



City of Visalia

Draft HOME Investment Partnership American Rescue Plan Program (HOME-ARP) Allocation Plan as an amendment to the 2021 Annual Action Plan



City of Visalia

Finance Department – Housing Division

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www.visalia.city



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Introduction

The City of Visalia has been awarded \$1,840,059 in HOME Investment Partnership American Rescue Plan (HOME-ARP) funds, from the U.S. Department of Housing and Urban Development (HUD) to assist people experiencing homelessness, at-risk of homelessness, and other vulnerable populations by providing housing, shelters, rental assistance, and/or supportive services to reduce homelessness and increase housing stability. HOME-ARP funds can be used for the following four eligible activities: 1) development of affordable rental housing, 2) non-congregated shelter units, 3) tenant based rental assistance, and/or 4) supportive services.

The HOME-ARP funds are required to be used to benefit individuals and families that meet the requirements for one or more “qualifying populations” (QPs). HOME-ARP qualifying populations include the following categories:

- Homeless
- At-risk of homelessness
- Fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Greatest risk of housing instability

To receive funding, the City must develop and submit a HOME-ARP Allocation Plan as an amendment to the Program Year (PY) 2021 Annual Action Plan to HUD. The HOME-ARP Allocation Plan should describe the distribution of HOME-ARP funds and identify any preferences for eligible activities. The HOME-ARP Allocation Plan must also identify stakeholder consultation, and community engagement.

Consultation

Before developing its plan, the City must consult with the Continuum of Care (CoC) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities at a minimum.

Summarize the consultation process:

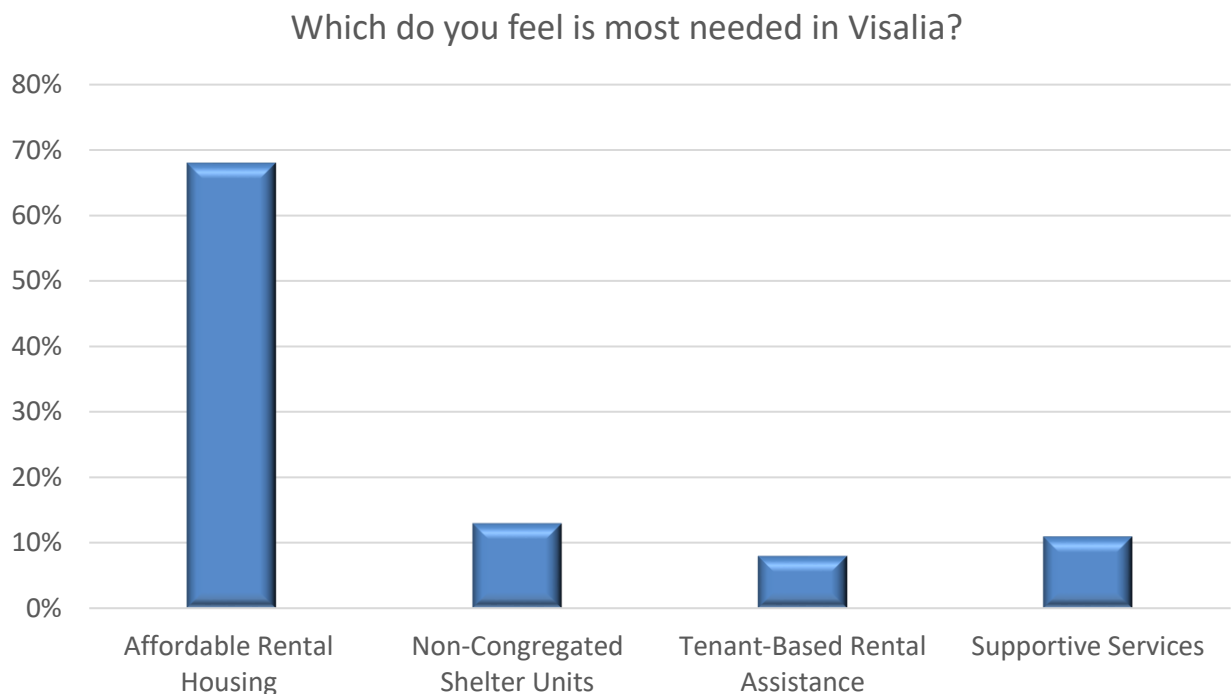
The City partners with several stakeholder organizations, of which several were consulted with during the development of the HOME-ARP allocation plan. These consulted stakeholders have expertise and knowledge to identify the needs, service gaps, and required activities that would best benefit the qualifying populations. Stakeholders consulted include homeless and domestic violence service providers, a veterans’ group, public housing agencies (PHAs), and various public agencies that address the needs of the qualifying populations, fair housing, civil rights, and the needs of persons with disabilities.



During the period from November 18, 2021, through December 20, 2021, the City conducted a Community Needs Assessment and Gap Analysis survey, and four virtual community service provider forums to gather valuable input in the use of HOME-ARP funds. The Community Needs Assessment and Gap Analysis Survey asked organizations and local citizens to rank the four eligible uses of HOME-ARP funding by priority. The four eligible activities include:

- Development of Affordable Rental Housing
- Non-Congregate Shelter Units (NCS)
- Tenant Based Rental Assistance (TBRA)
- Supportive Services

Survey responses identified the development of affordable housing as the top priority for HOME-ARP funding as shown below.



The four virtual community service provider forums conducted gathered valuable information and provided robust discussions regarding the best use of HOME-ARP funds. Majority of the service providers consulted also agreed that development of affordable rental housing was the top priority for the qualifying populations and the clients they directly serve. Feedback provided from each organization consulted is shown below in Table 1: Agencies/Organization Consulted.

List the organizations consulted, and summarize the feedback received from these entities.



Table 1: Agencies/Organizations Consulted

Agency/Organizations Consulted	Type of Agency/Organizations	Method of Consultation	Feedback
Kings Tulare Homeless Alliance	Continuum of Care	Virtual meeting and Needs Assessment & Gap Analysis survey.	Affordable rental housing for 1-bedroom units for homeless individuals are most needed. Homeless individuals require at least 2 years of case management after housing placement to ensure housing stability.
Housing Authority of Tulare County	Public Housing Authority	Virtual meeting and Needs Assessment & Gap Analysis survey.	Affordable rental housing for 1- and 2-bedroom units are needed for homeless and at-risk of homelessness. There is a lack of available units and landlords willing to house homeless and section 8 tenants.
Visalia Homeless Center	Homeless service provider	Virtual meeting and Needs Assessment & Gap Analysis survey.	More permanent supportive housing units are needed to house people experiencing homelessness in transitional and emergency shelters.
Turning Point of Central California	Homeless and youth service provider	Virtual meeting and Needs Assessment & Gap Analysis survey.	More emergency shelter beds are needed.
Visalia Rescue Mission	Homeless service provider	Virtual meeting and Needs Assessment & Gap Analysis survey.	More 1-bedroom permanent supportive housing units and supportive services are needed.
Kings View PATH Program	Homeless service provider	Virtual meeting and Needs Assessment & Gap Analysis survey.	More affordable 1-bedroom rental housing units are needed and emergency shelter. Ongoing case management is needed, before and after housing placement.
United Way of Tulare County	At-risk of homeless service provider	Virtual meeting and Needs Assessment & Gap Analysis survey.	Rental assistance is needed due to the pandemic for at-risk of homelessness families.
Community Services Employment Training (CSET)	Employment, Training, and housing service provider	Virtual meeting and Needs Assessment & Gap Analysis survey.	Permanent supportive housing and rapid rehousing units are needed. Landlords are now requesting rent increases over 10%. Homeless individuals need access to mental health and drugs/alcohol recovery services.



