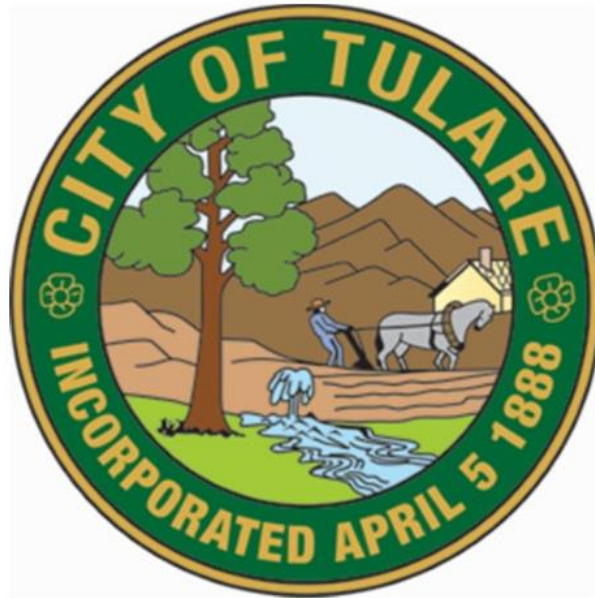


# CITY OF TULARE

## 2019 Annual Action Plan

### Amendment 1



Community and Economic Development Department

411 East Kern Avenue

Tulare, CA 93274

[www.tulare.ca.gov](http://www.tulare.ca.gov)

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The 2019 Action Plan Amendment 1 consists of \$50,000, redirected from unspent Bardsley Garden Apartments rehabilitation towards job training and placement for LMI persons as identified in the 2015-2019 Consolidated Plan, via a partnership with the Workforce Investment Board of Tulare County. There was a decrease of \$28,604 from the original 2019 AAP, since actual 2018 expenses were higher than anticipated. The difference was reduced from the administration budget as indicated in the 2018 CAPER.

## **Executive Summary**

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

#### **1. Introduction**

The City of Tulare (City) is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in local communities. The City receives HUD funding under the Community Development Block Grant (CDBG) Program to develop viable communities by providing decent housing and suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income (LMI) persons.

To receive the annual allocation from HUD, the City must submit a Council-approved one-year action plan to HUD. The Action Plan outlines how the funds will be expended and confirms that the funded activities are consistent with the City's five-year Consolidated Plan (Con Plan). Program Year (PY) 2019 Annual Action Plan (AAP) is the fifth and final Action Plan of the five-year Con Plan. The 2019 AAP Amendment was done to attain the remaining objectives of the Con Plan to provide job training and placement to low-income individuals. The 2019 AAP Amendment 1 reallocates \$50,000 of unspent funds from the Bardsley Garden Senior Apartments rehabilitation project. The 2019 AAP Amendment 1 consists of 2019 entitlement amount \$649,801, estimated program income \$55,000 and 2018 rollover \$561,740 resulting in a total amount of \$1,266,541. There was a decrease of \$28,604 from the original 2019 AAP, since actual 2018 expenses were higher than anticipated. The difference was reduced from the administration budget to not impede on planned projects as indicated in the 2018 CAPER. The 2019 AAP Amendment 1 was adopted by City Council following a public hearing on December 17, 2019 by means of Resolution 19-55.

#### **2. Summarize the objectives and outcomes identified in the Plan**

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

## **Summarize Objectives:**

**Public Services:** Graffiti Abatement in LMA; Kings/Tulare CoC Homeless Alliance; Family Services Tulare Housing First case management; Kings View homeless/mental illness assistance; AmVets homeless veteran support; United Way rental/utility assistance; Brooks Chapel homeless and at-risk of homeless supportive services.

**Housing Development and Renovation:** Habitat for Humanity housing rehab projects and Bardsley Garden Senior Apartments rehab.

