maintain affordability of each HOME Designated (funded) property unit(s) up to 20 years.
4	Project Name	Tenant Based Rental Assistance (PI)
	Target Area	Visalia
	Goals Supported	Affordable Housing Suitable Living Environment
	Needs Addressed	Affordable Housing
	Funding	\$150,000
	Description	HOME funding is proposed to provide public services through rental payment assistance. This program is provided to the participants as a grant. TBRA Program is to provide secure, safe, decent, and sanitary short-to-medium term rental assistance to extremely low and very low-income persons or families (up to 60% area median income (AMI)) that are homeless, who meet the requirements of this program and tenant selection criteria.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	HOME funding PI by CM approval- if received option to add to TBRA or SHE CHDO above \$315k. Provide rental payment assistance. This pilot program is proposed as a grant, to assist households at or below 60% of the area median income. The TBRA program is focused on special purposes or specific housing needs of Visalia's special need, homeless population as indicated within the Consolidated Plan. There is a limited amount of funding, which in turn allows only a limited number of eligible participants.
5	Project Name	CDBG Administration & Planning
	Target Area	Visalia
	Goals Supported	Program administration, planning and management
	Needs Addressed	Program administration, planning and management
	Funding	CDBG: \$121,478
	Description	Planning, administration, management, monitoring, and oversight of CDBG funds
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration, planning and management, including applicable non-profit/sub recipient administration costs
6	Project Name	Case Management Street Outreach- FS
	Target Area	Visalia
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Srv/Fclty/Imprvt, Park Imprvt,Nghbrhd Presv
	Funding	CDBG: \$35,000
	Description	Provide funding Family Services to provide case management and provide services special needs individuals.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Case Management and Street outreach with support.
7	Project Name	Emergency Repair & Accessible Program
	Target Area	Visalia
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Srv/Fclty/Imprvt, Park Imprvt,Nghbrhd Presv
	Funding	CDBG: \$100,000
	Description	
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	To provide a forgivable loan toward scope of work to owner occupants, including disabled and seniors.
8	Project Name	Continuum of Care Support
	Target Area	Visalia
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Srv/Fclty/Imprvt, Park Imprvt,Nghbrhd Presv
	Funding	CDBG: \$18,000
	Description	The City has a partnership with the Continuum of Care to support and address issues of homelessness. Approximately 400 persons assisted through the project homeless connect. Additional assistance throughout the year, canvassing the area of the population in need.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The City has a partnership with the Continuum of Care to address issues of homelessness. The Continuum of Care is a consortium of housing providers, service providers and local governments that work together to end homelessness in Kings and Tulare counties. To strengthen its capacity, the continuum has a 501(c)3 status in order to competitively apply for foundation and corporate funding. The continuum is focused on public services which systematically implement systems and programs that will help support existing homeless organizations and offer the resources that are needed locally to be successful.
9	Project Name	Voucher Program- Family Services
	Target Area	Visalia
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Srv/Fclty/Imprvt, Park Imprvt,Nghbrhd Presv
	Funding	CDBG: \$30,575
	Description	CDBG funding is provided to support Family Services and the Tulare Housing First Program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	CDBG funding is provided to support Family Services and the Tulare Housing First Program. The program is structured to specifically serve the chronically homeless by providing Shelter Plus Care vouchers to assist a homeless family with housing expenses. The funding would continue to support a Case Manager to oversee the program, which includes mental, and health counseling, job search, and life skills training. Specific data will continue to be collected to reflect the outcome.
10	Project Name	ADA Compliance- Public Improvements
	Target Area	Visalia 2015 16 17 CDBG Target Area
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Srv/Fclty/Imprvt, Park Imprvt,Nghbrhd Presv
	Funding	CDBG: \$286,444
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Public Improvements/ADA compliance projects; City Staff continues to work with the Disability Advocacy Committee, Engineering, City Council, and the public, to identify areas that need improvement in the CDBG Targeted area and other areas within city limits. Needs include areas with the lack of a safe walking path, curb cuts and truncated domes, and accessible water fountains. A list of locations is then evaluated for use of CDBG funding. Improvements may include accessibility improvements to community park, with ADA accessibility needs and public buildings.
11	Project Name	Public Infrastructure Improvements
	Target Area	Visalia 2015 16 17 CDBG Target Area
	Goals Supported	Suitable Living Environment