Family Services of Tulare County	Domestic violence (DV) and homeless service provider	Virtual meeting and Needs Assessment & Gap Analysis survey.	DV victims with children have housing resources. DV victims without any children need 1-bedroom units. Case management needed before and after housing placement. TBRA is hard to spend due to lack of affordable units.
Central California Legal Services	legal, fair housing, civil rights, and tenant rights services	Virtual meeting and Needs Assessment & Gap Analysis survey.	Most needed is permanent affordable rental housing. There are not enough affordable rental units. Rents are too high.
Veterans Service Office	Veteran services	Virtual meeting and Needs Assessment & Gap Analysis survey.	There is a lack of affordable units. Lack of landlords that are willing to house VASH, section 8 vouchers, and homeless population. Landlords of available units are investors that are seeking the highest dollar amount.
Salt n Light	Homeless service provider	Virtual meeting and Needs Assessment & Gap Analysis survey.	More 1-bedroom permanent supportive housing units and supportive services are needed.
Tulare County Health & Human Services	Mental Health service provider	Virtual meeting and Needs Assessment & Gap Analysis survey.	More 1-bedroom permanent affordable rental housing units are needed.
Eden House	Bridge housing for people experiencing homelessness.	Virtual meeting and Needs Assessment & Gap Analysis survey.	More 1-bedroom permanent affordable rental housing and supportive services (i.e., credit repair & job training).
Elevate Community Services	Manages housing programs for people experiencing homelessness.	Virtual meeting and Needs Assessment & Gap Analysis survey.	Tenant-based rental assistance is very difficult to spend. There is so many funds that go unused each year. The need is for affordable 1-bedroom units.

Public Participation

Describe the public participation process, including information about the dates of the public comment period and public hearing(s) held during the development of the plan:

- **Public Comment Period:** Start date: 3/18/2022 End date: 4/18/2022
- **Public Hearings:** 12/20/2021, 4/4/22, and 4/18/22



Development of Plan: The City of Visalia held a public hearing on December 20, 2021, at 7:00pm at the Visalia Council Chambers, during the development of the plan to gather public input on the use of HOME-ARP funds and potential eligible activities. A public notice was published in the Visalia Times Delta on November 19, 2021, in English and Spanish. Public notices were also published in the Kings Tulare Homeless Alliance listserv, City locations, City website, and on City social media outlets.

Public Comment Period: The HOME-ARP allocation plan public comment period was from March 18, 2022, through April 18, 2022. Public hearings during the public comment period were schedule for April 4, 2022, and April 18, 2022. A public notice was published in the Visalia Times Delta on March 18, 2022, and April 1, 2022.

Describe any efforts to broaden public participation:

In addition to hold a public hearing, the City took several steps to broaden public participation in the development of the HOME ARP Allocation Plan. The City conducted a Needs Assessment and Gap Analysis survey that was available to the public on the City's website and social media outlets to allow citizens to submit their comments on the use of HOME-ARP funds.

During the HOME-ARP allocation plan public comment period from March 18, 2022, through April 18, 2022, the City took additional steps to broaden public participation. A community meeting to review the draft HOME-ARP Allocation Plan was scheduled for April 6, 2022, at 5:30pm at the City Administration Office at 220 North Santa Fe Street. Two public hearing were scheduled to allow additional public input on April 4, 2022, and April 18, 2022, at 7:00pm at the Visalia Council Chambers at 707 West Acequia Avenue. Public hearings were held in person and available for live virtual viewing. An English and Spanish public notice was published in the Visalia Times Delta and on the Kings Tulare Homeless Alliance listserv on March 18, 2022, and April 1, 2022. Public notices were posted at various City locations, on the City website, and on other City social media outlets to broaden public participation. The HOME-ARP Allocation Plan was available for public review on the City website at www.visalia.city.

Summarize the comments and recommendations received through the public participation process:

This section is pending the completion of the public comment period.

Summarize any comments or recommendations not accepted and state the reasons why:

This section is pending the completion of the public comment period.



Needs Assessment and Gaps Analysis

The City utilized several sources to complete the Needs Assessment and Gap Analysis section of the HOME-ARP Allocation Plan. Sources include the most recent Point in Time Count conducted in 2020, Continuum of Care Housing Inventory Count (HIC) 2021, American Community Survey (ACS) 2019 5-year estimates, Comprehensive Housing Affordability Strategy (CHAS) data set from 2014-2018, as well as direct consultation with local community partners. Table 2: Homeless Needs Inventory and Gap Analysis and Table 3: Housing Needs Inventory and Gap Analysis below illustrate the Homeless and Housing Needs Inventory and Gap Analysis.

Table 2: Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	33	2	90	90	0								
Transitional Housing	52	16	126	126	24								
Permanent Supportive Housing	63	19	119	119	52								
Other Permanent Housing						0	0	0	0				
Sheltered Homeless						23	205	6	47				
Unsheltered Homeless						0	312	24	6				
Current Gap										0	0	254	254

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation



Table 3: Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	16,740		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	2,610		
Rental Units Affordable to HH at 50% AMI (Other Populations)	2,985		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		8,440	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		4,675	
Current Gaps			7,250

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ’s boundaries

HUD requires HOME-ARP funds to be used to benefit the individuals and families specified in HOME-ARP “qualifying populations”. Qualifying populations include the following categories:

- Homeless
- At-risk of homelessness
- Fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Greatest risk of housing instability

Homeless Populations

According to the most recent Point-in-Time (PIT) count conducted on January 22, 2020, there were 540 people experiencing homelessness in the City of Visalia. The report reflected that 17% of the population were in an emergency shelter, 25% of the population were transitional housing, and 58% of the population were living in an unsheltered location. Those that have been homeless for over a year consist of 22% of the population.

The age demographics are as follows: children ages 0-17 are 9% of the population, ages 18-24 are 6% of the population, ages 25-34 are 18% of the population, ages 35-44 are 27% of the population, ages 45-54 are 20% of the population, ages 55-64 are 16% of the population, ages 65-69 are 2% of the population, and ages 70 and above are 1% of the population. According to the 2020 Point-in-Time count, 62% of the homeless population identified as male, and 38% of the homeless population identified as female.



