

PLHA Formula - Amendment for years 2021, 2022, 2023

Rev. 10/28/24

Eligible Applicant Type:	Entitlement				
Local Government Recipient of PLHA Formula Allocation:	Visalia				
2021 PLHA Formula Allocation Amount:	n/a	2020 Allowable Local Admin (5%):	n/a	Admin requested?	Yes
2022 PLHA Formula Allocation Amount:	n/a	2021 Allowable Local Admin (5%):	n/a	Admin requested?	Yes
2023 PLHA Formula Allocation Amount:	n/a	2022 Allowable Local Admin (5%):	n/a	Admin requested?	Yes

Instructions: If the Local Government Recipient of the PLHA Formula Allocation delegated its PLHA formula allocation to a Local Housing Trust Fund or to another Local Government, the Applicant (for which information is required below) is the Local Housing Trust Fund or administering Local Government. The PLHA award will be made to the Applicant (upon meeting threshold requirements) and the Applicant is responsible for meeting all program requirements throughout the term of the Standard Agreement.

The 302(c)(4) Plan template worksheet requires first choosing one or more of the Eligible Activities listed below. If "Yes" is clicked, the 302(c)(4) Plan worksheet opens a series of questions about what precise activities are planned. Some specific activities, such as providing downpayment assistance to lower-income households for acquisition of an affordable home, could be included under either Activity 2 or 9. Please only choose one of those Activities; don't list the downpayment assistance under both Activities. **Please note that 40% of each allocation you are requesting to amend with this application MUST be allocated to an activity that supports Homeownership in accordance with the NOFA. Ownership activities are 2,3,4,7,8,9 (activities 2,3,4, & 8 will only count as ownership if the funds will go towards ownership sub activities as opposed to rental housing sub activities including ADU's)**

If the PLHA funds are used for the same Activity but for different Area Median Income (AMI) level, select the highest AMI level the Activity will serve (you can always go lower than what is listed but you may not serve higher than what is listed without completing a plan amendment in the future).

For each year (2021-2023), allocations must equal 100% annually including the allowable administrative costs of up to 5%.


§300 Eligible Applicants

§300(a) and (b) Eligible Applicants for the Entitlement and Non-Entitlement formula component described in Section §100(b)(1) and (2) are limited to the metropolitan cities and urban counties allocated a grant for the federal fiscal year 2017 pursuant to the federal CDBG formula specified in 42 USC, Section §5306 and Non-entitlement local governments.

Applicant:	City of Visalia					
Address:	707 W. Acequia Ave.					
City:	Visalia	State:	CA	Zip:	93291	
		County:	Tulare			
Auth Rep Name:	Leslie Caviglia	Title:	City Manager	Auth Rep. Email:	leslie.caviglia@visalia.city	
				Phone:	(559) 713-4332	
Address:	220 N. Santa Fe St.		City:	Visalia	State:	CA
				Zip Code:	93292	
Contact Name:	Margie Perez	Title:	Housing Specialist	Contact Email:	margie.perez@visalia.city	
				Contact Phone:	(559) 713-4460	
Address:	707 W. Acequia Ave.		City:	Visalia	State:	CA
				Zip Code:	93291	

§300(d) Is Applicant delegated by another Local government to administer on its behalf its formula allocation of program funds? No

§300(d) If Applicant answered "Yes" above, has the Applicant attached the legally binding agreement required by §300(c) and (d)? N/A

A sample agreement can be found by double clicking on the icon to the right 

File Name:	Application and/or Adopting the PLHA Plan (2020-2023 Allocations) Reso	Pursuant to section 302(c)(4) of the Guidelines, Applicant's PLHA Plan for 2020-2023 allocations is attached to this resolution, and Applicant certifies compliance with all public notice, comment, and hearing requirements in accordance with the Guidelines.	Yes	Uploaded to HCD?	Yes
File Name:	Gov TIN	Provide a signed Gov't TIN Form		Uploaded to HCD?	Yes
File Name:	Applicant Delegation Agreement	Legally binding agreement between Delegating and Administering Local Governments (sample provided—just click on icon in row 19, column AH)		Uploaded to HCD?	Yes

§301 Eligible Activities

§301(a) Eligible activities are limited to the following:	Select below:
§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to Extremely low-, Very low-, Low-, or Moderate-income households, including necessary operating subsidies.	No
§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.	Yes
§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.	No
§301(a)(4) Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.	No
§301(a)(5) Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.	No
§301(a)(6) Assisting persons who are experiencing or At-risk of homelessness, including, but not limited to, providing rapid re-housing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.	Yes
§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.	No
§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.	No
§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.	No
§301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project.	No

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.
 The City of Visalia plans to use PLHA funds for the benefit of persons experiencing homelessness in accordance with section 301(a)(6) as follows:
 1) Administration: 5% of each year's allocation will be used for the indirect costs of administering the program.
 2) Construction or Rehabilitation of a homeless shelter: 80% of the 2019 allocation and 65% of the 2020 allocation will be used to develop an emergency homeless shelter in partnership with a non-profit to be chosen by RFP. This activity will be combined with item 3 below.
 3) Operating Cost of an Emergency Shelter: 65% of the allocation for 2021, 2022, and 2023 will be used to partially fund the operation of an emergency homeless shelter in partnership with a non-profit to be chosen by RFP. This activity will be combined with item 2 above.
 4) Operation of Emergency Shelter(s): 35% of the allocation for 2019, 2020, 2021, 2022 and 2023 will be made available to non-profit organizations, through an RFP process, for the operating costs of local emergency shelter(s).
 5) Operation of Transitional Housing: 15% of the allocation for 2020, 2021, 2022 and 2023 will be provided for gap operating assistance to the bridge housing facility Eden House, which began operation with an initial award of HEAP/CESH/HIMOT funding and is expected to be in need of additional operating funds beginning in 2021.
 2023 PLHA

