

# City of Visalia

## Draft FY 2026/27 Annual Action Plan



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# 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 five-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

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

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

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

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

### 3. Evaluation of past performance

HUD requires an evaluation of the City's progress toward goals for the CDBG and HOME funds each year of the five-year ConPlan period. Over the past five-year ConPlan period, 2020 through 2025, the City of Visalia was very productive in successfully completing several large projects at every stage of housing from supporting people experiencing homelessness to first-time homebuyers. These projects were made possible in partnership with various organizations including CSET, TC Hope, RH Community Builders, and Self-Help Enterprises. The following projects were completed in the past five-year ConPlan period, 2020 through 2025 with the use of City of Visalia CDBG or HOME funds.

- **Bridge Housing:** Eden House opened in 2020 and is 22-bed bridge transitional housing project for people experiencing homelessness. The City of Visalia provided \$400K in CDBG funds for development and operating funding in CDBG public service funding.
- **Navigation Center:** The Visalia Navigation Center (VNC) opened on November 19, 2024, and is a 20,000 sq. ft. low-barrier navigation center for people experiencing homelessness enriched with robust services to transition into permanent housing. The City of Visalia provided \$3.2 million in CDBG funds for the development of the VNC.
- **Motel Conversion:** Majestic Gardens opened in March 2025 and is 42-unit motel conversion to permanent supportive housing for people experiencing homelessness. The City of Visalia provided \$1.8 million in HOME-ARP funds towards the development of Majestic Gardens.
- **Affordable Housing:** The Lofts at Fort Visalia opened in December 2023. The Lofts is a 3-story 80-unit multi-family mixed-used affordable complex, with 1-and 2-bedroom units for households 60% of the area median income or lower. The City of Visalia provided \$2.6 million in HOME funds for the development of the Lofts.
- **First-Time Homebuyer:** Land disposition & development of five lots on NW 5<sup>th</sup> Avenue sold to the City's HOME-CHDO Self-Help Enterprises for the construction of 5 single-family homes that were sold to low-income first-time homebuyers at 80% of the area median income or lower. The City of Visalia provided \$1 million in HOME funds for the development of the 5 single-family homes and \$320K in HOME funds for downpayment assistance for the homebuyers of the 5 single-family homes.
- **Owner-Occupied Rehabilitation:** An Emergency Repair and Accessibility Program and a Senior Mobile Home Repair Program were administered with CDBG funds to assist low-income owner occupants with essential home repairs including ADA improvements.
- **ADA Improvements:** Completed essential ADA infrastructure improvements with the use of CDBG funds, including the ADA Transit Pathway and ADA Pedestrian Signals projects per the request of the Disability Advocacy Committee.

#### **4. Summary of Citizen Participation Process and consultation process**

The Program Year (PY) 2026 Annual Action Plan goals were established based on high priority needs as identified in the five-year 2025-2029 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 notifications 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, and additional local and regional stakeholders.

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

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

#### **5. Summary of public comments**

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 30-day 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 five-year 2025-2029 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 2023-2031, which was being drafted concurrently with the Consolidated Plan. A summary of the full citizen participation of the 2026 Annual Action Plan will be included as Attachment B.

DRAFT

## 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

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

### **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 five-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 include 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(I))**

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 members, 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 included in the Consolidated Plan and Action Plan preparation are listed in Table 2 on the following page.

**Table 2 – Agencies, groups, organizations who participated.**

<b>1</b>	<b>Agency/Group/Organization</b>	Kings/Tulare Homeless Alliance
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
<b>2</b>	<b>Agency/Group/Organization</b>	Housing Authority of Tulare County
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

<b>3</b>	<b>Agency/Group/Organization</b>	Self-Help Enterprises
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
<b>4</b>	<b>Agency/Group/Organization</b>	Tulare County Health and Human Services Agency
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan and Annual Action Plan.
<b>5</b>	<b>Agency/Group/Organization</b>	CSET
	<b>Agency/Group/Organization Type</b>	Services - Housing Regional organization

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

<b>7</b>	<b>Agency/Group/Organization</b>	Kings View Corporation
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan and Annual Action Plan.
<b>8</b>	<b>Agency/Group/Organization</b>	Citizens Advisory Committee
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 1, 2026, 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 five-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 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 five-year 2020-2029 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 2026 Annual Action Plan goals were established based on highest priority needs identified during the 2020-2029 Community Needs Assessment. Based upon the input received by the community and council, high priorities were identified as public services, homeless services, fair housing, mobile home repairs, code enforcement, ADA improvements, and affordable multi-family housing.