**Public Facility and Infrastructure:** Sacramento & Maple Streets Water/Sewer/Storm Drain/Street/Sidewalk improvements, Parkwood Meadow Sidewalk and lightening, Family Services transitional housing maintenance, Tulare Lighthouse Rescue Mission shower installation, Tulare Emergency Aid plumbing & HVAC improvements, F Street and King Avenue ADA ramp installations, and Parkwood Meadow Park improvements.

**Economic Development:** Workforce Investment Board of Tulare County - Job training and placement.

### **3. Evaluation of past performance**

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

The City evaluated past performance of the previous years activities to assist in determining goals for the PY 2019 AAP Amendment 1. The City acknowledged the need for Public Services, Decent Affordable Housing, and Suitable Living Environment and Economic Development.

Public Services: Staff increased efforts in CDBG funding toward public services over the last few years. Based on past success, the City will continue to partner with critical public services partners, such as Graffiti Abatement, the Kings Tulare Homeless Alliance – Continuum of Care (CoC), Family Services-Voucher Program Case Management for chronically homeless, United Way of Tulare County, and Kings View PATH Homeless programs to continue to assist low-income residents. In addition the City has added new partner organizations and new services in efforts to meeting the needs of the underserved low-income residents of Tulare. The City has created new partnerships with AMVETS to provide public services to the homeless veterans and Brooks Chapel to provide services to underserved low-income African-American community.

Affordable Housing: Having Code Enforcement activities during PY 2018, it became apparent to staff that a homeowner rehab was very much needed within the City of Tulare. As a result, the City partner with Habitat for Humanity to provide essential rehab services to low-income homeowners in efforts of assisting homeowners with code enforcement violations. Another need that became apparent to staff is the need to senior affordable housing with ADA compliant accessibility for those that are wheel chair

and/or walker bound. As a result, the City is assisting in funding the rehabilitation of the Bardsley Garden Apartments that are for low-income seniors and disabled persons.

Suitable Living Environment: Evaluation of past performance and current needs assisted in determining essential suitable living environment projects. Hence, the following projects were created Sacramento and Maple Street and sidewalk improvements, Parkwood Meadow improvements, Family Services transitional housing maintenance, Tulare Lighthouse Rescue Mission shower installation for homeless persons, Tulare Emergency Aid improvements, as well as F Street and King Avenue ADA ramp installation in front of the Senior Center.

Economic Development: Evaluation of past performance and community needs, the City determined job training and placement were needed.

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

Summary from citizen participation section of plan.

The draft 2019 AAP Amendment was available for public comment from the period of November 18, 2019 through December 17, 2019. A public notice was posted in the Tulare Advanced Register and Visalia Times Delta on November 20, 2019. The 2019 Action Plan Amendment will be available on the City's website [www.tulare.ca.gov](http://www.tulare.ca.gov) and at the following locations: Tulare City Hall 411 E. Kern Avenue, Tulare Senior Center 201 S. F Street, Tulare Public Library 491 N. M Street and Meitzenheimer Community Center 830 S. Blackstone Street from November 18, 2019 through December 17, 2019.

**Community Meeting:** A community meeting to present the 2019 AAP Amendment 1 was held at the Tulare Public Library on December 10, 2019 at 5:30pm. 5 Tulare residents attended the community meeting. Citizens were pleased that job training and placement were going to be provided to those most in need.

#### **Public Hearing & Approval**

On December 17, 2019, the proposed 2019 CDBG Annual Action Plan Amendment 1 was presented to City Council and open for public comment at the City of Tulare Council Chambers. No written comments were received prior to public hearing. No public comments from citizens were made at the December 17, 2019 Public Hearing. The Council was content with providing job training to homeless persons to improve their stability. After consideration by City Council, the 2019 CDBG Annual Action Plan Amendment 1 was adopted unanimously by Resolution 19-55.

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

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

Comments received from the community meeting include: Residents were pleased that job training and placement services were going to be provided to homeless persons and persons with significant barriers to employment. "That's good it will help them to get stable" said one resident.

No public comments were received during the Public Hearing.

