



City of Visalia

Draft Program Year 2023-2024

Annual Action Plan

Table of Contents

Executive Summary.....	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	3
PR-05 Lead & Responsible Agencies – 91.200(b).....	6
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	7
AP-12 Participation – 91.105, 91.200(c)	14
Expected Resources	16
AP-15 Expected Resources – 91.220(c)(1,2)	16
Annual Goals and Objectives	20
Projects	23
AP-35 Projects – 91.220(d)	23
AP-38 Project Summary	25
AP-50 Geographic Distribution – 91.220(f).....	30
Affordable Housing	31
AP-55 Affordable Housing – 91.220(g)	31
AP-60 Public Housing – 91.220(h).....	33
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	35
AP-75 Barriers to Affordable Housing – 91.220(j)	38
AP-85 Other Actions – 91.220(k)	40
Program Specific Requirements.....	43
Appendix “A” – Summary Detail	46

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

2. Summarize the objectives and outcomes identified in the Plan

Our strategy for community improvement using CDBG and HOME funds will focus on five broad goals. These goals are:

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

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

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

3. Evaluation of past performance

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

- Fair Housing Council of Central California (FHCCC), assisting 184 people by handling housing discrimination complaints and agency referrals, holding seminars and educational workshops, and conducting discrimination testing;
- Acquisition of the -Self Help Enterprises. Inc. (SHE) public facility for bridge/transitional housing;
- Self Help Enterprises on policy development and provision of grants for the mobile home repair program, and acquisition and rehabilitation of affordable housing and rental units;
- Family Services of Tulare County, providing HOME funded tenant based rental assistance and case management;
- ADA Compliance Public Improvement projects;
- Park improvements (Jefferson Park, Community Lot Garden);
- Section 108 loan payments; and
- Support to providers of assistance to homeless and low-income populations.

4. Summary of Citizen Participation Process and consultation process

The 2023 Annual Action Plan goals were established based on high priority needs as identified in the 2020-2024 ConPlan. The City used several community outreach methods including public meetings, two surveys, and stakeholder consultations. Efforts to reach populations underrepresented in the planning process of the ConPlan included discussions regarding the survey with various housing, social service, faith-based, and other organizations that provide services to the disabled, special needs, low income, and homeless population community. Many of the organizations that assisted in the effort to distribute the surveys posted them on their websites and sent notification to their partners and clientele. The surveys were provided in English and Spanish.

Several stakeholders were also consulted during public workshops, over the phone, and in-person at their offices. Such stakeholders included, but were not limited to, Housing providers, Health service

providers, social service providers, Organizations representing protected classes, Fair housing, Broadband internet providers, Emergency management organizations, the Citizens Advisory Committee, the Disability Advocacy Committee, and additional local and regional stakeholders.

In addition, the Program Year 2023 Annual Action Plan 30-day public comment period took place from March 17, 2023 through April 17, 2023. A Public notice was published in the Visalia Times Delta on March 15, 2023 and March 17, 2023. The draft 2023 Annual Action Plan was available for review on the City's website at www.visalia.city. Public notices also sent to the Kings Tulare Homeless Alliance listserv and the City's social media channels. The City also held the following community and city council meetings:

- City Council (Draft Review) on April 3, 2023 at 7:00pm
- Citizens Advisory Committee (CAC) on April 5, 2023 at 5:30pm
- City Council Public Hearing (Adoption) on April 17, 2023 at 7:00pm

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.

Summary of comments will be added following the public comment period.

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

All comments will be accepted and taken into consideration.

7. Summary

The City of Visalia conducted several public meetings and hearings to gather input and review the 2020-2024 Consolidated Plan. In addition, the City held stakeholder meetings with multiple community and regional organizations and agencies providing services to low income and homeless populations. The City has reviewed several plans to gather information for the development of this Plan that included the City of Visalia Housing Element for 2020-2023, which was being drafted concurrently with the Consolidated Plan. A summary of the full citizen participation of the 2023 Annual Action Plan will be included as Attachment A.

PR-05 Lead & Responsible Agencies – 91.200(b)

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	N/A	N/A
HOME Administrator	VISALIA	Finance Department- Housing Division
HOPWA-C Administrator	N/A	N/A

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 at the City of Visalia. The City's Finance Department, Housing Division administers the funds it receives under the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs.

Consolidated Plan Public Contact Information

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

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

1. Introduction

The City has fostered a community engagement process and gathered public input on community improvements that could be addressed by utilizing federal entitlement funds. 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. Participants in the community outreach process provided feedback on what they viewed as the most pressing housing, special needs/public services, and community development needs in the City.