The 2026 Action Plan 30-day public comment period seeking community input was held from March 20, 2026, through April 20, 2026. The draft PY 2026 Action Plan was available for review on the City's website at [www.visalia.city](http://www.visalia.city). The City took several steps to seek community input on the draft PY 2026 Action Plan, by publishing an English and Spanish public notice in the Visalia Times Delta on March 17<sup>th</sup>, March 20<sup>th</sup>, and April 1<sup>st</sup>, 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.

- Citizens Advisory Committee Meeting on April 1, 2026, at 5:30pm
- City Council Public Hearing Review on April 6, 2026, at 7:00pm
- City Council Public Hearing Adoption on April 20, 2026, 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, 3/20, & 4/1/26.	See Attachment B	N/A	
2	Internet Outreach	Non-targeted/broad community	English/Spanish public notice and draft 2026 AAP were available on the City's website from 3/20/26 - 4/20/26.	See Attachment B	N/A	<a href="http://www.visalia.city">www.visalia.city</a>
3	Internet Outreach	Non-targeted/broad community	City social media posts on City's Facebook, Instagram, and Twitter pages.	See Attachment B	N/A	
4	Listserv Notice	Non-targeted/broad community	The Kings Tulare Homeless Alliance and Visalia Chamber of Commerce listserv notices.	See Attachment B	N/A	
5	Public Notices	Non-targeted/broad community	Public notices posted at the following city sites: City Hall, Community Development Department, Administrative Office, and Visalia Transit from 3/20/26 - 4/20/26.	See Attachment B	N/A	
6	Public Meeting	Non-targeted/broad community	Citizens Advisory Committee community meeting to review draft and obtain public comment held on 4/1/26.	See Attachment B	N/A	
7	Public Hearing	Non-targeted/broad community	City council meeting to review draft 2026 Action Plan and obtain public comment held on 4/6/26.	See Attachment B	N/A	
8	Public Hearing	Non-targeted/broad community	Public hearing to approve the 2026 Action Plan and authorize submission of the plan to HUD held on 4/20/26.	See Attachment B	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The Program Year (PY) 2026, CDBG estimated budget consists of \$1,150,000 in estimated entitlement funds, and \$50,000 in estimated program income for a projected total of \$1,200,000 in CDBG funds. The PY 2026 HOME estimated budget consists of \$425,000 in HOME entitlement funds, and \$100,000 in estimated program income for a projected total of \$525,000 in HOME funds. 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 remaining years to equal total remainder of ConPlan. Each program year the Expected Amount Available Remainder of ConPlan is subtracted by the average grant annual allocation. This is the 2nd year of the current five-year ConPlan; therefore, the expected amount available remainder of the ConPlan is \$3,600,000 for CDBG and \$1,500,000 HOME.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	CDBG Admin, Public Services, Affordable Housing, and Public Improvements	\$1,150,000	\$50,000	\$0	\$1,200,000	\$3,600,000	PY 2026 CDBG estimated resources include \$1,150,000 in entitlement funds, \$50,000 in program income for an estimated total of \$1,200,000 in CDBG funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public Federal	HOME Admin and New Rental Construction - Senior Affordable Housing	\$425,000	\$100,000	\$0	\$525,000	\$1,500,000	PY 2026 HOME estimated resources include \$425,000 in entitlement funds, and \$100,000 in program income for a total of \$525,000 in estimated 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 Multi-family rental developments. For example, the HOME-CHDO Crescent Meadows project is the development of an 80-unit multi-family affordable senior housing complex that is budgeted above \$25 million. HOME funds will be leveraged with the various other funding sources, such as the National Housing Trust funds and Homekey+ funds.

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 within the City and the County.
- Low-Income Housing Tax Credit Program (LIHTC): The LIHTC program provides federal and state tax credits for 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 (MHP): If California’s Housing and Community Development Department awards Multi-Family

Housing Program loans to assist rental housing developments affordable to low-income households in the City, the City will assist the developers with identifying local funding.

- Permanent Local Housing Allocation (PLHA): The City will also be receiving PLHA funding on an annual basis, which will assist with matching requirements.
- Homekey+ Funds: The HOME-CHDO Crescent Meadows senior affordable housing project was awarded \$11,970,000 in Homekey+ funds for the development of Crescent Meadows HOME-CHDO assisted project.