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

All comments during the public comment period were received and taken into consideration. No comments were not accepted.

## **7. Summary**

The 2019 Annual Action Plan Amendment 1 follows the established 2015-2019 Con Plan objectives, and takes into account new comments from the Community Development Block Grant Advisory and Housing Opportunity Committee recommendation to City Council as well as public comments received during the development of the plan.

**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
CDBG Administrator	TULARE	Community Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Tulare (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City's Community Development Department is responsible for administering the funds it receives under the Community Development Block Grant (CDBG).

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

The City developed the 2019 Annual Action Plan Amendment 1 based on the remaining unmet objectives of the 2015-2019 Consolidated Plan (Con Plan). The added job training and placement project will assist in satisfying the 2015-2019 Con Plan Economic Development objectives of assisting at least 5 LMI with job placement. The 2015-2019 Con Plan objectives were developed by a comprehensive public engagement with City departments, public officials, community residents and stakeholders within the City of Tulare.

#### **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))**

The City worked collaboratively with public officials, city departments, community residents, the Tulare Chamber of Commerce, faith based organization, various stakeholders, and beneficiaries of CDBG funds to craft the priorities and strategies included in this Action Plan. The city also collaborated with private, government health, mental health and service agencies on the concerns surrounding lead-based paint hazards on homes built before 1978. As a result, the city has partnered with CHDO Self-Help Enterprises to administer Homeowner Rehabilitation in efforts of removing lead-based paint and other toxics in older homes via the City's Home and CalHome programs.

A public notice was published in the Tulare Advance Register and Visalia Times Delta newspapers on November 20, 2019. A community workshop was held seeking community input for the 2019 AAP Amendment 1 grant allocation on December 10, 2019.

City Staff regularly attends the County Homeless Task Force monthly meetings to engage in public/assisted housing provider, private/governmental health, mental health, service provider organizations and the Continuum of Care (Homeless Alliance). The County Homeless Task Force consists of local/county government, faith based organizations, housing providers, service providers, mental health, education, employment, public officers, and concerned citizens.

In additional efforts of addressing the homeless issue in the City of Tulare, an Ad-Hoc Committee was formed. The committee consists of the Mayor of Tulare, Councilwoman Terry Sayre, Tulare Chamber of Commerce CEO, faith-based organizations, housing providers, and education providers. The committee has monthly meetings open to the public held in City of Tulare Council Chambers to discuss homeless concerns and solutions.



**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) serves as the local Continuum of Care for Kings and Tulare counties. The Alliance is comprised of a group of service providers, advocates, public agencies, and homeless individuals to address the needs of the homeless population in the Kings and Tulare Bi-County regions. The City of Tulare works closely with the Alliance, by actively participating in monthly Alliance meetings, which are intended to enhance coordination, share information on best practices, and develop a better understanding of the needs of the homeless population in jurisdictions across both counties. When possible, the City's programs are designed to serve homeless persons and are coordinated with the Alliance.

Each year, the City of Tulare receives three Tulare Housing First grants for chronically homeless permanent supportive housing vouchers. Family Services of Tulare County is the Subrecipient of these three grants.

The City partners with collaborative partners in efforts to end homelessness. These collaborations consists of:

- Monthly Alliance Membership Meetings
- Tulare County Homeless Taskforce on Homelessness
- Tulare Ad-Hoc Committee
- Bridge Housing Project - Eden House

The City of Tulare is collaborating with the Alliance, Tulare County, Self Help Enterprises and the City of Visalia to complete a 22-bed bridge housing facility via HEAP funds called Eden House. As a result, the City of Tulare will have 5 beds available for chronically homeless individuals eligible for permanent supportive housing awaiting an available unit. During their stay at Eden House, clients will receive wrap around services; including, case management, and medical/mental health services.