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

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

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

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

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

City staff participates in regular monthly meetings of the Alliance to better understand the changing needs and challenges facing homeless populations; to coordinate strategies that ensure effective regional coordination in helping homeless individuals and families reach maximum self-sufficiency.

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

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards 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 does not receive ESG funding.

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

Representatives of the following agencies, groups, and organizations contributed to the narratives and data include in the Consolidated Plan and Action Plan preparation are listed in Table 2 on the following page.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Kings/Tulare Homeless Alliance
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Regional organization
	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 Market Analysis Anti-poverty Strategy
	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, 2023 Action Plan through the listserv members who represent all the types of organizations listed above including service providers, and community stakeholders. The Continuum of Care, and Homeless Task Group meetings and feedback relate to the need for homeless housing. CDBG funding would assist KTHA to further meet the needs of the chronically homeless community.
2	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HATC provided input through the survey, recommending that the city make more funding available for the acquisition and rehabilitation of more affordable housing. HATC was also consulted in preparation of the Consolidated Plan and Annual Action Plan.

3	Agency/Group/Organization	Self-Help Enterprises
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan, which helped in prioritizing the City's housing and community needs.
4	Agency/Group/Organization	Tulare County Health and Human Services Agency
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan and Annual Action Plan.
5	Agency/Group/Organization	United Way of Tulare County
	Agency/Group/Organization Type	Services - Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan and Annual Action Plan.
6	Agency/Group/Organization	Family Services of Tulare County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities 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 Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan and Annual Action Plan.

7	Agency/Group/Organization	Kings View Corporation
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan and Annual Action Plan.
8	Agency/Group/Organization	Citizens Advisory Committee
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan and Annual Action Plan. A community meeting was also conducted on April 5, 2023, to review the draft PY 2023 Annual Action Plan.

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

The City reached out to several different agencies, groups, and organizations and invited them to participate in the preparation of the 5-year Consolidated Plan goals. They were contacted via email and provided with a stakeholder flyer that included information on the community forum and public hearings. The City asked these groups to forward this information to their colleagues and mailing lists. They were also encouraged to complete the community needs survey and to share the survey link with community stakeholders. The City also published public notices in the Visalia Times Delta, the City website, and the City's social media outlets.

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 Action Plan activities form:

- Businesses: Downtown Visalians, Hispanic/Visalia Chamber of Commerce, Tulare County Economic Development, & Retail Associates.

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	As the designated bi-county Continuum of Care, the Alliance is responsible for planning process for the bi-county region which includes the City of Visalia. The Alliance mission is to coordinate and leverage resources that empower community partners including the City of Visalia to address homelessness.
City of Visalia Fair Housing Rental Assessment	City of Visalia and Fair Housing Council of Central California	The Fair Housing Council Fair Housing Rental Assessment is based upon systemic paired testing of the rental housing market to form the basis of plans to counteract discriminatory practices in the rental housing market with the City.
City of Visalia General Plan Housing Element	City of Visalia	The Housing Element assesses the need for housing for all levels of income and establishes policies to meet those needs. The Strategic Plan goals support the implementation of the Housing Element by working to construct and rehabilitate new and existing affordable housing units.
Tulare County Multi-Jurisdictional Local Hazard Mi	County of Tulare	Development, as related to the Consolidated Plan, that occurs shall be primarily in the areas where environmental hazards can be properly mitigated.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

None.

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

Outreach for the City of Visalia's 2020-2024 Consolidated Plan objectives were conducted in several methods: community outreach and housing needs surveys, public meetings, stakeholder interviews, and public hearings. Significant outreach efforts were made to the public, faith-based organizations, educational institutions, housing services, and health and social service organizations (including organizations providing services to homeless persons and families, persons with HIV/AIDS, victims of domestic violence, senior citizens, and extremely low to low-income populations).

The PY 2023 Annual Action Plan goals were established based on highest priority needs identified during the 2020-2024 Community Needs Assessment. Based upon the input received by the community and council, high priorities were identified as homeless services, fair housing, emergency & ADA home repairs, mobile home repairs, code enforcement, ADA improvements, a low-barrier homeless shelter, affordable housing and tenant-based rental assistance.

The 2023 Action Plan 30-day public comment period seeking community input was held from March 17, 2023, through April 17, 2023. The draft PY 2023 Action Plan was available for review on the City's website at www.visalia.city. The City took several steps to seek community input on the draft PY 2023 Action Plan, by publishing a English and Spanish public notice in the Visalia Times Delta on March 15th, March 17th, and March 31st, PY 2023, the City's website, the City's social media outlets, and the Kings Tulare Homeless Alliance listserv. The following community and city council meetings were held to review the draft Action Plan and obtain public comment.