The 2020 Point-in-Time counts reflected race demographics as follows: White as 83% of the population, African American as 7% of the population, American Indian or Alaska Native as 6% of the population, Asian as 1% of the population, Pacific Islander as 1% of the population, and multi-racial as 3% if the population. Ethnicity demographics reflected Non-Hispanic/Latino as 24% of the population, and Hispanic/Latino as 45% of the population.

The reasons for being homeless were reported as unemployment for 20% of the population, an argument for 15% of the population, drugs, or alcohol for 12% of the population, mental health for 9% of the population, divorce for 9% of the population, domestic violence for 7% of the population, a medical condition for 5% of the population, eviction for 5% of the population, no affordable housing for 4%, jail or prison for 4%, and being refused housing for 2%. Barriers include mental illness for 38% of the population, physical disability for 27%, substance abuse for 30%, chronic health condition for 11%, and development disability for 10% of the population. According to the report, 48% of the population have a disabling condition. Those currently fleeing domestic violence consist of 10% of the population, and veterans consist of 6% of the population.

The benefits received are as follows: Supplemental Nutrition Assistance Program (SNAP) is received by 34% of the population, Social Security Disability Insurance (SSDI) by 5% of the population, Supplemental Security Income (SSI) by 4% of the population, earned income by 1% of the population, pension by 1% of the population, child support by 1% of the population, and Temporary Assistance for Needy Families (TANF) by 1% of the population.

At-Risk of Homelessness

HUD defines those at risk of homelessness as individuals or families who have an annual income at or below 30% of the area median income level, do not have sufficient resources or support networks available to prevent them from to an emergency shelter or into homelessness, and live with an instability such as moving two or more times during the last 60-days due to economic reasons, live in the home of another due to economic hardship, or have been notified in writing that their right to occupy their current housing will be terminated. According to HUD’s 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) data, families at or below 30% of the area median income are 4,170 or 10% of the owner and renter population within the City of Visalia as shown below in Table 4: Income Distribution Overview, and 3,485 families have at least 1 of 4 housing problems as shown below in Table 5: Income by Housing Problem (Owners and Rents).

Table 4: Income Distribution Overview

Income Distribution Overview	Owner	Renter	Total	%
Household Income <= 30% HAMFI	1,560	2,610	4,170	10%
Household Income >30% to <=50% HAMFI	1,545	2,985	4,530	11%
Household Income >50% to <=80% HAMFI	3,130	2,750	5,880	14%
Household Income >80% to <=100% HAMFI	2,085	1,650	3,735	9%
Household Income >100% HAMFI	17,145	6,740	23,885	57%
Total	25,470	16,740	42,210	100%



Data Source: 2014-2018 CHAS (Most Recent Year)

Table 5: Income by Housing Problems (Owners and Renters)

Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available no other problems	Total
Household Income <= 30% HAMFI	3,485	690	4,170
Household Income >30% to <=50% HAMFI	3,665	870	4,530
Household Income >50% to <=80% HAMFI	4,060	1,825	5,880
Household Income >80% to <=100% HAMFI	1,700	2,035	3,735
Household Income >100% HAMFI	3,165	20,715	23,885
Total	16,070	26,140	42,210

Data Source: 2014-2018 CHAS (Most Recent Year)

Fleeing or Attempting to Flee Domestic Violence or Human Trafficking

According to local domestic violence service providers, domestic violence victim demographics for Fiscal Year 2020 and 2021 reported 89% of domestic violence victims are identified as female and 11% of DV victims are identified as male. 100% of domestic violence victims are considered extremely low income at or below 30% of the area median income level. Female head of households consists of 4% of the population, and 2% of the population are experiencing homelessness.

The age demographics for domestic violence victims are as follows: ages 18-24 are 16% of the population, ages 25-34 are 34% of the population, 35-44 are 30% of the population, ages 45-54 are 13% of the population, and ages 55 and above are 7% of the population.

Domestic violence victims race demographics are as follows: White individuals are 37% of the population, African American individuals are 0% of the population, Asian individuals are 1% of the population, multi-racial individuals are 12% if the population, and individuals of unknown race are 49% of the population. Ethnicity demographics reflected Non-Hispanic/Latino individuals constituted 59% of the population, and Hispanic/Latino individuals constituted 41% of the population.

Greatest Risk of Housing Instability

The City’s greatest risk of housing instability is associated with those within the 30% of the area median income level and experiencing severe cost burden, such as paying more than 50% of monthly household income toward housing costs as shown below in Table 6: Income by Cost Burden. Many of the City’s greatest risk of housing instability is associated with those that were previously homeless that are currently receiving temporary rental assistance and may revert to homelessness once the rental assistance ends. A majority of those that are at greatest risk of housing instability within our jurisdiction are White and Hispanic/Latino.



Table 6: Income by Cost Burden

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	3,460	2,885	4,170
Household Income >30% to <=50% HAMFI	3,565	2,045	4,530
Household Income >50% to <=80% HAMFI	3,760	690	5,880
Household Income >80% to <=100% HAMFI	1,480	150	3,735
Household Income >100% HAMFI	2,220	350	23,885
Total	14,485	6,125	42,210

Data Source: 2014-2018 CHAS (Most Recent Year)

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- *Sheltered and unsheltered homeless populations;*
- *Those currently housed populations at risk of homelessness;*
- *Other families requiring services or housing assistance or to prevent homelessness; and*
- *Those at greatest risk of housing instability or in unstable housing situation.*

Findings from the Needs Assessment and Gap Analysis conducted show the greatest needs are for those experiencing homelessness, and for affordable rental housing one-bedroom units as shown in Appendix 1 – Needs Assessment and Gap Analysis Survey Results. Homeless service providers confirmed one-bedroom units are the most needed as this specific population does not do well in a roommate setting. Domestic violence and human trafficking service providers confirmed that domestic violence victims with children have available housing resources, and that the most urgent need is for more one-bedroom units for those single adults fleeing domestic violence, sexual assault, and/or human trafficking. Tenant based rental assistance service providers have also confirmed the highest need for those at greatest risk of housing instability or at risk of homelessness that are at or below 30% of the area median income is also one-bedroom units. Consultation with service providers also indicated that the qualifying populations need ongoing case management prior to, and up to 2-years after, housing placement to ensure long-term housing stability and prevent reverting back to homelessness.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable housing and permanent supportive rental housing.

There are currently 50 non-congregate shelter units at Sequoia Village available within the City of Visalia. In addition to the units currently available, the City is in the process of developing a 100-bed Low-Barrier Navigation Center with the use of Community Development Block Grant (CDBG), Permanent Local Housing Allocation (PLHA), and Housing Successor Agency (SAH) funds that will provide additional congregated shelter beds for those experiencing homelessness.