**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 funds.

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

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

1	<b>Agency/Group/Organization</b>	Kings/Tulare Counties Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Regional organization Business Leaders
	<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 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>	The City participates in the Continuum quarterly stakeholder meetings where needs of the homeless are discussed annual funding needs determined. The Continuum supported the funding proposed in the City's PY 2018-19 Annual Action Plan.
2	<b>Agency/Group/Organization</b>	Family Services Tulare County
	<b>Agency/Group/Organization Type</b>	Housing 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 Public Housing Needs 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>	The City participates in the Continuum quarterly stakeholder meetings where needs of the homeless are discussed annual funding needs determined. The Continuum supported the funding proposed in the City's PY 2018-19 Annual Action Plan.
3	<b>Agency/Group/Organization</b>	City of Tulare Community Services
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 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>	Consultation, meeting provided information with Community Economic Development Department regarding lead-based Paint Strategies.
4	<b>Agency/Group/Organization</b>	Self-Help Enterprises
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing Regional organization Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless 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>	Self-Help staff communicates regularly with City staff to discuss housing programs such as First Time Home Buyers program and Homeowner Rehab.

5	<b>Agency/Group/Organization</b>	Kings View Corporation
	<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 Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Neighborhood Organization
	<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>	Consultation meeting provided useful information on services provided to the homeless and non-homeless with special needs such as elderly, persons with disabilities (e.g. mental, physical, developmental, persons with alcohol and drug addictions).
6	<b>Agency/Group/Organization</b>	Housing Authority of Tulare County
	<b>Agency/Group/Organization Type</b>	Housing PHA

	<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 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>	Consultation, Tulare County Housing Authority staff also participate in Continuum of Care Group Committee meetings.
7	<b>Agency/Group/Organization</b>	United Way of Tulare County
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Citizen
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless 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>	Public notice for community input on needs. Rosemary Caso, Executive Director of United Way of Tulare County is seeking funding for direct emergency services; such as, rental and utility assistance.

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

The City did not intentionally exclude any groups from the consultation process; but rather encourage public participation for preparation of the 2019 Action Plan Amendment 1. Many organization were present at the various community meetings held during the preparation of the 2019 Action Plan Amendment 1. The City utilizing the City email contact list, the Tulare Chamber of Commerce newsletter, the Alliance email contact list, City website, the Tulare Public Library, the Tulare Senior Center, the Tulare Parks and Recreation Department as well as published in the Tulare Advanced Register and Visalia Times Delta in English and Spanish.

**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 Continuum of Care, the Alliance is responsible for the planning process for the bi-county region which includes the City of Tulare. The City is an active partner with the Kings/Tulare Homeless Alliance (Alliance). The City also provide funding and works closely with the Alliance in an effort to support, create and sustain solutions that address homelessness in the City. The mission of the Alliance is to coordinate and leverage policy and resources that empower community partners to address homelessness in Kings and Tulare County. Through its mission, the Alliance sets forth priorities and local policies, facilitates initiatives and tracks performance of homeless programs within the region.

**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**

The 2019 AAP Amendment 1 public comment period took place from November 18, 2019 through December 17, 2019. A public notice was published in the Tulare Advanced Register and Visalia Times Delta on November 20, 2019. A community meeting was held at the Tulare Public Library on December 10, 2019 at 5:30pm. The 2019 AAP Amendment 1 was available on the City website, Tulare Public Library, Tulare Senior Center, Claude Meitzenheimer Community Center and City Hall during November 18, 2019 through December 17, 2019.

#### **Public Hearing & Approval**

A public hearing for adoption of the 2019 CDBG Annual Action Plan Amendment was presented to City Council and open for public comment on December 17, 2019 at the City of Tulare Council Chambers. No written comments were received prior to public hearing. No comments from citizens were made at the December 17, 2019 public hearing. After consideration by City Council, the final 2019 CDBG Annual Action Amendment Plan was adopted unanimously by Resolution 19-55. Additional information is provided in Appendix A.