- City Council Public Hearing on April 3, 2023, at 7:00pm
- Citizens Advisory Committee Meeting on April 5, 2023, at 5:30pm
- City Council Public Hearing on April 17, 2023, 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	Newspaper Ad	Non-targeted/broad community	English/Spanish public notice published in the Visalia Times Delta on 3/17/23 & 3/31/23.	Comments to be added.	N/A	
2	Internet Outreach	Non-targeted/broad community	English/Spanish public notice and draft 2023 AAP were available on the City's website from 3/17/23 - 4/3/23.	Comments to be added.	N/A	www.visalia.city/depts/finance/housing_n_cd/bg_services/public_notices.asp .
3	Internet Outreach	Non-targeted/broad community	City social media posts on City's Facebook, Instagram, and Twitter pages.	Comments to be added.	N/A	
4	Listserv Notice	Non-targeted/broad community	Approximately 330 receipts were notified on the Kings Tulare Homeless Alliance listserv notice.	Comments to be added.	N/A	
5	Public Hearing	Non-targeted/broad community	City council meeting to review draft 2023 Action Plan and obtain public comment was held on 4/3/23	Comments to be added	N/A	
6	Public Meeting	Non-targeted/broad community	Citizens Advisory Committee community meeting to review draft and obtain public comment was held on 4/5/23.	Comments to be added.	N/A	
8	Public Hearing	Non-targeted/broad community	Public hearing to approve the 2023 Action Plan and authorize submission of the plan to HUD held on 4/17/23.	Comments to be added.	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Program Year (PY) 2023, CDBG estimated budget consists of \$1,200,000 in estimated entitlement funds, and \$50,000 in estimated program income for a total of \$1,250,000 CDBG funds. The PY 2023, HOME estimated budget consists of \$545,000 in HOME funds, and \$800,000 in estimated program income for a total of \$1,345,000. The City currently does not have an Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) grant. The Expected Amount Available Remainder of ConPlan average annual allocation multiplied by 1 year to equal total remainder of ConPlan. Each program year the Expected Amount Available Remainder of ConPlan is subtracted by the current grant allocation.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
			\$	\$	\$	\$	\$	
CDBG	Public Federal	Admin, Public Services, Affordable Housing, and Public Improvements	\$1,200,000	\$50,000	\$0	\$1,200,000	\$1,200,000	The estimated PY 2023 CDBG resources include \$1,200,000 in entitlement funds, and \$50,000 in program income, for a total of \$1,250,000 in CDBG funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public Federal	Admin, Homebuyer Assistance, and Multifamily Rental New Construction	\$545,000	\$800,000	\$0	\$1,345,500	\$545,000	The estimated PY 2023 HOME resources include \$545,000 in entitlement funds, and \$800,000 in program income for a total of \$1,345,000 in HOME funds.

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

- SHE-CHDO Scattered Single Family Acquisition/Rehabilitation/Resale. Scattered Site Acquisition, Rehabilitation and Resale of Single-Family Property Program will be administered and operated through the City’s certified Non-Profit, designated Community Housing Development Organization (CHDO), currently Self-Help Enterprises (SHE).
- SHE-CHDO Scattered Multi-Family Site Acquisition/Rehabilitation/Rent. For example, the Lofts Project is the development of an 80-unit multi-family affordable housing complex that is budgeted above \$25 million. HOME funds will be leverage with the various other funding sources, such as, No Place Like HOME Program (NPLH), Multifamily Housing Program (MHP), and the Infill Infrastructure Grant (IIG).
- Voucher Program – used as a match to receive Tulare Housing First grants to provide permeant supportive housing vouchers.
- First-Time Homebuyers Program – leveraged with private first position loans to assist First-Time Homebuyers purchase a home.

Below is a list of potential financial resources considering a part of the City’s overall financial plan to address priority needs and specific

objectives identified in the Consolidated Plan.

- Housing Authority of Tulare County (HATC) a public housing authority with jurisdiction within the City and the County.
- Low-Income Housing Tax Credit Program (LIHTC): The LIHTC program provides federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years.
- Multi-Family Housing Program: 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, the City will assist the developers with identifying local funding.
- The City will also be receiving on an annual basis, Permanent Local Housing Allocation (PLHA) funding which will assist with matching requirements.

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

The City of Visalia does not currently own any land considered viable for the needs and uses identified in the plan. However, there is no shortage or available land for these purposes, as discussed below.