The City also funds a Tenant-Based Rental Assistance (TBRA) program specifically for the qualifying populations with the use of HOME entitlement funds. Each year TBRA funds are hard to spend due to a lack of available units for the qualifying populations. The City also funds a variety of supportive service programs with the use of the CDBG public service funds. Supportive services for individuals experiencing homelessness include case management, housing search assistance, landlord issue mitigation, transportation assistance, clothing assistance, food assistance, and security/utility deposits. Supportive services for those at-risk of homelessness include a subsistence payment program to provide emergency rental/mortgage and/or utility assistance to prevent eviction.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

According to the Needs Assessment and Gap Analysis survey and consultation with local providers, the largest gap within the current shelter and housing inventory is a lack of available one-bedroom affordable rental housing and/or permanent supportive housing units for the qualifying populations. The City has a gap between the number of affordable rental housing and permanent supportive housing units available and those qualifying individuals that are in need of housing. The current pandemic has added to the affordable rental housing shortage, as rents continue to rise making less affordable housing units available for the qualifying populations.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

The City does not plan to formally adopt a definition of “other populations”.

Identify priority needs for the qualifying populations:

The priority needs identified through the recent HOME-ARP Needs Assessment and Gap Analysis survey, consultation, and public hearing remain consistent with those identified through the Community Needs Assessment developed for the City’s 2022-2024 five-year Consolidated Plan. That concludes there is an overall need for additional affordable rental housing and permanent supportive housing for the qualifying populations.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The level of need and gaps in shelter, housing inventory, and service delivery systems were determined using data from multiple sources as well as personal consultation with service providers. The need for affordable rental housing was determined by evaluating data sources, HOME-ARP survey results, service provider input, and public hearing input which supports the need for development of affordable rental housing.



HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the City will administer eligible activities directly:

The City plans to release an Request for Proposals (RFP) to solicit potential developers, subrecipients, and/or a Community Housing Development Organization (CHDO) to develop permanent affordable rental housing for the qualifying populations. Respondents to the RFP will be strongly encouraged to include wrap around supportive services, such as case management services and job assistance placement to assist in tenant’s long-term housing stability.

If any portion of the City’s HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the City’s entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the City’s HOME-ARP program:

The City has not, and does not plan to, allocate administrative funds to a subrecipient or contractor for the administration of the entire HOME-ARP grant.

The City must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Table 7: Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ #		
Acquisition and Development of Non-Congregate Shelters	\$ #		
Tenant Based Rental Assistance (TBRA)	\$ #		
Development of Affordable Rental Housing	\$ 1,800,000		
Non-Profit Operating	\$ #	# %	5%
Non-Profit Capacity Building	\$ #	# %	5%
Administration and Planning	\$ 40,059	2 %	15%
Total HOME ARP Allocation	\$ 1,840,059		



Additional narrative, if applicable:

The City's total allowable HOME-ARP administration amount was \$92,002.95; however, the City has decided to transfer \$51,943.95 of this amount to activity delivery to increase funding for the development of affordable rental housing. The City is also planning to leverage City Housing Successor Agency (SAH) funds in the amount of \$900,000 to be used in conjunction with HOME-ARP funds for the development of affordable rental housing for HOME-ARP qualifying populations. This will provide a substantial amount of funding to increase the impact of the project.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The Needs Assessment and Gap Analysis identified the need for affordable rental housing as the top priority for the qualifying population. The second top priority identified was the need for additional shelter units. However, a 100-bed Low-Barrier Navigation Center is planned to be developed with the use of CDBG, PLHA, and SAH funds within the City. In addition, tenant-based rental assistance is difficult to expense due to a lack of affordable rental units for the qualifying population. As a result, the City has selected to utilize HOME-ARP funds for the development of affordable rental housing for the most vulnerable population. The City will support organizations that will develop affordable rental housing, in conjunction with providing supportive services to help eligible participants maintain long-term housing-stability.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the City will produce or support with its HOME-ARP allocation:

The City estimates that at-least 11 affordable rental units will be added to the current housing inventory using HOME-ARP funds. The City also estimates an additional \$900,000 in Successor Agency Housing funds will be available to assist in the development of HOME-ARP affordable rental housing units, increasing the number of affordable housing units produced for the qualifying populations.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

According to the HOME-ARP Needs Assessment and Gap Analysis survey, consultant, public hearing, and the most recent Point in Time Count, the priority need is the development of additional affordable rental housing or parament supportive housing for the qualifying



population in conjunction with supportive services. The City is looking to award a contract to a qualified non-profit organization or developer that leverages additional funding sources to the HOME-ARP project for the construction or rehabilitation of no less than eleven (11) one (1)-bedroom units for the qualifying population.

Preferences

Identify whether the City intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- *Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).*
- *The City is not required to describe specific projects to which the preferences will apply.*

The City does not intend to give preference to one or more qualifying populations or subpopulations.

If a preference was identified, explain how the use of funds of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the City's needs assessment and gap analysis:

The City does not intend to give preference to one or more qualifying populations or subpopulations.

If a preference was identified, describe how the City will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

The City does not intend to give preference to one or more qualifying populations or subpopulations.

HOME-ARP Refinancing Guidelines

The City does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing.



Appendices

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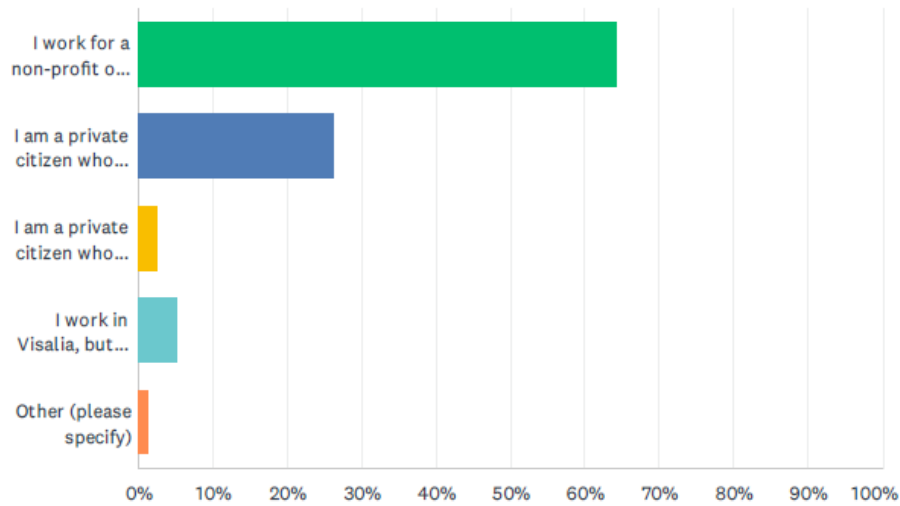


Appendix 1 – Needs Assessment and Gap Analysis Survey Results

HOME-ARP Community Needs Assessment

Q1 Which of the following best describes you?