**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	Internet Outreach	Non-targeted/broad community	Full information of the 2019 AAP Amendment was available for public comment on the city website from November 18, 2019 - December 17, 2019.	No comments were received.	All comments were accepted, no comments received.	<a href="http://www.tulare.ca.gov">http://www.tulare.ca.gov</a>
2	Newspaper Ad	Non-targeted/broad community	A public notice requesting community input was published in the Tulare Advance Register newspaper on November 20, 2019.	No comments were received.	All comments were accepted; however, none were received.	
3	Newspaper Ad	Non-targeted/broad community	A public notice requesting community input was published in the Visalia Times Delta newspaper on November 20, 2019.	No comments were received.	All comments received, no comments were received.	

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)
4	Public posting	Non-targeted/broad community	The 2019 proposed AAP Amendment was also available at the Tulare Public Library, Tulare Senior Center, Claude Meitzenheimer Community Center, and City Hall from November 18, 2019 through December 17, 2019 for public review and comment.	No comments were received.	All comments were accepted, no comments received.	
5	Public Meeting	Non-targeted/broad community	A community meeting was held at the Tulare Public Library on December 10, 2019 at 5:30pm. 5 Tulare resident were in attendance.	Residents were pleased that 6 homeless or low-income persons were going to receive job training placements services.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

For the Program Year (PY) 2019, the City received \$649,801 in CDBG funds, the estimated CDBG Program Income (PI) to be received is \$55,000 as well as \$561,740.25 in actual 2018 roll over funds. As a result, the 2019 Action Plan Amendment 1 total is \$1,266,541.25. The City also utilizes various HOME and CalHome program income to assist in First Time Homebuyers and Owner Occupied Rehab programs. The City currently does not have an Emergency Solutions Grants (ESG) or Housing Opportunities for Persons with AIDS (HOPWA).

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	649,801	55,000	561,740	1,266,541	0	\$649,801.00 in 2019 entitlement funds \$55,000.00 in estimated program income \$561,740.25 of actual 2018 rollover funds \$1,266,541.25 total 2019 AAP Amendment 1

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 of Tulare is proactive in prioritizing the needs of the community. Staff continues to dedicate time, collaborating with non-profit agencies through the Kings Tulare Homeless Alliance who oversee the regional needs of homeless individuals.

This year the City will use \$15,000 CDBG Public Service funds to support the case management for Permanent Support Housing (PSH) Vouchers via the Tulare Housing First grants, which help support the 25% match requirement. The Tulare Housing First program is supported by City of Tulare, City of Porterville, and City of Visalia. Family Services of Tulare County (FSTC) is the contract administrator of these grants. These funds will help at approximately a dozen families in the City of Tulare.

The Tulare Housing First grants have been renewed for a total of \$231,596 on March 1, 2019. These funds are allocated for the Tulare Housing First chronically homeless permanent supportive housing voucher programs that cover the cities of Tulare, Visalia, and Porterville. These total funds are expected to assist a total of 25-30 homeless families within the cities of Tulare, Visalia, and Porterville.

The City will continue to partner with local non-profit developers for affordable housing activities that may provide sweat equity and non-federal funding sources.

The following are a list of potential financial funding sources to assist in address housing needs within the City:

- **Housing Authority of Tulare County (HATC)** - The Housing Authority of Tulare County provides rental assistance to very low and moderate income families, seniors and handicapped persons throughout Tulare County. HATC administers federal and state funds to provide the following programs: conventional public housing programs, housing choice voucher programs, farm labor programs, and senior housing programs.
- **Low-Income Housing Tax Credit Program (LIHTC)**: Provides federal and state tax credit for private developers and investors who agree to set aside all or a percentage of their rental units for low-income households for at least 30 years. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program. The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times.



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

Current CDBG owned property is currently a women and children homeless shelter public facility maintained by Lighthouse Rescue Mission. The Lighthouse Rescue Mission is a shelter for women and children.