Discussion

The Regional Housing Needs Assessment (RHNA) is part of a statewide mandate to address housing issues that are related to future growth in a region. State housing element law assigns the responsibility for preparing the RHNA for the Tulare County region to the Tulare County Association of Governments (TCAG). TCAG, and other California councils of governments (COGs), undertake the RHNA process prior to each housing element cycle. The current RHNA is for the six-housing element cycle and covers a 9.75-year projection period from January 1, 2014, to September 30, 2023. The City of Visalia has conducted an analysis and concludes that Visalia has adequate sites to accommodate its RHNA allocation for Extremely Low, Very Low, and Low-Income categories.

The City Planning Department lists lands available for development in its sites inventory list. However, it is undetermined as to who will develop and when development will occur. A comparison of Regional Housing Need and Residential sites is listed in Table 1-41 from the Draft Housing Element. The City approved 2,835 units between 2014 and 2018, consisting of 2,486 single-family units and 400 multi-family units (see SP-05 attachment - Regional Housing Need and Sites Inventory). If constructed, there would be a surplus of units for extremely low income: 210 units, low income: 514 units, moderate income: 675 units, and above moderate income: 3,232 units.

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	Increase affordable housing	2020	2025	Affordable Housing	Citywide	Affordable Housing	HOME: \$1,265,500	Rental units constructed: 22 Household Housing Unit;
2	Create suitable living environment	2020	2025	Affordable Housing	Citywide/ LMI Tracts	Affordable Housing Neighborhood Preservation	CDBG: \$250,000	Homeowner Housing Rehabilitated: 7 Household Housing Unit; Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit
3	Address community/ special needs services	2020	2025	Homeless Non-Homeless Special Needs	Citywide	Shelter and counseling for the homeless Public Services	CDBG: \$57,500	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
4	Address homeless needs	2020	2025	Homeless	Citywide	Shelter and counseling for the homeless Public Services	CDBG: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted; Public service activities for Low/Moderate Income Housing Benefit: 13 Households Assisted
5	Enhance community development	2020	2025	Non-Housing Community Development	LMI Tracts	Improve Community and Public Facilities	CDBG: \$622,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Program and planning administration	2020	2025	Program administration funds	Citywide	Community Development	CDBG: \$250,000 HOME: \$79,500	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase affordable housing
	Goal Description	Increase the amount of affordable housing stock in the City of Visalia with the construction of 80 units, of which 11 new LMI multi-family rental units will be HOME funded on a property located at 300 E. Oak Avenue. To provide HOME-CHDO multi-family complex funding. HOME-CHDO project to be determined, at least 11 HOME assisted units.
2	Goal Name	Create suitable living environment
	Goal Description	Code enforcement inspection services for an estimated 200 units within deteriorated or deteriorating low-moderate income eligible areas to arrest the decline of the area. An Owner-Occupied Senior Mobile Home Program
3	Goal Name	Address community/special needs services
	Goal Description	Provide vital public services which include homeless case management, homeless outreach services, homeless prevention mortgage/rental and utilities assistance, and fair housing.
4	Goal Name	Address homeless needs
	Goal Description	CDBG funds will be provided for annual Point-In-Time counts, project homeless connect and voucher match case management

5	Goal Name	Enhance community development
	Goal Description	Improve Visalia ADA infrastructure. The location of such facilities will be determined however, improvements will be made in designated LMI tracts in the City.
6	Goal Name	Program and planning administration
	Goal Description	Fund planning and administration activities by City staff to administer the CDBG and HOME Program funds.

Projects

AP-35 Projects – 91.220(d)

Introduction

Program Year 2023 CDBG and HOME Projects were established based on the high priority needs identified in the 2020-2024 Consolidated Plan Needs Assessment and Strategic Plan. The Consolidated Plan goals below address the high priority needs and serve as the foundation for strategic actions the City will undertake. These goals are based on the ConPlan's Needs Assessment and Housing Market Analysis sections as well as community outreach conducted:

- Increase affordable housing
- Create suitable living environment
- Address community/special need services
- Address homeless needs
- Enhance community development
- Program planning & administration

The City's PY 2023 estimated CDBG budget includes \$1,200,000 in CDBG grant funds; and \$50,000 in program income. The City's PY 2023 estimated HOME budget includes \$545,000 in HOME funds; and \$800,000 in program income. Any increase or decrease of PY 2023 CDBG annual allocation and/or program income will be directed toward CDBG ADA improvement projects. Any increase or decrease of PY 2023 HOME annual allocation and/or program income will be directed toward HOME-CHDO Project.