	Needs Addressed	Public Srv/Fclty/Imprvt, Park Imprvt,Nghbrhd Presv
	Funding	CDBG: \$60,000
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	City Staff continues to work with the Disability Advocacy Committee to identify areas that need improvement in the CDBG Targeted area and other areas within city limits which the public and DAC members have identified. Community members identify areas in need of accessibility and areas with the lack of a safe walking path, curb cuts and truncated domes. A list of locations is then evaluated for use of CDBG funding. Improvements may include accessibility improvements to community park and public buildings.
12	Project Name	Shelter
	Target Area	Visalia 2015 16 17 CDBG Target Area
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Srv/Fclty/Imprvt, Park Imprvt,Nghbrhd Presv
	Funding	CDBG: \$400,000
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Public facility, acquisition and/or construction toward emergency shelter or bridge housing Acquire, rehab

13	Project Name	Park Improvements
	Target Area	2015 16 17 CDBG Target Area
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Srv/Fclty/Imprvt, Park Imprvt,Nghbrhd Presv
	Funding	CDBG: \$17,916
	Description	Public Park Improvements
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Park security lighting in Riverbend, Summers and Fairview Parks; apparatus in Summers Park, Senior Center Shade Cover, Oval Park Bench and Walking Path (priority to be determined and based upon cost estimates).
14	Project Name	Code Enforcement
	Target Area	2015 16 17 CDBG Target Area
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Srv/Fclty/Imprvt, Park Imprvt,Nghbrhd Presv
	Funding	CDBG: \$122,119
	Description	The Neighborhood Preservation-Code Enforcement Department is responsible for oversight of Code Staff. The primary emphasis of the program is on life safety non-compliance.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	The Neighborhood Preservation-Code Enforcement Department is responsible for oversight of Code Staff. The primary emphasis of the program is on life safety non-compliance. Considerable efforts are focused on the Health and Safety code enforcement as it primarily relates to housing standards. Some of the common violations include unsafe structures, abandoned properties, contaminated and/or unsecured swimming pools, construction without permits, and unlicensed vendors. Additional efforts have been made toward street outreach, working with local non-profit housing providers, working with the health and human services as well as other providers to assist the homeless in the community. This program year, the goal continues to be 200 code cases. CDBG funding is set aside for staff.
15	Project Name	Fair Housing Education
	Target Area	Visalia
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Srv/Fclty/Imprvt, Park Imprvt,Nghbrhd Presv
	Funding	CDBG: \$7,500
	Description	Provide fair housing educational services and assist to eligible residents who may be facing housing challenges.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Grantees in the CDBG program have a responsibility to affirmatively further fair housing. This program will assist in providing fair housing education, training working with a professional, non-profit dedicated to providing services regarding housing discrimination, fair housing outreach/education, and tenant and landlord rights and responsibilities. This is a public service program.
16	Project Name	Homeless Bridge Housing Public Services
	Target Area	Visalia
	Goals Supported	Suitable Living Environment

	Needs Addressed	Public Srv/Fclty/Imprvt, Park Imprvt,Nghbrhd Presv
	Funding	CDBG: \$39,500
	Description	A new public service activity Garden Street-Bridge Housing Services
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide funding toward new public service activities offered at the bridge housing project, allowing extensive wrap-around supportive services, including case management, mental health, substance abuse and other support services.
17	Project Name	CARES Act- PY19 CDBG-CV Public Services
	Target Area	Visalia
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Srv/Fclty/Imprvt, Park Imprvt,Nghbrhd Presv
	Funding	CDBG: \$160,137 CDBG-CV: \$1,757,013
	Description	CARES Act funding to prevent, prepare for, and respond to coronavirus. Based on the eligible uses and need, the proposed use for the CDBG-CV funding is public service for food, rental/mortgage, and utility assistance to LMI Visalia households that have been directly financially impacted by the coronavirus pandemic.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number of persons benefitting from the proposed activities: Food assistance 300 LMI individuals Rental/mortgage and/or utility assistance 320 LMI households
	Location Description	Citywide