Amendment: The City of Visalia plans to amend the 2023 PLHA Allocation to include 40% to Affordable Owner-Occupied Workforce Housing (AOWH) activity that includes predevelopment, development, and/or acquisition of ownership housing for a growing workforce earning up to 120% AMI.
§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 80 percent of Area Median Income (AMI).
 The City of Visalia's original plan prioritized all proposed PLHA activities for persons experiencing homelessness at 30% AMI or less. The 2023 PLHA Allocation Amendment includes the 40% required AOWH activities for households up to 120% AMI; however, the remaining PLHA proposed activities are for persons experiencing homelessness at 30% AMI or less.

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.
 The proposed use of funds aligns with the City of Visalia Housing Element adopted in December of 2019. Housing Element Policies that support this funding are discussed on pages 147-148 of the document, and listed below:
 HE Policy 5.1 - Encourages development of emergency shelters where compatible with surrounding land uses and where site conditional and service capabilities permit.
 HE Policy 5.5 - Encourages the creation of low-barrier shelters and transitional housing and the allowance of these uses as by right in accordance with Zoning.
 HE Policy 5.6 - City shall continue to work with non-profit agencies to address homeless needs and promote use of local, State, and Federal funding for this and prevention services.
 HE Program 5.2 - HOMELESS SHELTER PROGRAM
 HE Program 5.3 - EMERGENCY SHELTERS PERFORMANCE STANDARDS AND EXPANSION OF ALLOWED USE
 The proposed 2023 PLHA Allocation Amendment also is consistent with the programs set for in the City's Housing Element that includes:
 HE Policy 3.4 - City shall utilize available funds and resources, such as grants to subsidize the development of affordable housing.

Activities Detail (Activities Detail (Must make a selection on Formula Allocation Application worksheet under Eligible Activities, §301))

§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental and Ownership Housing Activity.
 The City of Visalia will utilize 40% of the 2023 PLHA allocation towards development of ownership housing.

Complete the table below for each proposed Affordable Rental and Ownership Housing Activity to be funded with 2021-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

Funding Allocation Year	2023																		
Type of Affordable Housing Activity	Development of Rental/Ownership Housing																		
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	40%																		
What Percentage of the Percentage Above Will be Used for Ownership Housing?	100%																		
§302(c)(4)(E)(ii) Area Median Income Level Served	120%																		TOTAL
§302(c)(4)(E)(iii) Unmet share of the RHNA at the AMI Level <i>Note: complete for years 2021, 2022, 2023 only</i>	40%																		0.4
§302(c)(4)(E)(iv) Projected Number of Households Served	1																		1
§302(c)(4)(E)(v) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	n/a																		

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of each Affordable Rental and Ownership Housing project.
 The City will release a Request for Proposal in the spring of 2025 to develop an affordable ownership housing project. The project should begin summer of 2025 and complete by winter of 2025.

§301(a)(6) Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.
 The City of Visalia 2023 PLHA allocation will include 30% for operational funds for the Visalia Navigation Center (partially developed with PLHA funds), 0% for operating funds for a seasonal low-barrier overnight shelter (a warming center), and 0% for operational funds for Eden House a transitional bridge housing project for people experiencing homelessness.

Complete the table below for each proposed Activity to be funded with 2021-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

Funding Allocation Year	2023	2023	2023																
Type of Affordable Housing Activity	Operating and Capital Costs for Navigation Centers	Operating and Capital Costs for Emergency Shelters	Preservation of Transitional Housing																
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	30%	0%	0%																
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%																TOTAL
§302(c)(4)(E)(iii) Unmet share of the RHNA at the AMI Level <i>Note: complete for years 2021, 2022, 2023 only</i>																			0
§302(c)(4)(E)(iv) Projected Number of Households Served	100	100	20																220
§302(c)(4)(E)(v) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	20																		

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.
 The Visalia Navigation Center completed construction in the summer of 2024 and is now open. The seasonal low-barrier emergency shelter (the Warming Center) open each winter from December through March. Preservation (operation) of transitional housing called Eden House is currently open all year round.

§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.
§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.

Proposed FY 2024/2025 PLHA Amendment

FY 2024/2025 PLHA Proposed Amendment					
Activity	Current Estimated Budget	%	Proposed Amendment	Proposed Budget	%
Administration (69334)	\$ 31,541	5%	\$ (19,106)	\$ 12,435	3%
AOWH Homeownership Activity (2580-72000)	-	0%	165,800	165,800	40%
Operating Funds Navigation Center (2581-67085)	410,030	65%	(248,376)	161,654	39%
Operating Funds for Warming Center (2581-67086)	94,622	15%	(57,317)	37,305	9%
Operating Funds for Eden House (2581-67087)	94,622	15%	(57,317)	37,305	9%
Total FY 2024/2025 PLHA Funds	\$ 630,815	100%	\$ (216,316)	\$ 414,499	100%