Projects

#	Project Name
1	2023 HOME Administration
2	2023 The Lofts Project
3	2023 HOME CHDO Project
4	2023 CDBG Administration
5	2023 Address Homeless Needs - Public Services
6	2023 Address Community/Special Needs Services
7	2023 Senior Mobile Home Repair Program
8	2023 Code Enforcement
9	2023 ADA Compliance Projects

Table 7 - Project Information

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

needs

The projects will address the priority needs described in the Consolidated Plan by providing direct homeless services, homeless prevention services, fair housing services, code enforcement inspections to maintain neighborhood stabilization, housing rehabilitation program, affordable housing options for the LMI population, and ADA compliance projects. An obstacle in addressing underserved needs include needs outweighing funding resources. Nevertheless, the City worked resourcefully in combing multiple funding sources to maximize the allocation of resources to address underserved community needs.

DRAFT

AP-38 Project Summary

Project Summary Information

1	Project Name	2023 HOME Administration
	Target Area	Citywide
	Goals Supported	Program and planning administration
	Needs Addressed	Community Development
	Funding	HOME: \$79,500
	Description	2023 HOME Administration and Planning.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	2023 HOME Administration and Planning.
2	Project Name	2023 The Lofts Project
	Target Area	Citywide
	Goals Supported	Increase affordable housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$634,375
	Description	Construction of an 80-unit multi-family rental complex, of which 11-units will be HOME funded.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	11 LMI households are expected to benefit from the proposed activity.
	Location Description	300 E. Oak Avenue, Visalia, CA 93291
	Planned Activities	The City will provide funding toward Self-Enterprises, Inc. (SHE), to build 11 of the 80 new LMI multi-family rental units.
3	Project Name	2023 HOME CHDO Project
	Target Area	Citywide

	Goals Supported	Increase affordable housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$631,125
	Description	First Time Homebuyer Program
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	11 LMI households are expected to benefit from the proposed activity.
	Location Description	Citywide - TBD
	Planned Activities	HOME CHDO Multit-family Project TBD
4	Project Name	2023 CDBG Administration
	Target Area	Citywide
	Goals Supported	Program and planning administration
	Needs Addressed	Community Development
	Funding	CDBG: \$250,000
	Description	2023 CDBG Administration and Planning
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
5	Planned Activities	2023 CDBG Administration and Planning
	Project Name	2023 Address Homeless Needs - Public Services
	Target Area	Citywide
	Goals Supported	Address homeless needs
	Needs Addressed	Public Services
	Funding	CDBG: \$70,000
	Description	Continuum of Care Point in Time survey and LINC services. Permanent Supportive Housing Voucher match.

	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	413 low-income homeless individuals.
	Location Description	Citywide
	Planned Activities	Continuum of Care Point in Time survey and LINC services. Permanent Supportive Housing Voucher match.
6	Project Name	2023 Address Community/Special Needs Services
	Target Area	Citywide
	Goals Supported	Address community/special needs services
	Needs Addressed	Public Services
	Funding	CDBG: \$57,500
	Description	Homeless outreach - case management, supportive services, security deposits, rental application fees, legal document assistance; homeless prevention - rental/mortgage assistance and utilities assistance, and fair housing education.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	50 low-moderate households
	Location Description	City wide
	Planned Activities	Homeless services, homeless prevention, and fair housing.
7	Project Name	2023 Senior Mobile Home Repair Program
	Target Area	Citywide
	Goals Supported	Create suitable living environment
	Needs Addressed	Neighborhood Preservation
	Funding	CDBG: \$75,000
	Description	Senior Mobile Home Repair Program to owner occupied low-income seniors and/or disabled persons.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	7 low-income seniors and/or disabled persons.
	Location Description	Citywide. Sites are to be determined.
	Planned Activities	Senior Mobile Home Repair Program to owner occupied low-income seniors and/or disabled persons.
8	Project Name	2023 Code Enforcement
	Target Area	LMI Tracts
	Goals Supported	Create suitable living environment
	Needs Addressed	Neighborhood Preservation
	Funding	CDBG: \$175,000
	Description	2023 Code Enforcement services in deteriorating or deteriorated low-moderate-income areas to arrest the decline of the area.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	200 LMI households are expected to benefit from the proposed activity.
	Location Description	LMI target areas.
	Planned Activities	2023 Code Enforcement services in deteriorating or deteriorated low-moderate-income areas to arrest the decline of the area.
9	Project Name	2023 ADA Compliance Projects
	Target Area	LMI Tracts
	Goals Supported	Enhance community development
	Needs Addressed	Improve Community and Public Facilities
	Funding	CDBG: \$622,500
	Description	2023 ADA compliance projects and public infrastructure improvements.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	50 LMI persons are expected to benefit from the proposed activities.
	Location Description	LMI Target Areas.
	Planned Activities	2023 ADA compliance projects and public infrastructure improvements.