	Planned Activities	CDBG-CV public service activities include: Food assistance to LMI families impacted by the coronavirus pandemic. Subsistence Payments including rental/mortgage and/or utility assistance to prevent eviction and/or cut of services due to the coronavirus pandemic.
18	Project Name	CARES Act CDBG-CV Administration
	Target Area	Visalia
	Goals Supported	Program administration, planning and management
	Needs Addressed	Program administration, planning and management
	Funding	CDBG-CV: \$42,436
	Description	Administration of CDBG-CV CARES Act funding to prevent, prepare for, and respond to coronavirus.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Administration of CDBG CARES Act (CDBG-CV) funding.
	Location Description	Citywide
	Planned Activities	Administration of CDBG-CV funding, to prevent, prepare for, and respond to coronavirus.

AP-50 Geographic Distribution – 91.220(f)

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

The ConPlan does not specifically target areas, except to identify low/mod census tract areas for the use of funding for eligible projects/programs, such as Code Enforcement and Park/Public Improvements, which lie within such area.

The CDBG Target Map references all ConPlan years, including this 2019 program year. Attached is confirmation of the eligible census tracts. There are not additions or reductions of eligible tracts for this program year. Any notation to 2013 CDBG Target Areas, based on the initial submission with the 2015 ConPlan, shall now reflect the updated map, and applies to the 2015, 2016, 2017, 2018, and 2019.

Visalia Citywide: The City of Visalia (City) is located east of State Highway 99 and along State Highway 198, in the northwestern area of the County of Tulare (County) in the Central San Joaquin Valley of California. The City covers approximately 37.74 square miles and is surrounded by farmland, leading the agricultural industry to be its top economic driver. It is the largest city in the County and is currently home to approximately 136,000 residents.[1]

IDIS Low/Mod Census Tracts (eligible CDBG Target Areas)

Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction as a whole. There are a total of seventeen (17) census blocks within nine (9) Tracts, identified meeting low/mod income areas. The City's CDBG Low/Mod areas (boundaries) are identified in Map 1 as census tracts and blocks portion of 900, 10.03.5; 10.04.1, 10.04.2, 10.04.3, 10.04.4; 11.00.1, 11.00.2, 11.00.3, 11.00.4; 13.01.2; 13.02.1; 17.01.1, 17.01.2; 18.00.1; 20.03.1; 20.08.1; and 20.09.3. More specifically Census tracts continued below in further detail:

Geographic Distribution

Target Area	Percentage of Funds
Visalia	61
2013 CDBG Low-Mod Areas	0
2015 16 17 CDBG Target Area	39

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Continued CDBG Target Area Census Tracts: More specifically:

- **Census Tract/block No. 900** bound by Plaza to Goshen to SE Plaza to Riggin to NE city limits at

Riggin and American to NW city limits at Goshen and Camp Dr to the SW.