**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 6th-cycle Housing Element and covers a 9.75-year projection period from December 21, 2023, to December 31, 2031. 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.

## 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	Address Special Service Needs	2025	2029	Special Services	Citywide	Public Services	CDBG: \$180,000	Public service activities for Extremely Low-Income Housing Benefit: 550 Households Assisted; Public service activities other than Low/Moderate Income Housing Benefit: 13 Persons Assisted.
2	Preserve Home-ownership	2025	2029	Household Maintenance	Citywide	Property Maintenance	CDBG: \$200,000	Homeowner Housing Rehabilitated: 6 Household Housing Units
3	Combat Blighting Conditions	2025	2029	Household Maintenance	LMI Census Tracts	Neighborhood Preservation	CDBG: \$195,000	Housing Code Enforcement/ Foreclosed Property Care: 200 Household Housing Units
4	Enhance Community Development	2025	2029	Community Development	Citywide & LMI Census Tracts	Improve Community and Public Facilities	CDBG: \$385,000	Public Facility or Infrastructure Activities other than Low-Moderate Income Housing Benefit: 7,139 Persons Assisted
5	Increase Affordable Housing	2025	2029	Affordable Housing	Citywide	Affordable Housing	HOME: \$475,000	Rental Units Constructed: 11 Low-Income Household
6	Program Administration	2025	2029	Administration	Citywide	Administration	CDBG: \$240,000 HOME: \$50,000	Other: 1

**Table 6 – Goals Summary**

## Goal Descriptions

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

**Table 7 – Goal Descriptions**

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Program Year 2026 CDBG and HOME Projects were established based on the high priority needs identified in the 2025-2029 Consolidated Plan Needs Assessment and Strategic Plan. The Consolidated Plan goals below address the high priority needs and serve as the foundation for strategic actions the City will undertake. These goals are based on the ConPlan’s Needs Assessment and Housing Market Analysis sections as well as community outreach conducted:

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

### Projects

#	Project Name
1	HOME Administration
2	HOME-CHDO Senior Housing Project
3	CDBG Administration
4	Public Services
5	Homeownership Rehabilitation Programs
6	Code Enforcement Services
7	Park Improvements
8	ADA Improvements

Table 8- 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 programs, 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.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	<b>HOME Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Program and planning administration
	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	2026 HOME Administration and Planning.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	2026 HOME Administration and Planning.
	2	<b>Project Name</b>
<b>Target Area</b>		Citywide
<b>Goals Supported</b>		Increase affordable housing
<b>Needs Addressed</b>		Affordable Housing
<b>Funding</b>		HOME: \$475,000
<b>Description</b>		Construction of Crescent Meadows, a senior 80-unit multi-family senior rental complex, of which 11 units will be HOME assisted.
<b>Target Date</b>		6/30/2029
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		11 low-income senior households are expected to benefit from the proposed activity.
<b>Location Description</b>		2233 N. Highland St., Visalia, CA 93291
<b>Planned Activities</b>		The City will provide funding to our HOME-CHDO Self-Enterprises, to build 11 of the 80 new low-income senior rental units.
3	<b>Project Name</b>	<b>CDBG Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Program and planning administration.

	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	CDBG: \$240,000
	<b>Description</b>	2026 CDBG Administration and Planning.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	2026 CDBG Administration and Planning
4	<b>Project Name</b>	<b>Public Services</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Address special service needs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$180,000
	<b>Description</b>	Continuum of Care Point in Time count, LINC services, Permanent Supportive Housing (PSH) voucher match, homeless services, housing flex funds, and fair housing services.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	435 extremely low-income households experiencing homelessness.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Point in Time count, LINC services, PSH match, homeless services, housing flex funds, and fair housing education.
5	<b>Project Name</b>	<b>Homeownership Rehabilitation Programs</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Preserve Homeownership
	<b>Needs Addressed</b>	Property Maintenance
	<b>Funding</b>	CDBG: \$200,000