AP-50 Geographic Distribution – 91.220(f)

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

Many of the CDBG activities funded in 2023 are offered citywide to low- and moderate-income households. However, for certain CDBG programs, such public infrastructure improvements, and code enforcement are directed to neighborhoods that qualify for CDBG funds on an "area benefit" basis. An area benefit activity is one that is available to benefit all the residents of an area which is:

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

Except for the HOME-funded multi-family rental housing units to be built (The Lofts) which is located at 300 E Oak Avenue all other programs are to be administered citywide, or within the CDBG Target area.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	85
LMI Tracts	15

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

The Low-and Moderate-Income Concentration Census Tract Map that is being utilized for the 2023 Action Plan and is based on the Low-and Moderate-Income Summary Data (LMISD) provided on HUD Exchange website.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

Findings in the data, included within the Strategic Plan, show that there is not an adequate amount of local housing affordable to LMI households, especially for extremely low- and very low-income households. According to the HUD data reports there is sufficient housing units for the various income categories. After analysis, the only income category that truly does have enough housing is the 50-80% AMI. The following data (CHAS 2014-2018) supports this housing deficit/surplus:

- 0-30% AMI: There are 4,170 households living in this income category, yet there are only 2,610 rental units available that are affordable to these households in the City.
- 30-50% AMI: There are 4,530 households living in this income category yet there are only 2,935 units available.
- 50-80% AMI: There are 5,880 households in this income category and there are 1,650 units.

Tables 33 and 36 included within the Strategic Plan, MA-15 section show the recent changes to factors effecting affordability including income, rent and value. Median income has increased 2.5% since 2015 and when compared to the growth in median contract rent (+7.2%), rental housing prices are outpacing income growth. This may continue to strain affordability in the rental housing market, and lead to higher rates of housing cost burden, especially for LMI households. However, when looking at the owner market, ownership may be more attainable now than it was previously in 2017. This is evidenced by the fact that median income growth has increased, while median home values have declined over 10%.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	31
Special-Needs	0
Total	31

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	11
Rehab of Existing Units	7
Acquisition of Existing Units	0
Total	18

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

Discussion

Staff works with its non-profit partner SHE to include additional types of acquisition, such as vacant, infill and reconstruction. As funding, through PI becomes available, it would be directed toward SHE CHDO acquisition rehabilitation projects, including the Lofts Project. The 2023 Action Plan includes the development of 11 HOME-assisted affordable rental units with the Lofts Project, and 7 mobile home repairs with the Senior Mobile Home Repair Program.

AP-60 Public Housing – 91.220(h)

Introduction

HATC works closely with the City, Continuum of Care “Alliance” and the recently formed Homeless Resource Task Group. Actions planned by the PHA this year are referenced below. HATC owns/manages 179 Public housing units in Visalia and manages another 764 affordable housing units through the City of Visalia. HATC has a master lease with Family Services of Tulare County (FSTC) to house families that participate in the rapid rehousing and domestic violence programs that FSTC administers within the City of Visalia. Through a partnership with Tulare County Health & Human Services Agency (TCHHSA) Mental Health, HATC manages Clark Court, Transitional Living Center, and East Tulare Cottages which house and provide supportive services for individuals that participate in TCHHSA Mental Health programs.

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

HATC will continue to own and manages 179 public housing units in the City. HATC also owns and manages an additional 764 affordable housing units. There is currently 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 FY 2023. There is no project based rental assistance units within the City. HATC expenditures cover maintenance and rehabilitation in public-housing units within the City. HATC's Capital Fund expenditures will cover a large range of projects, including roofing replacement, landscaping improvements, carpet replacement along with air conditioning and heating unit improvements. HATC acquired vacant land at 830 E. Roosevelt Avenue in Visalia to develop a multi-family development, with a total of four (4) units for rental to qualified low-income households. (Data source: HATC November 2021).

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

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

A vital driving factor that continues to influence HATC programs is the promotion and goal of tenant self-sufficiency. HATC views homeownership as a long-term goal for most program participants. HATC staff works with tenants to effectively provide them with the necessary resources to achieve homeownership. HATC's Annual Re-Examination Notice provides public-housing participants with an

extensive referral list that aids 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 to effectively inform them of all the different programs and services available to them. Effective collaboration between their agency and other public and nonprofit agencies is imperative to help promote homeownership among all HATC's tenants. Lastly, HATC created "RentTrack Payment, an online payment system which will allow public housing residents to utilize their rental payments made on time to raise or build individual credit scores. RentTrack has increased credit scores an average of 29 points in just two months and 132 points over a 2-year period.