- **Census Tract/block No. 1003.5.** bound by W Clinton Ave, E to N Giddings St, S to W Houston Ave, W to N Mooney Blvd, N to W Clinton Ave.
- **Census Tract/block No. 1004.1.** bound by W Riverway Ave, E to N Santa Fe St, S to E Ferguson Ave, W to N Bridge St, S to W Buena Vista Ave, W to N Encina St, S to W Vine St, W to N Dinuba Blvd.
- **Census Tract/block No. 1004.2.** bound by W Vine Ave, E to N Encina St, S to W Buena Vista Ave, E to N Bridge St, S to E Ferguson Ave, E to N Santa Fe St, S to W Houston Ave, W to N Dinuba Blvd, N to W Vine Ave.
- **Census Tract/block No. 1004.3.** bound by W Riggin Ave, E to N Dinuba Blvd, S to W Prospect Ave, W to N Conyer St, N to W Buena Vista Ave, W to N Giddings St, N to W Riggin Ave.
- **Census Tract/block No. 1004.4.** bound by W Buena Vista Ave, E to N Conyer St, S to W Prospect Ave, E to N Dinuba Blvd, S to W Houston Ave, W to N Giddings St, N to W Buena Vista Ave.
- **Census Tract/block No. 1100.1.** bound by E Houston Ave, E to Santa Fe St, S to NE 1st Ave, SW to N Court St, NW to NW1st Avenue, NW again to N West St, N back to Houston Ave.
- **Census Tract/block No. 1100.2.** bound by NW1st Street, SE to N Court St, NE to NE1st St, NE to Santa Fe St, S to E Murray St, W to N Floral St, N to Grove St, W to N West St, N to NW1st St.
- **Census Tract/block No. 1100.3.** bound by W Houston Ave, E to N West St, S to W Grove Ave, E to N Floral St, S to W Murray Ave, W on Goshen Ave, N to W Switzer Ave, W to N Rinaldi St, N to W Houston Ave.
- **Census Tract/block No. 1100.4.** bound by W Houston Ave, E to N Rinaldi St, S to W Switzer Ave, W on W Goshen Ave to N Mooney Blvd, N to W Houston Ave.
- **Census Tract/block No. 1301.2.** bound by St Johns River, including properties on the north side of E St Johns Parkway, E to Ben Maddox Way, E on St Johns to McAuliff, S on McAuliff St to E Houston Ave, W on E Houston Ave, S on Ben Maddox Way, to St Johns River.
- **Census Tract/block No. 1302.1.** bound by E Houston Ave, E to Ben Maddox Way, S to Mineral King Ave, W to Santa Fe St, N to Houston Ave.
- **Census Tract/block No. 1701.1.** bound by W Noble Ave, E to S Court St, S to W Tulare Ave, W to W Watson St, N to W Noble Ave.
- **Census Tract/block No. 1701.2.** bound by W Noble Ave, E to S Santa Fe St, S to E Tulare Ave, W to S Court St, N to W Noble Ave.
- **Census Tract/block No. 1800.1.** bound by W Noble Ave, E to S Watson St, S to W Tulare Ave, W to S Giddings St, N to W Noble Ave.
- **Census Tract/block No. 2003.1.** bound by W Walnut Ave, E to S Mooney Blvd, S to W Whitendale Ave, W to S County Center Dr, N to W Walnut Ave.
- **Census Tract/block No. 2008.1.** bound by W Noble Ave, E to S Demaree St, S to W Tulare Ave, W to S Noyes Ct, N to W Laurel Ave, E to S Linwood St, N to W Noble Ave.
- **Census Tract/block No. 2009.3.** bound by W Tulare Ave, E to S Demaree St, S to W Walnut Ave,

W to S Linwood St, N to W Cambridge Ave, E to S Chinowth St, N to W Tulare Ave.

See Discussion below for Rationale.

Discussion

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

Map 1 CDBG Eligible Tracts, and Map 2, City of Visalia Minority Concentration is attached under Attachment B

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

HOME funding will continue to be directed toward the following HOME projects/programs:

- SHE CHDO projects SHE CHDO existing Single Family unit acquisition, rehabilitation, resale, down payment/gap assistance SHE CHDO existing Multi-Family unit acquisition, rehabilitation, rent
- TBRA

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	4
Special-Needs	0
Total	4

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	2
Acquisition of Existing Units	1
Total	4

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

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

The TBRA Pilot Program is providing rental assistance for a period of 18 months, however, will allow for extensions through a re-application process. No more than 24 months of assistance is allowed. We

continue to utilize previous year funding to assist additional households. If the anticipated HOME PI received is above \$315k, the City Manager will have the option to direct up to \$30k to the TBRA or SHE CHDO. Supportive services will also be available to the tenants through Housing Successor funding. Annually Staff will evaluate the FMR and a Rent Market Study for use as the Rent Standard.