	<b>Description</b>	Single-Family Home Repair Program and Senior Mobile Home Repair Program for senior and/or disabled low-income homeowner occupants.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 low-income senior and/or disabled low-income homeowner occupants.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Single-Family Home Repair Program and Senior Mobile Home Repair Program.
6	<b>Project Name</b>	<b>Code Enforcement Services</b>
	<b>Target Area</b>	LMI Census Tracts
	<b>Goals Supported</b>	Combat Blighting Conditions
	<b>Needs Addressed</b>	Neighborhood Preservation
	<b>Funding</b>	CDBG: \$195,000
	<b>Description</b>	Code Enforcement services in deteriorating or deteriorated low-moderate-income areas to arrest the decline of the area.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 LMI households are expected to benefit from the proposed activity.
	<b>Location Description</b>	LMI target areas.
	<b>Planned Activities</b>	Code Enforcement services in deteriorating or deteriorated low-moderate-income areas to arrest the decline of the area.
7	<b>Project Name</b>	<b>Park Improvements</b>
	<b>Target Area</b>	LMI Tracts
	<b>Goals Supported</b>	Enhance Community Development
	<b>Needs Addressed</b>	Improve Community and Public Facilities
	<b>Funding</b>	CDBG: \$140,000
	<b>Description</b>	Lincoln Oval Park improvements including adding a wrought iron fence and lighting.
	<b>Target Date</b>	6/30/28

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,735 low-moderate income individuals.
	<b>Location Description</b>	Lincoln Oval Park located at N. Court St. & NW 2 <sup>nd</sup> Ave.
	<b>Planned Activities</b>	Add wrought iron fence and lighting to Lincoln Oval Park.
10	<b>Project Name</b>	<b>ADA Compliance Projects</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Enhance Community Development
	<b>Needs Addressed</b>	Improve Community and Public Facilities
	<b>Funding</b>	CDBG: \$245,000
	<b>Description</b>	ADA compliance projects and public infrastructure improvements, including ADA tree well and sidewalk improvements.
	<b>Target Date</b>	6/30/2029
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5,404 LMI ambulatory disabled persons are expected to benefit from the proposed activities.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	ADA sidewalk and tree well 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.

The majority of the CDBG activities funded in PY 2026 are offered citywide to low- and moderate-income households. However, for certain CDBG programs, such as public infrastructure improvements, and code enforcement are directed to neighborhoods that qualify for CDBG funds on an "area benefit" basis. An area benefit activity is one that is available to benefit all the residents of an area which is:

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

Except for the HOME-CHDO senior multi-family rental housing units to be constructed at Crescent Meadows, which is located at 2233 N. Highland Street, 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 7 - 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 park 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 is being utilized for the 2026 Annual 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 Annual Action Plan must specify goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. The Annual Action Plan must also indicate the number of affordable housing units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purpose of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

In partnership with Self-Help Enterprises, the City’s HOME Community Housing Development Organization (CHDO) plans to develop 11 HOME assisted units at Crescent Meadows, an 80-unit senior affordable rental housing complex for low-income senior households 62 years and older. In addition, the City in partnership with Self-Help Enterprises will conduct at least 3 single-family home repairs and at least 3 mobile home repairs for low-income senior and/or disabled owner occupants with the use of CDBG funds. The tables below represent HOME and CDBG funded affordable housing activities.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	17
<b>Total</b>	<b>17</b>

**Table 8 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	11
Rehab of Existing Units	6
Acquisition of Existing Units	0
<b>Total</b>	<b>17</b>

**Table 9 - One Year Goals for Affordable Housing by Support Type**

### Discussion

The 2026 HOME funded activities include the development of 11 HOME assisted units at Crescent Meadows senior affordable housing project. The 2026 CDBG affordable housing activities include 3 single-family and 3 mobile home repairs to senior and/or disabled low-income owner occupants.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

HATC works closely with the City, Continuum of Care “Alliance” and the 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 manage 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 FY 2026. HATC expenditure covers 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 is currently developing the Demaree Apartments that will serve households at 80% of the area median income (AMI) and lower. The Demaree Apartments is a new construction, family, mixed-income project. There will be 222 total units, 220 of which will be restricted between 30% and 80% of the AMI. There will be 90 one-bedroom units, 75 two-bedroom units, and 57 three-bedroom units. Two of the three-bedroom units will serve as unrestricted manager's units.

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

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

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

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

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

The City's one-year goals for reducing and ending homelessness include allocating CDBG public service funds to provide homeless services and homeless prevention services to assist in reducing and ending homelessness.

The City partners with the Kings/Tulare Homeless Alliance (Alliance) who serves as the local Continuum of Care (CoC). The Alliance conducts a weekly Local Initiatives Navigation Center (LINC) at the Visalia Rescue Mission to provide various resources for those experiencing homelessness. LINC brings together various service providers to help individuals apply for affordable housing, employment, and mainstream services. Services include ID vouchers, cell phones, housing assessments, enrollments to mainstream benefits, employment assistance, health/mental health services, legal assistance, and free meals.