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

HATC is not designated as troubled.

Discussion

See discussion above.

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

Introduction

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

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

The City has allocated over \$2 million of CDBG funds for the development of a Low-Barrier Navigation Center for people experiencing homelessness. The City also allocating Permanent Local Housing Allocation (PLHA) and Low-Mod Successor Agency Housing (SAH) funds toward the development and operation of the Project. The project is expected to begin construction in Program Year 2023. The Visalia Navigation Center anticipates having a 100-bed public facility to house individuals and families experiencing homelessness. The Visalia Navigation Center will follow “Housing First” practices and work closely with the local Continuum of Care for the Visalia region to house individuals and families quickly into rapid rehousing, transitional housing, and permanent housing.

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, Family Services, Kings View PATH Team, and Tulare County Mental Health Crisis Team. These organizations canvas the City to conduct outreach to people experiencing homelessness and connect them to services. Client information is included in the local Homeless Management Information System (HMIS) so the outreach teams can remain apprised of client status on the housing priority list and other community referrals.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

The City is in the planning phase of developing a low-barrier Navigation Center within the City of Visalia. A low-barrier Navigation Center will assist in proving solution to create safe and successful permanent

exits from homelessness using a Housing First Approach. A Housing First Approach will connect homeless individuals to permanent housing without preconditions and barriers to entry, such as sobriety, treatment, or service participation requirements. Project implementation expected to begin in Program Year 2023.

The Sequoia Village Project is a 50-unit motel that was recently acquired through California Department of Housing and Community Development Project Homekey funds to provide immediate shelter to homeless individuals in need of shelter, who are experiencing effects of COVID-19. The City is partnering with the County to rehabilitate the 50-unit motel to provide permanent supportive/affordable housing units for chronically homeless individuals. Tulare County Mental Health services will provide onsite wrap around services to ensure tenants stability.

Eden House is a 22-bed transitional/bridge facility recently opened in 2020, located at 1627 S. Garden St., Visalia, which will provide beds for residents for a period of 60-90 days (or up to a maximum period of 6 months with an approved extension), who are awaiting permanent supportive housing (PSH) or Rapid Re-Housing (RRH) placements through various funding programs. Eden's House provides extensive on-site wrap around services including mental health assistance and case management.

The Visalia Homeless Center managed by St. Paul's Episcopal Church Rev. Suzy Ward oversees and operates a low barrier warming center within the City of Visalia each winter. The warming center is a low-barrier emergency shelter that provides 90 - 100 homeless individuals' overnight shelter. The warming center averages 75 visitors a night from December 1st through March 31st. The City has entered into a 4-year contract agreement with Visalia Homeless Center to operate a warming Center in the City of Visalia with use of Permanent Local Housing Allocation (PLHA) funds.

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

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.

Funding allocations include:

- Housing Successor which provides case management/supportive services and street outreach.
- Family Services matching funds for case management (public services) to support the Tulare Housing First Shelter Plus Care project. This project provides case management services to 14

chronically homeless individuals who receive a permanent supportive housing.

- Kings View Behavioral Health provides public services, including meals for Visalia's homeless.
- ECO program, which is a partnership that includes the Tulare County Workforce Investment Board, Caltrans, and ABLE Industries.
- Property acquisition and rehab housing projects funded through HOME funds and other city-funding pools.
- CoC and City-funded programs/projects that benefit the homeless
- Special needs project and programs that serve these vulnerable subpopulations include: CSET Permanent Supportive Housing and Rapid Rehousing, Family Services Permanent Supportive Housing and Transitional Housing, Turning Point and Tulare County HHSA provide PSH projects for chronically homeless individuals and families and/or families with children. The Veterans' Administration, in conjunction with the Housing Authority of Tulare County, operates the VASH project and Westcare operates the SSVF project that serves eligible veterans and their families. Uplift Families operates a Transitional Housing project for transitioning age youth.