AP-60 Public Housing – 91.220(h)

Introduction

The Public Housing Authority (PHA), specifically the Housing Authority of Tulare County (HATC) works closely with the City, Continuum of Care “Alliance” and the recently formed Homeless Resource Task Group. Actions planned by the PHA this year are referenced below.

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

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

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

HATC is proactive in the inclusion of public-housing residents in the policy making process. HATC indicated that an equitable and transparent policy making process is one that includes the opinions of public housing residents and is achieved through the participation of two tenant commissioners on HATC's Board. Furthermore, HATC has installed a Resident Counsel composed of five residents from HUD funded programs (Multifamily Housing, LIHTC, HOME, Section 8 Housing Choice Vouchers, and public housing). Their Resident Counsel works with HATC staff on evaluating the effectiveness and efficiency of HATC rental assistance programs. This provides members the opportunity for input on necessary program modifications.

A vital driving factor in the implementation of HATC programs is the promotion of tenant self-sufficiency. Their agency views the goal of homeownership for program participants as one of the long-term goals for all of their clients. HATC staff works with tenants to effectively provide them with the necessary resources to achieve homeownership. HATC's Annual Re-Examination Notice provides public-housing participants with an extensive referral list that provides assistance with homeownership. Their list includes programs managed by: CSET, City of Visalia, Habitat for Humanity, CalHFA, and Self-Help Enterprises. HATC's program coordinator works with any interested public housing tenant in order to effectively inform them of all the different programs that are available to them. Effective collaboration between their agency and other public and nonprofit agencies is imperative to help promote homeownership among all of HATC's tenants. Lastly, in 2019 HATC will be introducing a new online payment system which will allow public housing residents to utilize the rental payments made on time to increase their credit score and help them achieve homeownership.

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

The HATC is a high performer and not determined to be troubled.

Discussion

See above

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

Introduction

This section provides an overview of how the City will address the needs of homeless persons over the next year.

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

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

The City will also continue to support the Alliance's outreach efforts to persons experiencing homelessness through the Project Homeless Connect (PHC) event in conjunction with the Point in Time (PIT) census. The one-day PIT survey provides a snapshot of the adults, children in households and unaccompanied youth living in the City of Visalia who meet HUD's definition of homelessness. Information gathered through the PIT is used to understand the causes and trends over time of homelessness, as well as to determine the unmet shelter and service needs of the homeless.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

The City provided \$10,000 of cash match for the operation of a warming center for the 2018/2019 winter season. Long-term plans are underway to develop a low-barrier emergency shelter that can house approximately 100 people. A committee has been formed and is meeting bi-weekly to identify a location, lead agency and funding sources. The goal is to have the emergency shelter operational within the next 12-24 months.

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

The City will continue to fund FSTC with CDBG public services funding. The primary focus of this public service- is so that FSTC staff may reach approximately 24 homeless people through street outreach efforts. The secondary focus of this public service funded activity will be providing approximately 14 people case management services that will enable them to be more self-sufficient in order to gain housing. FSTC seeks to identify at-risk and homeless clients who have not yet been linked to a formal support system in order to work with them on completing the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment, assisting them with becoming “document ready” for potential housing opportunities (i.e. obtaining identification, homeless/disability certification), connecting them to critical supportive services such as mental health and substance abuse treatment, and providing linkages to immediate needs such as food, clothing, hygiene products, transportation assistance, emergency shelter and referrals to medical care. FSTC will also work with code enforcement, HOPE team, PATH team, and Housing Navigators to reach new clients and connect them to services. This would include any housing opportunities available, through other funding sources and grant opportunities. The City will provide \$18,000 in FY 19/20 to the Alliance for public services related to the Project Homeless Connect (PHC) /Point in Time (PIT) census.