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

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 canvass 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) to allow outreach staff to be informed 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 annual PIT count completed in January. The PIT count provides a snapshot of the adults, children in households and unaccompanied youth who meet HUD's definition of homelessness. Information gathered through the PIT is used to understand the causes and trends of homelessness over time, 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 Visalia Warming Center provides seasonal emergency overnight shelter. Annually, the City provides funding through State Permanent Local Housing Allocation (PLHA) funds to the Visalia Warming Center. The Visalia Warming Center serves on average of 100 individuals overnight on a daily basis. The Warming Center also serves as an entry point into the Homeless Management Information System (HMIS), and permanent housing placement.

The Visalia Navigation Center was developed in 2024 and provides 100-beds of transitional housing and essential supportive services to people experiencing homelessness. The Visalia Navigation Center is the first of its kind in Tulare County and provides overnight shelter, daily meals, showers, case management, resources, mental health services, substance abuse services, job training/placement, and permanent housing placement. The City provided over \$3 million in CDBG funds for the development of the Visalia Navigation Center.

Eden House was developed in 2020 and serves as a 22-bed bridge transitional housing project that provides on-site case management and supportive services for individuals that need additional on-site services as they transition from homelessness to permanent housing. The City provided \$400K in CDBG for the development of Eden House.

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

The City partnered with CSET, Self-Help Enterprises, and TC Hope on the development of the Visalia Navigation Center. The Visalia Navigation Center helps chronically homeless individuals and families, veterans and their families, unaccompanied youth, and families with children make the transition to permanent housing, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again. The Visalia Navigation Center staff walks along client to secure permanent housing and provides 2-years of case management after housing placement to ensure clients long-term housing stability and prevent returns to homelessness.

The Visalia Navigation Center is administered by CSET, which leverages a variety of rapid rehousing funding sources to quickly and permanently house individuals and families and prevent recidivism. Rapid rehousing services include security deposits, rental application fees, landlord mitigation, credit repair, and/or rental subsidies.

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.

Priorities include:

- Family Services matching funds for case management (public services) to support the Tulare Housing First project. This project provides case management services to 14 chronically homeless individuals who receive permanent supportive housing.
- Kings View Behavioral Health provides public services for Visalia's homeless.
- ECO program, which is a partnership that includes the Tulare County Workforce Investment Board, Caltrans, and ABLE Industries.
- 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 Visalia Navigation Center offers private medical rooms dedicated for homeless individuals being discharged from systems of care such as health care facilities and mental health facilities to prevent them from becoming homeless and works to quickly provide permanent housing placement. In partnership with RH Community Builders, our Homekey sites within 1-mile of the College of Sequoias, Sequoia Village and Majestic Gardens, provide permanent supportive housing units for aged out foster youth exiting foster care and other youth facilities to prevent these individuals from entering into homelessness. In the previous five-year Consolidated Plan, 132 permanent supportive housing units were developed in the City of Visalia which include 40-units at the Lofts at Fort Visalia, 50-units at Sequoia Village, and 42-units at Majestic Gardens that provide permanent supportive housing units for extremely low-income individuals and families including those being discharged from publicly funded institutions and systems of care.

## **Discussion**

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

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

### Introduction:

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

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

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

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

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

**Discussion:**

See above.

## 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.

The City's 2025/26-2029/30 Analysis of Impediments to Fair Housing Choice includes the following identified actions which will begin to be undertaken in FY 2026-27 to meet underserved needs:

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

developmental disabilities) through incentives for affordable housing development with services, resources, and assistance. (HE Program 5.9)

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

and enforcement. Facilitate bi-annual workshops (at minimum).