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

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

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

Discussion

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

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction:

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

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

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

The City has taken actions in recent years to support residential development through changes in zoning, further streamlining permitting processes, and reducing impact fees. Visalia has made changes to residential zone districts following the City's Housing Element update. The City increased the highest allowed multi-family density permitted by right to 15 to 35 units per acre, provided that the development does not exceed 80 units. Also, the City implemented an Affordable Housing Infill Incentive Program in 2017, which reduces Transportation Impact Fees for qualifying projects that meet the infill criteria outlined in the City's Development Fee Schedule. In the downtown area, waivers for parking requirements have been given based on past use of the building spaces. There are multiple policies and programs in the 2020 Housing Element Update that address promoting incentives for affordable housing that include priority permit processing and modified zoning provisions. New programs in the Housing Element update, propose removing conditional use requirements for housing in certain commercial zone designations. These Housing Element Programs are organized into nine Goals categories, as follows:

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

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

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

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

Discussion:

See above discussion.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

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

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

community outreach

- Encourage the development of smaller, more affordable units

Actions planned to reduce lead-based paint hazards

Approximately 40% of the City's housing stock was built prior to 1979 therefore work performed on these buildings must be carefully monitored for the presence of lead-based paint in compliance with HUD regulation. Currently the City's housing rehabilitation or home improvement programs and down payment assistance programs require lead-based paint inspections and/or abatement. Applicants of these programs are provided brochures informing of the health risks of lead-based paint as part of the application process. In addition, City building inspectors and Code Enforcement staff are alerted to signs of this hazard as they perform their substandard housing inspections. The City requires its Subrecipients, Developer partners and rehabilitation contractors of federally funded programs to utilize safe practices and obtain certification through a HUD certified lead testing agency.

Actions planned to reduce the number of poverty-level families

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

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

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

Actions planned to develop institutional structure

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

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

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

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

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

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

The City continues to participate in monthly Continuum of Care and quarterly Tulare County Homeless Task Force community meetings to enhance coordination between housing providers, government agencies, mental health, and other key stakeholders in the City. The purpose of these ongoing meetings is to establish a network of agencies to enhance the delivery of services to the homeless, disabled individuals and families, and others seeking services.

City staff meets with public officials, City departments, HATC, residents, and agencies to develop strategies for how best to invest grant funding to address discuss priority community needs. Staff met with the Citizens Advisory Committee (CAC), which acts as a liaison between the public, and the City Council concerning community needs. The Disability Advocacy Committee (DAC) has now become a part of the CAC. Therefore, City Staff has also met with the members of the DAC through meetings held with the CAC, to be advised on the needs of disabled persons in the community.

Discussion:

See above discussions.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(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 the 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, and if needed Administration. The three-year period (2023, 2024 & 2025) will be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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	0
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:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. 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. As it relates to the HOME funded owner-occupant Programs, all beneficiaries are owner occupants. As it relates to HOME funded rental programs, beneficiaries are tenants.

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

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

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

A 30- year covenant shall be recorded to maintain affordability. The SHE-CHDO Program covenant shall use the "Recapture Provision", as referenced under 24, CFR 92.254 (a) (5) (ii) (A) (1) and shall begin the date the Deed of Trust is recorded. In the case of the homebuyer selling the home during

the affordability period, the City may recapture the entire amount of the direct HOME Subsidy and the difference between the fair market value and the purchase price, if the purchase price is below the fair market value, and any additional assistance as referenced above. The amount to be 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).

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

The FTHB, SHE-CHDO Program loan documents were reviewed in 2017 by HUD. If HUD requests a copy for review, City Staff will again provide documents if required prior to implementing the program.

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

See Recapture provisions above.

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

This does not apply to Visalia. Please see discussion above.

Appendix “A” – Summary Detail

Draft PY 2023-2024 Annual Action Plan Summary Detail

Table A-1: Draft PY 2023-2024 Annual Action Plan		
Resources:	CDBG	HOME
2023 Annual Allocation	\$ 1,200,000	\$ 545,000
2023 Program Income	50,000	800,000
Total 2023 CDBG and HOME Resources	\$ 1,250,000	\$ 1,345,000
Expenditures:		
Administration and Planning:		
Administration	\$ 250,000	\$ 79,500
Total Administration	\$ 250,000	\$ 79,500
Public Services:		
Kings Tulare Homeless Alliance	\$ 20,000	\$ -
Family Services Voucher Program	50,000	-
Kings View PATH Program	50,000	-
Fair Housing Education	7,500	-
Total Public Services	\$ 127,500	\$ -
Affordable Housing:		
Senior Mobile Home Repair Program	\$ 75,000	\$ -
Code Enforcement	175,000	-
HOME-CHDO Multi-Family Project		631,125
The Lofts Project	-	634,375
Total Affordable Housing	\$ 250,000	\$ 1,265,500
Public Facility Improvements:		
ADA Compliance Projects – Tree Wells	\$ 622,500	\$ -
Total Public Facility Improvements	\$ 622,500	\$ -
Total 2023 CDBG and HOME Expenditures	\$ 1,250,000	\$ 1,345,000