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

Furthermore, the City continues their efforts, increasing the CDBG funds in total of \$30,575, to Family Services as matching funds, for case management (public services) to support the Tulare Housing First Shelter Plus Care Program (Voucher Program). This program provides case management services to 14 people annually.

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

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

As previously mentioned, the City previously allocated HOME funded TBRA Program, to be utilized as rental assistance and security deposits which will assist approximately 16 households. The rental assistance will be provided for a period of 18 months, however, will allow extensions through a re-application process. No more than 24 months of assistance is allowed under the HOME TBRA regulations.

Furthermore, the City continues their efforts with the Family Services Voucher Program as matching funds, for case management (public services) to support the Tulare Housing First Shelter Plus Care project. This project provides case management services to 13 people annually.

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

The City also prioritizes housing opportunities, as appropriate, in new acquisition and rehab housing projects funded through HOME and other city-funding pools. Most recently, the City supported a 6-unit project. The project has a set-aside requirement for one of the units to exclusively serve persons experiencing homelessness. The first household will be placed into the project in mid-2019.

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

Projects that serve these vulnerable subpopulations include: CSET Permanent Supportive Housing and Rapid Rehousing, Family Services Permanent Supportive Housing and Transitional Housing, Turning Point and Tulare County HHSA provide PSH projects for chronically homeless individuals and families and/or families with children. The Veterans' Administration, in conjunction with the Housing Authority of Tulare County, operates the Veterans Affairs Supportive Housing (VASH) project and Westcare

operates the Supportive Services for Veteran Families (SSVF) project that serves eligible veterans and their families. Uplifting Families operates a Transitional Housing project for transitioning age youth.

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

The City recognizes that homeless prevention programs, employment opportunities and affordable housing are critical components in deterring homelessness. The City will support prevention efforts through its partnership with the Alliance. A Diversion Specialist position has recently been added to the Coordinated Entry System. This position will be responsible for developing and strengthening referral sources for people at-risk of becoming homeless. Additionally, the Diversion Specialist will work with clients that present at any of the Coordinated Entry points to assist in diverting clients from homelessness.

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

Discussion

City is not a recipient of HOPWA funding.

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

Introduction:

The City continues to be committed to removing barriers to affordable housing. City staff works with other departments and its non-governmental partners to coordinate efforts to eliminate barriers to affordable housing. Barriers to affordable housing include the following:

- Housing Affordability
- Housing Stock
- Policies and Programs

The efforts to eliminate each of these barriers to affordable housing share some common approaches and commitment of resources. However, the City also recognizes that each barrier has unique aspects which require more focused and specialized approaches to achieve effective and lasting solutions.

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

As an integral component of its General Plan Housing Element Update, adopted and certified in

December 2016, the City completed a critical analysis of its existing codes and policies to identify any existing codes or policies that directly or indirectly inhibit the City's ability to facilitate affordable housing for all persons. As a result of this analysis, the City eliminated, amended, or incorporated 64 Housing Element Programs that are detailed in the Policy Document (Part 3) of the adopted Housing Element Update. Pursuant to the intent and process as stated in the Housing Element, and consistent with State Housing Law, the City has committed to completing all code revisions, program implementation actions and procedures to implement these Housing Programs. These Housing Element Programs are organized into nine Goals categories, as follows:

1. New Construction - To provide a broad range of housing types and densities to meet the needs of all Visalia residents.
2. Mixed Use, Infill, and Downtown Development - To promote mixed use, infill, and Downtown development in Visalia.
3. Encourage Affordable Housing - To encourage construction and maintenance of affordable housing in Visalia.
4. Foreclosures - To prevent foreclosures, protect affected families, and stabilize neighborhoods impacted by foreclosures.
5. Special Needs/Homeless- To provide a range of housing types and services to meet the needs of households with special needs within the city.