Answered: 76 Skipped: 0

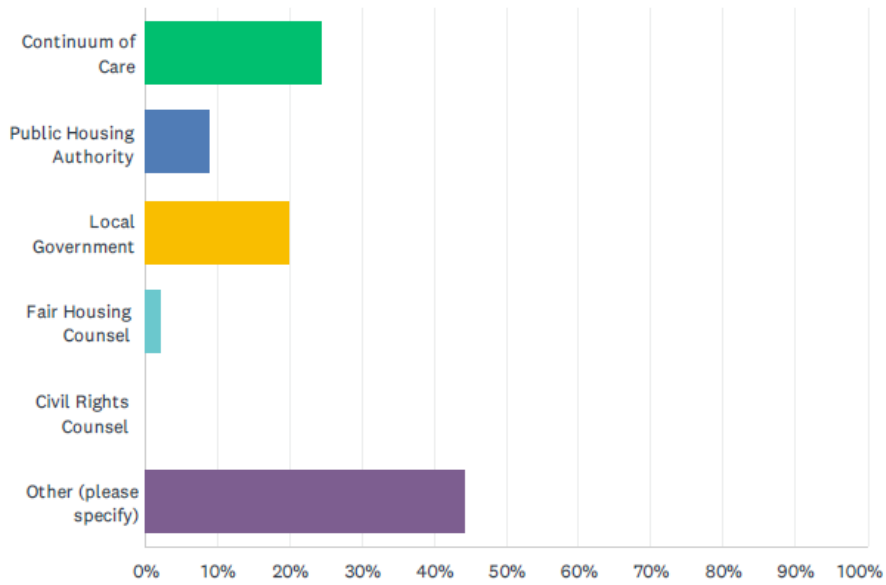


ANSWER CHOICES	RESPONSES	
I work for a non-profit or government organization.	64.47%	49
I am a private citizen who lives in Visalia.	26.32%	20
I am a private citizen who lives in Tulare County.	2.63%	2
I work in Visalia, but do not live here.	5.26%	4
Other (please specify)	1.32%	1
TOTAL		76



Q2 Which of the following organizations best describe you?

Answered: 45 Skipped: 31



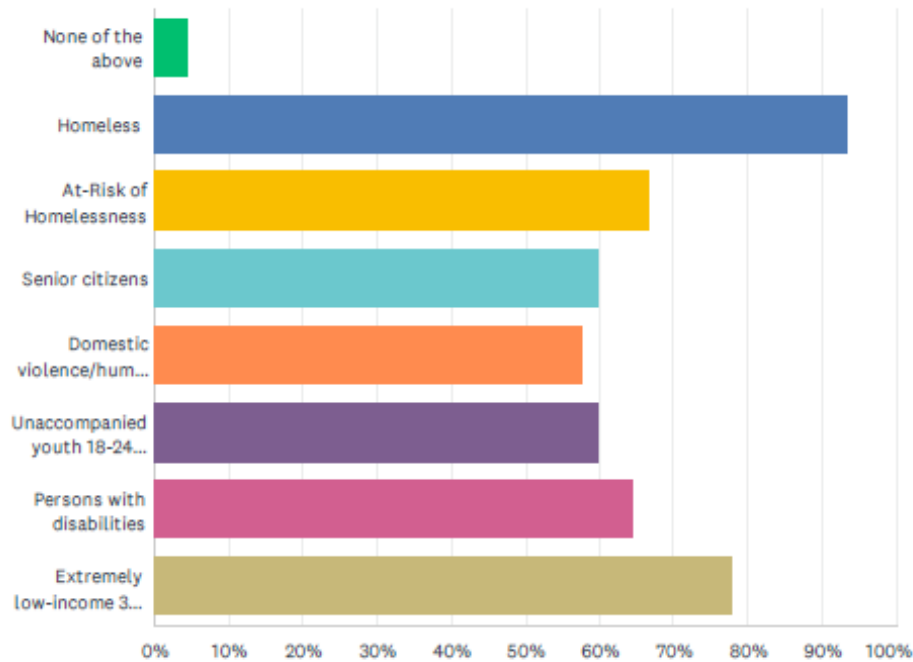
ANSWER CHOICES	RESPONSES	
Continuum of Care	24.44%	11
Public Housing Authority	8.89%	4
Local Government	20.00%	9
Fair Housing Counsel	2.22%	1
Civil Rights Counsel	0.00%	0
Other (please specify)	44.44%	20
TOTAL		45





Q3 Which population(s) does your organization serve? Please mark all that apply.

Answered: 45 Skipped: 31

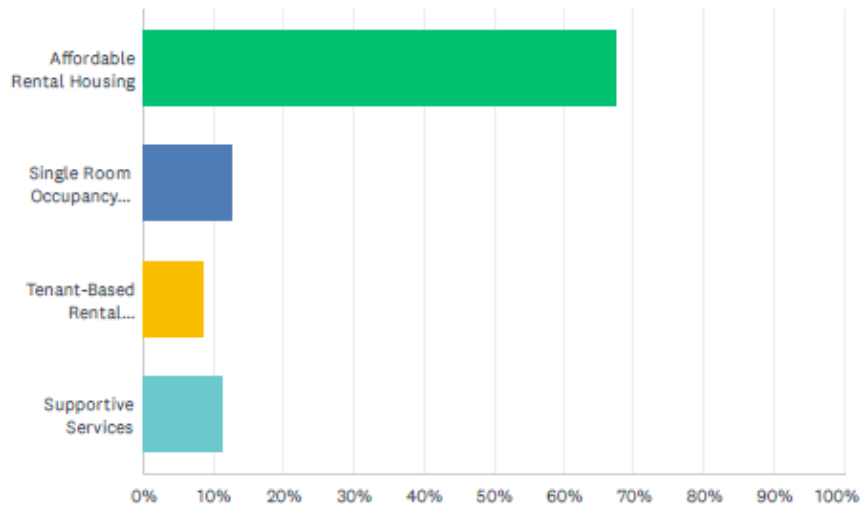


ANSWER CHOICES	RESPONSES
None of the above	4.44% 2
Homeless	93.33% 42
At-Risk of Homelessness	66.67% 30
Senior citizens	60.00% 27
Domestic violence/human trafficking victims	57.78% 26
Unaccompanied youth 18-24 years old	60.00% 27
Persons with disabilities	64.44% 29
Extremely low-income 30% area median income or lower	77.78% 35
Total Respondents: 45	



Q4 Below is a list of project types eligible for HOME-ARP funding. Which do you feel is the most needed in Visalia?