- Expand awareness of predatory lending practices, fair housing requirements, regulations, and services by distributing educational materials to property owners, realtors, apartment managers, and tenants. (HE Program 7.1)
- Increase participation in homeownership education and assistance programs for historically underrepresented residents in the homeownership market by identifying sources of funding to support homeownership assistance programs and establish non-profit partnerships to for outreach campaigns to spread awareness of available assistance programs. (HE Program 4.1)
- Annually, review the City's outreach methods, using feedback from resident surveys and focused discussions with community organizations to inform online, mail, and in-person outreach.
- Increase participation of historically underrepresented residents in all City housing programs and community planning activities.
- Collaborate with stakeholders from all sectors and geographic areas to engage in the public participation process. (HE Program 1.4)
- Host fair housing workshops annually (at minimum) in partnership with fair housing advocates to educate citizens about fair housing rights.
- Annually (at minimum) track income and demographic data of affordable housing participants to evaluate additional strategies to increase affordable housing knowledge.
- Develop a strategy to reduce community opposition to affordable housing development in Visalia. The strategy should include partnerships with local community organizations to identify and implement methods for spreading awareness on the need for affordable housing and the positive impact it has on individuals, families, and the community. (HE Program 1.4)
- Expand existing online resources by developing a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, information on development incentives, and funding programs and resources for affordable housing development. (HE Program 3.2)
- In response to current constraints identified by stakeholders related to multi-family development on large lots, the City shall amend the zoning code to establish objective design standards and increase the maximum unit threshold for by-right processing from 80 units to 200 units. Transitional and supportive housing is allowed by-right in multi-family residential. (HE Program 1.3)
- Monitor complaints regarding unfair/predatory lending and assess lending patterns by working with non-profit agencies that specialize in fair housing to provide data.

### **Actions planned to foster and maintain affordable housing.**

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

### **Actions planned to reduce lead-based paint hazards.**

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

### **Actions planned to reduce the number of poverty-level families.**

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

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

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

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

### **Actions planned to develop institutional structure.**

The City is a charter city and is managed under a Council-manager form of government. The City Council provides policy direction to the City Manager who is responsible for administering

City operations. City Council members are the leaders and policymakers elected to represent the community and concentrate on policy that addresses the citizens' needs and wishes. The City Manager is appointed by the City Council to carry out policy and ensure that the entire community is served. The legislative body is the City Council and City Councilmembers are the community's decision makers. Visalia voters elect a 5-member Council to serve as the City's legislative and governing body. The members represent the City and their respective Districts, serve four-year terms and they select one member to serve as mayor and one to serve as vice-mayor. A general municipal election is held every two years in November, alternating between two and three positions each cycle.

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

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

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

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 also meets 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.

## Program Specific Requirements

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

**Introduction:**

In the event final CDBG and HOME program entitlement and program income is higher or lower than expected herein, the City of Visalia may add, subtract, or transfer amounts among identified projects, as noted without publishing a substantial amendment, if the amount is below 75% change, as per the approved Citizens Participation Plan. Any difference in CDBG funding will be reflected in 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 HOME CHDO project, and if needed Administration. The three-year period (2026, 2027 & 2028) will be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$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
<b>Total Program Income:</b>	<b>\$0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0%
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	100%
3. Overall Benefit: A consecutive period of 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.	3-year period 2026, 2027, and 2028

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

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

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

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

No HOME funds will be used for homebuyer activities in Program Year 2026.

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

Not applicable.

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

Not applicable.

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(1)(2)(VII)).**

A HOME TBRA program is not planned in the Program Year 2026 Annual Action Plan.

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities.**

Not applicable

- 7. If applicable, a description of any preference or limitation for rental housing projects. Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis by the laws listed under 24 CFR 5.105(a).**

Not applicable.

## Appendix “A” – Summary Detail

### Draft PY 2026 CDBG and HOME Annual Action Plan Summary Detail

City of Visalia Proposed FY 2026/27 CDBG and HOME Annual Action Plan		
Resources:	CDBG	HOME
2026 Annual Grant Allocation	\$ 1,150,000	\$ 425,000
2026 Estimated Program Income	50,000	100,000
<b>Total FY 2026/27 CDBG and HOME Resources</b>	<b>\$ 1,200,000</b>	<b>\$ 525,000</b>
Expenditures:		
Administration and Planning:		
Grant Administration	\$ 240,000	\$ 50,000
<b>Total Administration</b>	<b>\$ 240,000</b>	<b>\$ 50,000</b>
Public Services (15% Cap):		
Kings Tulare Homeless Alliance - Continuum of Care/Point-In-Time	\$ 20,000	\$ -
Family Services - Permanent Supportive Housing (PSH) Match	50,000	-
CSET - Fair Housing Education	30,000	-
Salt + Light - Street Outreach & Housing Flex Funds	80,000	-
<b>Total Public Services</b>	<b>\$ 180,000</b>	<b>\$ -</b>
Affordable Housing:		
Self-Help Enterprises - Single-Family Home Repair Program	\$ 100,000	\$ -
Self-Help Enterprises - Senior Mobile Home Repair Program	100,000	-
Code Enforcement Services - In Low-Moderate Income Target Areas	195,000	-
HOMECHDO - Crescent Meadows Senior Housing Project CP0792*	-	475,000
<b>Total Affordable Housing</b>	<b>\$ 395,000</b>	<b>\$ 475,000</b>
Public Facility Improvements:		
Lincoln Oval Park Fence & Lighting Improvements CP0752	\$ 140,000	\$ -
ADA Compliance Projects - ADA Tree Wells Project CP0618*	245,000	-
<b>Total Public Facility Improvements</b>	<b>\$ 385,000</b>	<b>\$ -</b>
<b>Total FY 2026/27 CDBG and HOME Expenditures</b>	<b>\$ 1,200,000</b>	<b>\$ 525,000</b>