6. Housing Rehabilitation Program - To create and maintain healthy neighborhoods by improving the condition of the existing housing stock and providing for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.
7. Equal Opportunity Housing and Discrimination Prevention - To provide decent housing and a quality of living environment for all Visalia residents regardless of age, religion, race, creed, gender, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors.
8. Energy Conservation - To encourage energy efficiency in all new and existing housing.
9. Implementation Monitoring - To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated annually.

Discussion:

Specific Housing Element Programs that were adopted with the 2016 Housing Element Update that positively impact the City's affordable and inclusive housing goals, and directly contribute to the goal of eliminating barriers to affordable housing are noted as follows:

- Affordable Housing Infill Incentive component to implement the City's overall Infill Incentive Program – Increases the Traffic Impact Fee incentive from 50% to 60% in the City's older "Core Area", and from 33% to 43% throughout the remainder of the City for projects that include at least 20% Low income category housing.
- The City has finalized an incentive marketing campaign. The materials promoting the City's various affordable housing incentives have been distributed to housing development and service stakeholders and are posted on the City of Visalia's website.
- Encourage new mobile home parks - Increases densities to underlying zone district and reduces excessive setback and yard requirements.
- Streamline Special Needs Housing (transitional and supportive housing, employee housing) permit requirements - Eliminates the 6-person maximum threshold for facilities requiring a Conditional Use Permit (CUP).
- Eliminate need for variance or exception where needed to accommodate reasonable accommodation for persons with disabilities.
- Amended Multi-family Residential Zones to allow multi-family dwellings up to 80 dwelling units per site to be permitted by right in the R-M-2 and RM- 3 Zones. This increases the threshold for multi-family project permitted by right from 60 units to 80 units.
- Amended multi-family Conditional Uses section to allow structures up to four stories in the R-M-3 Zone. This revision will increase the maximum multi-family structure building height in the R-M-3 Zone District by one additional story, as a means to increase densities on High Density Residential project sites.
- Added "Affordable Housing Development Incentives and Concessions to include waiver of CUP requirement for affordable housing projects with less than 80 units but still within 20 units per

acre or greater in the Downtown Area. This would waive the CUP requirement for downtown affordable housing projects that are less than 80 units (but still within 20 units per acre or greater) when a CUP would otherwise be required.

- Added “Affordable Housing Development Incentives and Concessions” to include a reduction of parking requirements for downtown affordable housing projects with less than 80 units from 1.5 parking spaces per unit to 1 parking space per unit.

AP-85 Other Actions – 91.220(k)

Introduction:

The City actions planned to address obstacles are referenced within the Analysis of Impediments to Fair Housing (AI) and listed herein. The table included under Section AD-26, as Appendices No. 2.(for IDIS) and referenced herein below is included in the Analysis of Impediments to Fair Housing (AI) and represents the ongoing recommendations from the 2010 AI, to reduce impediments to fair housing choice.

Actions planned to address obstacles to meeting underserved needs

The table reflects the Action and Goals, such as:

- Goal 1: Expanding Affordable Housing Opportunities
- Housing Partnerships
- Affordable Housing Resources
- Housing Choice for Special Populations
- Goal 2: Expanding Access to Financing
- Outreach to Lenders
- Education and Resources
- Unfair Lending and Insurance Practices
- Goal 3: Fair Housing Services
- Apartment Owners/Managers
- Fair Housing Testing and Audits
- Reasonable Accommodations
- Goal 4: Affirmatively Furthering Fair Housing in the City of Visalia

Actions planned to foster and maintain affordable housing

The City will continue to work closely with non-profit housing and service providers to collaborate on improving the awareness and expansion of available resources to address the needs of the homeless population.

Staff has addressed the affordable housing programs for this program year throughout this report. Please refer to sections AP-20, AP 35, AP-38, and AP-55.