Answered: 71 Skipped: 5



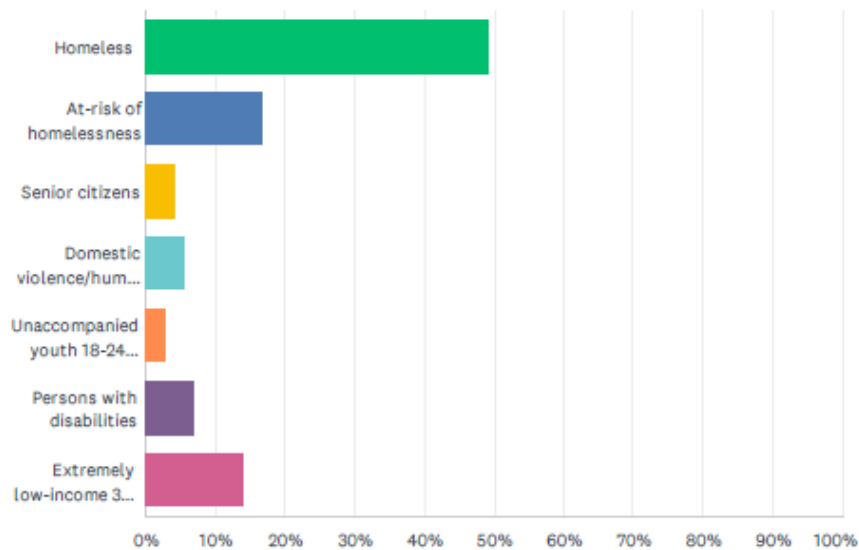
ANSWER CHOICES	RESPONSES	
Affordable Rental Housing	67.61%	48
Single Room Occupancy Shelter Units	12.68%	9
Tenant-Based Rental Assistance	8.45%	6
Supportive Services	11.27%	8
TOTAL		71





Q5 Which target population in Visalia do you feel is most in need of housing resources?

Answered: 71 Skipped: 5



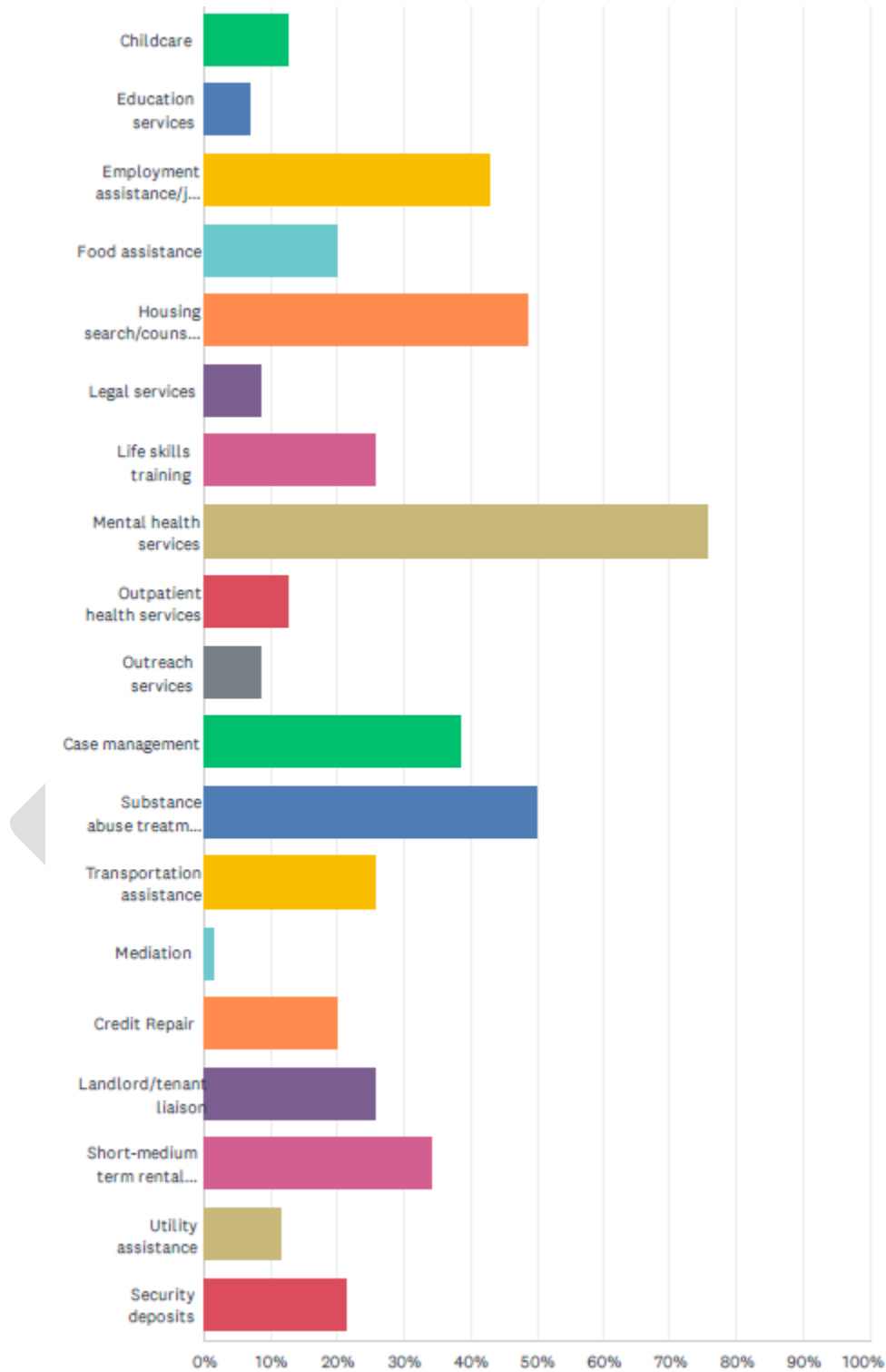
ANSWER CHOICES	RESPONSES	
Homeless	49.30%	35
At-risk of homelessness	16.90%	12
Senior citizens	4.23%	3
Domestic violence/human trafficking victims	5.63%	4
Unaccompanied youth 18-24 years old.	2.82%	2
Persons with disabilities	7.04%	5
Extremely low-income 30% area median income or lower	14.08%	10
TOTAL		71





Q6 What do you feel are the top 5 most important services for homeless and at-risk of homeless persons in Visalia?