*\*Any increase or decrease of FY 2026/27 HOME annual allocation, program income, and/or prior year resources will be directed to HOME-CHDO Crescent Meadows Senior Housing Project CP0792.*

*\*\*Any increase or decrease of FY 2026/27 CDBG annual allocation and/or program income will be directed to the ADA Tree Wells compliance project CP0618.*

# Appendix “B” – Citizen Participation

## English Public Notice



## City of Visalia

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

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

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

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

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

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

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

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

## English Public Notice Proof of Publication

# Visalia Times Delta

## Public Notices

Originally published at [visaliatimesdelta.com](http://visaliatimesdelta.com) on 03/17/2026

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

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

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

Pub: March 17, 20, April 1, 2026

#12168121

# Appendix “B” – Citizen Participation

## Spanish Public Notice



## la Ciudad de Visalia

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

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

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

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

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

Si no puede asistir a la reunión, puede enviar sus comentarios por escrito a la División de Vivienda de la Ciudad de Visalia a [housing@visalia.city](mailto:housing@visalia.city).

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

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

## Spanish Public Notice Proof of Publication

# Visalia Times Delta

## Public Notices

Originally published at [visaliatimesdelta.com](http://visaliatimesdelta.com) on 03/17/2026

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

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

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  - Audiencia pública: 20 de abril de 2026, a las 7:00 pm, en 707 W. Acequia Ave., Visalia
- Si no puede asistir a una reunión, puede enviar sus comentarios por escrito a la División de Vivienda de la Ciudad de Visalia a [housing@visalia.city](mailto:housing@visalia.city).

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


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

Pub: March 17, 20, April 1, 2026

#12168180

# Appendix “B” – Citizen Participation

## City Website Post


GOVERNMENT
DEPARTMENTS
COMMUNITY
HOW DO I...

---

- Affordable Housing
- Community Development Block Grant
- Contract Opportunities
- Fair Housing Protection
- Public Notices
- Publications and Reports +
- Recent Developments
- Resources

[Home](#) > [Departments](#) > [Finance & Technology Services](#) > [Housing and Community development Block Grant \(CDBG\) Services](#) > Public Notices

### PUBLIC NOTICES

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

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

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

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

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


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


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


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


  
Agendas and Minutes


  
Employment

  
Recreation Registration

  
Submit a Concern

  
Pay

  
Transportation



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707 West Acequia Avenue  
Visalia, CA 93291

**QUICK LINKS**

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

**SITE LINKS**

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[Site Map](#)

## Appendix “B” – Citizen Participation


### **KTHA Listserv Post**

*To be added.*

# Appendix “B” – Citizen Participation

## Social Media Posts

### Facebook



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


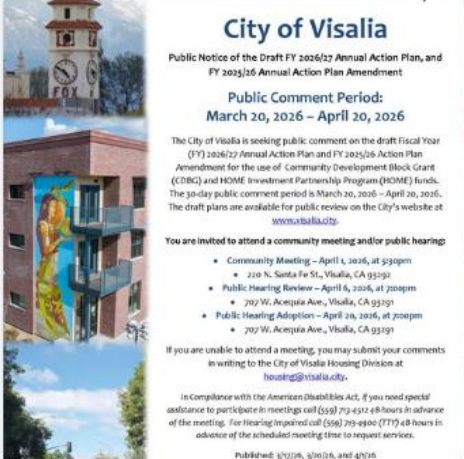
The City of Visalia is seeking public comment on the draft Fiscal Year (FY) 2026/27 Annual Action Plan and FY 2025/26 Action Plan Amendment for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. The 30-day public comment period is March 20, 2026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

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**Check out your Facebook event draft**