Actions planned to reduce lead-based paint hazards

The Tulare County Health and Human Services Agency, Childhood Lead Poisoning Prevention Program provides educational information.

For all of the City's housing programs, applicants are informed of the danger of lead-based paint through a brochure 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. All housing owners and occupants with which the City interacts through its various programs are required to abate this hazard as a condition of assistance from the City.

According to 2011-2015 ACS 5-year estimates, 39% of owner-occupied housing units, and 50.8% of renter occupied housing units were built before 1980 in the City. The use of lead-based paint was banned nationwide in 1970. It is estimated that 42 percent of the City's housing stock contains lead-based paint. As units continue to be repaired, rehabilitated, or replaced, no lead-based paint has been used since 1978.

The City also requires its subrecipients and/developers to conduct lead testing on pre-1978 homes and multi-family units purchased and/or rehabilitated through its affordable housing programs. They are to use safe practices and obtain certification through a HUD-certified lead testing agency.

Actions planned to reduce the number of poverty-level families

The City works with Family Services through the Voucher Program 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 homes to income-qualifying households at or below 80% AMI.

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

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

Actions planned to develop institutional structure

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

and their respective Districts, serve four-year terms and they select one member to serve as mayor and one to serve as vice-mayor. A general municipal election is held every two years in November, alternating between two and three positions each cycle.

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

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

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

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

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

Ongoing meetings are held with various community and task groups to continue the discussions of homeless needs, including an emergency shelter, case management, affordable housing, available rental units and increased partnerships and the creation of job opportunities. These are efforts that are being continued to enhance coordination and work with the Housing Authority, Alliance, Kaweah Delta District Hospital, Family Health Care Network, CSET, Self Help Enterprises, Family Services of Tulare County, Tulare County Health and Human Services, Visalia Rescue Mission, Tulare County Work Force Investment Board, City Manager, City Assistant Manager, Finance, including Housing and Code Enforcement and City Police Chief and officers assigned to assisting with homeless efforts, so that we may work together to identify services, housing and other needs. City representatives are also part of the Tulare County Task Force on Homelessness. This is a county wide effort to address the needs of our homeless population, city and countywide.

The City will continue to participate in Alliance meetings, which are attended by various governmental departments and service providers to share information on existing programs and areas for

improvement to enhance coordination and exchange knowledge of best practices to better understand and address the community's needs.

Discussion:

see above

Program Specific Requirements

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

Introduction:

In the event final CDBG and HOME program entitlement and program income is higher or lower than expected herein, the City of Visalia may add, subtract, or transfer amounts among identified projects, as noted without publishing a substantial amendment, if the amount is below 75 % change, as per the approved Citizens Participation Plan. Any difference in CDBG funding will be reflected in public infrastructure/ADA project line item and, if needed, public services to maintain compliance with the 15% cap and Administration; any difference in HOME funding will be reflected in SHE CHDO Acq/Rehab/construct or reconstruct SF or MF projects, TBRA and if needed Administration.

The three-year period (2017, 2018 & 2019) is 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	75,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	75,000

Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three 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 this Annual Action Plan. 100.00%

**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. 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:

As it relates to the HOME funded Programs, all beneficiaries are owner occupants.

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

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

them to purchase the property, which includes down payment assistance, closing costs, interest subsidies, or other HOME assistance including any assistance that reduced the purchase price from fair market value to an affordable price, shall be recaptured.

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

See Recapture provisions Question 2 above for additional information.

The Provision for the FTHB Program shall be “Recapture Provision” as per 24 CFR 92.254 (a) (5) (ii) (A) (1). The City may recapture the entire amount of the direct HOME assistance from the homeowner. The amount to be recaptured will not exceed the amount of net proceeds available at the time the home is sold. HOME rule limits recapture to available net proceeds, therefore, if net proceeds are insufficient for the city to recapture the full amount of the Direct HOME assistance, the City will recapture only what is available from net proceeds. This applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures).

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

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

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

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