Answered: 70 Skipped: 6





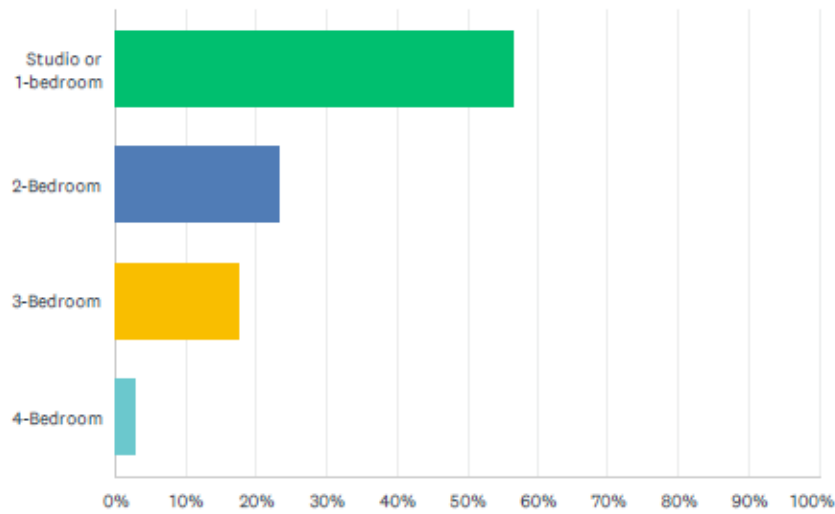
ANSWER CHOICES	RESPONSES	
Childcare	12.86%	9
Education services	7.14%	5
Employment assistance/job training	42.86%	30
Food assistance	20.00%	14
Housing search/counseling services	48.57%	34
Legal services	8.57%	6
Life skills training	25.71%	18
Mental health services	75.71%	53
Outpatient health services	12.86%	9
Outreach services	8.57%	6
Case management	38.57%	27
Substance abuse treatment services	50.00%	35
Transportation assistance	25.71%	18
Mediation	1.43%	1
Credit Repair	20.00%	14
Landlord/tenant liaison	25.71%	18
Short-medium term rental assistance	34.29%	24
Utility assistance	11.43%	8
Security deposits	21.43%	15
Total Respondents: 70		





Q7 What size of housing units do you feel are most needed in Visalia?

Answered: 69 Skipped: 7



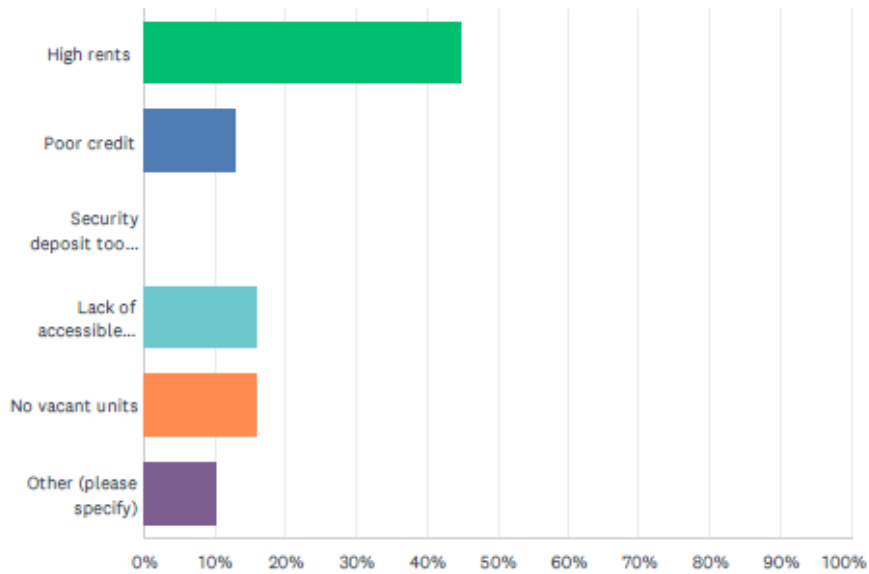
ANSWER CHOICES	RESPONSES	
Studio or 1-bedroom	56.52%	39
2-Bedroom	23.19%	16
3-Bedroom	17.39%	12
4-Bedroom	2.90%	2
TOTAL		69





Q8 What do you feel has limited housing options in the City of Visalia?

Answered: 69 Skipped: 7



ANSWER CHOICES	RESPONSES	
High rents	44.93%	31
Poor credit	13.04%	9
Security deposit too high	0.00%	0
Lack of accessible units	15.94%	11
No vacant units	15.94%	11
Other (please specify)	10.14%	7
TOTAL		69





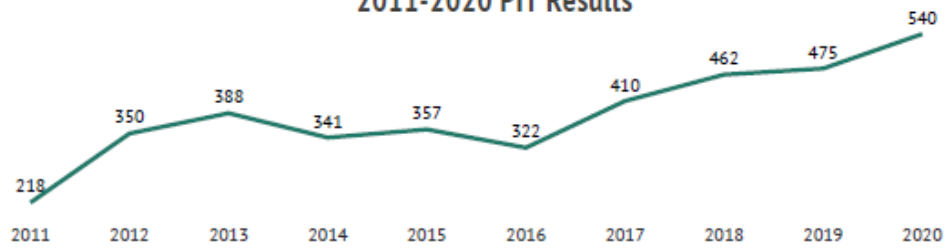
Appendix 2 – 2020 Point in Time Count Results