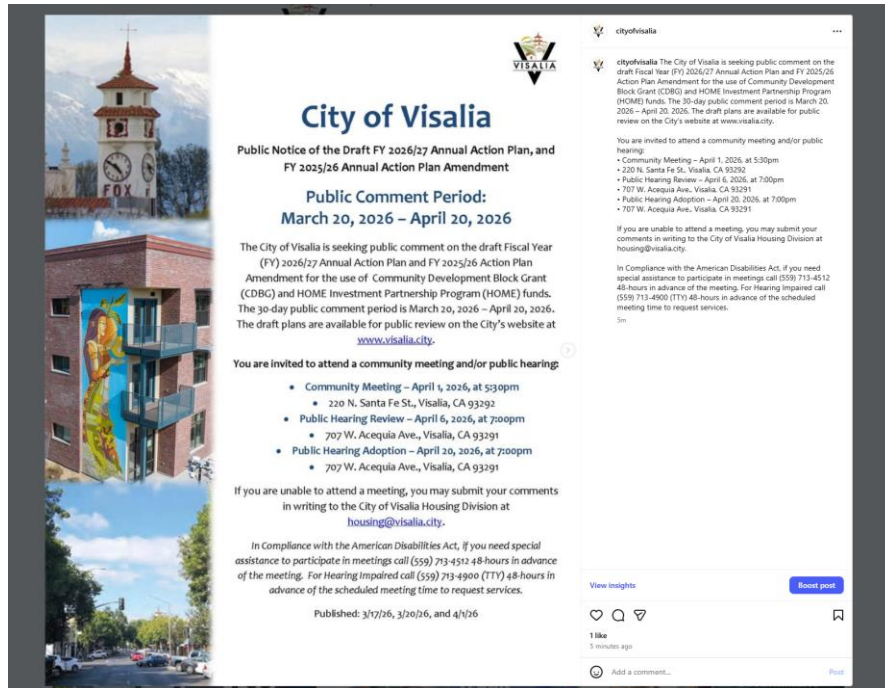
We pulled details from your post into a draft event you can use to get the word out.

[See event draft](#)

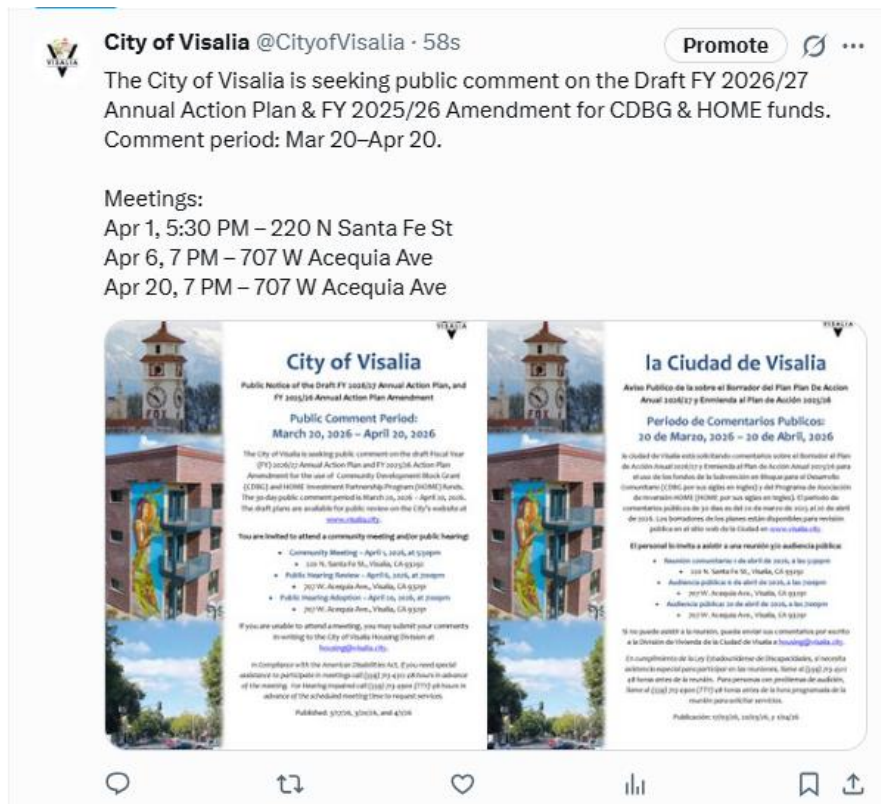
Like Comment Share

Comment as City of Visalia

# Instagram



# Twitter



## Appendix “B” – Citizen Participation

### Citizen Participation Process

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

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

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

#### Public Comments Received

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

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

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

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