Visalia, California 2020 Point in Time Executive Summary

540 people experiencing homelessness

167 people are chronically homeless

2011-2020 PIT Results



PIT Count



14%

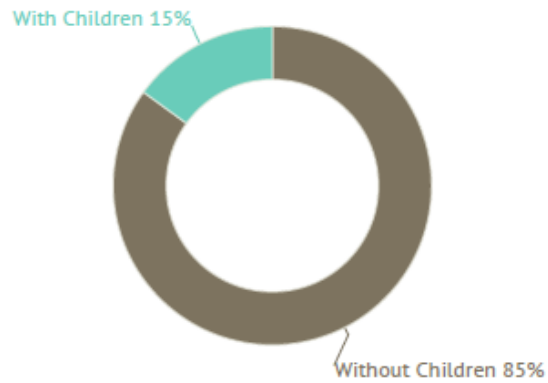
Increase since 2019



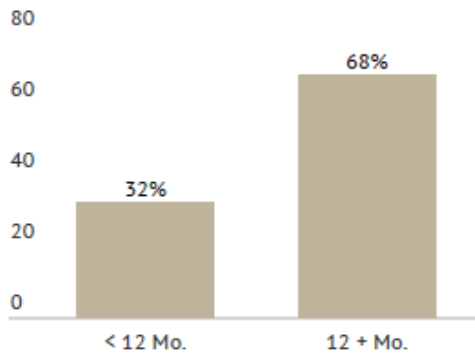
148%

Increase since 2011

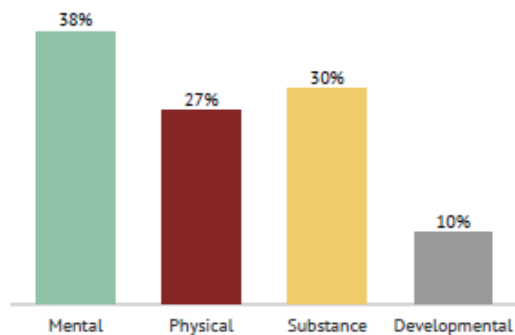
Household Composition



Length of Time Homeless



Disabling Conditions





Visalia, California

2020 Point in Time Executive Summary



312
People slept in an unsheltered location



30
People are veterans



94
People slept in an emergency shelter



214
People have a disability

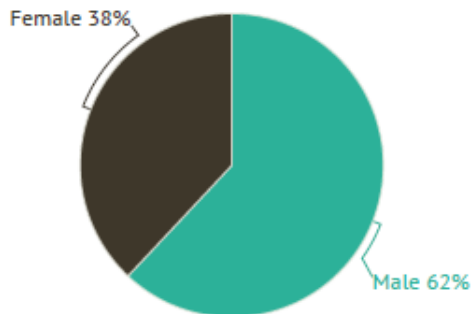


134
People slept in transitional housing

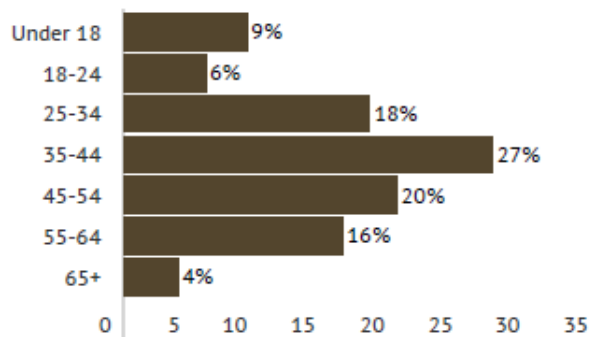


27
Unaccompanied Youth

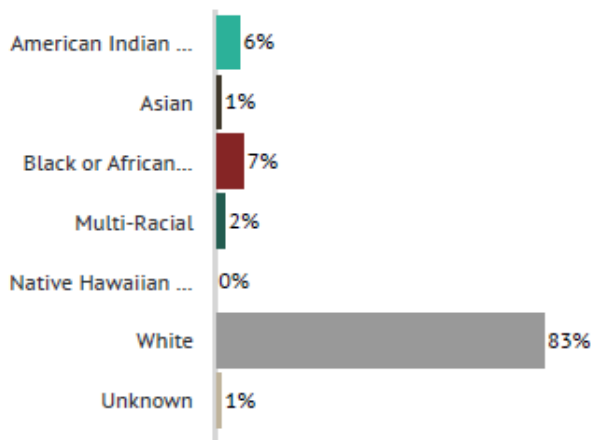
Gender



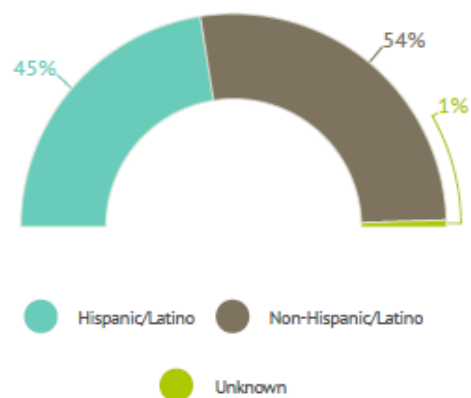
Age



Race



Ethnicity





2020 Point In Time Count
County of Tulare, City of Visalia

	Clients	% of Clients
Total Counts	Adult	490 91%
	Child	50 9%
	Unknown	0% 0%
	Grand Total	540 100%
Household Composition	Households	Clients
	Without Children	439 459
	With Children and Adults	23 81
Unaccompanied/ Parenting Youth	Households	Clients
	Unaccompanied youth	25 25
	Parenting youth	1 2
Chronically Homeless	Households	Clients
	No	263 311
	Yes	144 167
Homeless One Year or More (Adults Only)	Clients	% of Clients
	Less than one year	120 22%
	One year or longer	255 47%
# Times Homeless Past 3 Years (Adults Only)	Clients	% of Clients
	Less than 4 times	249 46%
	Four or more times	124 23%
Gender	Clients	% of Clients
	Male	336 62%
	Female	203 38%
	Trans female	1 0%
Age Group	Clients	% of Clients
	0-17	50 9%
	18-24	31 6%
	25-34	97 18%
Ethnicity	Clients	% of Clients
	35-44	147 27%
	45-54	110 20%
	55-64	85 16%
	65-69	13 2%
	70+	7 1%
	Unknown	0% 0%
Race	Clients	% of Clients
	Non-Hispanic/Latino	293 54%
	Hispanic/Latino	242 45%
Currently Fleeing Domestic Violence (Adults Only)	Clients	% of Clients
	Unknown	5 1%
	White	447 83%
	Black or African American	37 7%
	American Indian or Alaska Native	33 6%
	Asian	5 1%
	Multi-Racial	9 2%
	Native Hawaiian or Other Pacific Islander	3 1%
Unknown	6 1%	
Currently Fleeing Domestic Violence (Adults Only)	Clients	% of Clients
	No	142 26%
	Yes	53 10%
Unknown	345 64%	

	Clients	% of Clients	
Place Slept Last Night	Clients	% of Clients	
	Emergency shelter	94 17%	
	Transitional housing	134 25%	
Veteran Status (Adults Only)	Clients	% of Clients	
	Street	312 58%	
	No	489 91%	
Disabling Condition (Adults Only)	Clients	% of Clients	
	Yes	30 6%	
	Unknown	21 4%	
Reason For Homeless (Adults Only)	Clients	% of Clients	
	No	261 48%	
	Yes	214 40%	
	Unknown	65 12%	
	Barriers (Adults Only)	Clients	% of Clients
		Unemployment	32 20%
		Argument	24 15%
		Drugs or alcohol	19 12%
		Mental Health	15 9%
		Divorce	15 9%
		Other	14 9%
		Domestic Violence	12 7%
		Medical Condition	8 5%
		Eviction	8 5%
		No Affordable Housing	6 4%
Jail or prison		6 4%	
Refused		3 2%	
Substandard Housing		1 1%	
Foreclosure		0% 0%	
Lost Benefits	0% 0%		
Benefits (Adults Only)	Clients	% of Clients	
	Mental Illness	205 38%	
	Physical Disability	148 27%	
	Substance Abuse	162 30%	
	Developmental Disability	54 10%	
	Chronic Health Condition	59 11%	
Benefits (Adults Only)	Clients	% of Clients	
	HIV or AIDS	2 0%	
	SNAP	183 34%	
	SSI	24 4%	
	SSDI	26 5%	
	GA	20 4%	
	Earned Income	7 1%	
	TANF	4 1%	
	Other	3 1%	
	Social Security	2 0%	
	Pension	3 1%	
	Child Support	3 1%	
	VA Disability Service	1 0%	
	WIC	2 0%	
	Unemployment	0% 0%	
	VA Disability Non-Service	0% 0%	
	Workers Compensation	0% 0%	
TANF Child Care	1 0%		
Private Disability	1 0%		
Alimony	0% 0%		