**Discussion**

None

## 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	Fund efforts to provide services for homeless	2015	2019	Homeless	Citywide	Homelessness	CDBG: \$112,327	Other: 5 Other
2	Support public service activities	2015	2019	Non-Housing Community Development	Citywide	Affordable housing Homelessness Public Services	CDBG: \$105,700	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20000 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 160 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 24 Households Assisted
3	Assist with development or renovation of housing	2015	2019	Affordable Housing	Citywide	Affordable housing Homelessness	CDBG: \$361,614	Rental units rehabilitated: 49 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve quality & availability of public facility	2015	2019	Non-Housing Community Development	Citywide	Public Facilities	CDBG: \$636,900	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
5	Support economic development efforts	2015	2019	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$50,000	Jobs created/retained: 6 Jobs

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Fund efforts to provide services for homeless
	<b>Goal Description</b>	2018 CDBG Administration and Planning
2	<b>Goal Name</b>	Support public service activities
	<b>Goal Description</b>	Public Service funding scheduled for 2019 will be Graffiti Abatement in West Tulare LMI Area; HUD CoC Homeless Alliance Regional Support; HUD THF/SNAP funded Program Case Management, Kings View Homeless and Mental Illness Assistance, homeless veteran support, United Way emergency rental/mortgage and utility assistance; and Brooks Chapel supportive services to homeless and at-risk of homelessness.



3	<b>Goal Name</b>	Assist with development or renovation of housing
	<b>Goal Description</b>	Habitat for Humanity owner occupied rehabilitation and Bardsley Garden Apartment rehab.
4	<b>Goal Name</b>	Improve quality & availability of public facility
	<b>Goal Description</b>	Public facility and infrastructure improvements this year will consist of Sacramento/Maple Street - water, sewer, street, ADA sidewalk improvements; Parkwood Meadows - sidewalk, Picnic bench upgrades, lightening; Family Service's domestic violence transitional housing rehab; Tulare Lighthouse Rescue Mission - install shower; Tulare Emergency Aid - plumbing and HVAC rehab; F/G Streets, Alley and King Ave. ADA ramps installation.
5	<b>Goal Name</b>	Support economic development efforts
	<b>Goal Description</b>	To provide LMI homeless persons or persons with significant barriers to employment with job readiness skills, work-based training, transportation assistance, interview clothing assistance and job placement.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The activities to be undertaken during program year 2019-2020 are summarized below. All of the Public Service activities identified are expected to be completed no later than June 30, 2019.

### Projects

#	Project Name
1	2019 Administration
2	2019 Public Services
3	2019 Housing Development & Renovation
4	2019 Public Facility Improvements
5	2019 Economic Development

Table 7 - Project Information

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

Projects were allocated in efforts of maximizing funds in addressing the needs of underserved populations within the City, based on the community needs assessment as well as the current community public input. Obstacles that arose in addressing underserved needs were needs outweighed funding resources. Nonetheless, staff worked resourcefully to meet as much of the needs of the community as possible as well as the underserved populations.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	2019 Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fund efforts to provide services for homeless
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$112,327
	<b>Description</b>	2019 CDBG Administration and Planning
	<b>Target Date</b>	6/30/2019
	<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>	2019 Administration and Planning
2	<b>Project Name</b>	2019 Public Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public service activities
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$105,700
	<b>Description</b>	Graffiti Abatement \$30,700 King/Tulare CoC - Project Homeless Connect \$10,000 Family Services PSH Case Management \$15,000 King's View - Homeless & Mental Illness Assistance \$15,000 Amvets - Homeless Veteran Support Services \$12,500 United Way - Rental/Mortgage & Utility Assistance \$12,500 Brooks Chapel - Homeless & at-risk of homeless asst. \$10,000
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	Planned activities include graffiti abatement, Kings/Tulare Homeless Alliance Continuum of Care - Project Homeless Connect and Point in Time Survey, Family Services of Tulare County - Case management for permanent supportive housing clients, King's View PATH - homeless and mental-illness support services, AmVets - homeless and LMI veteran support, United Way - rental/mortgage and utility assistance, and Brooks Chapel - supportive services to homeless and at-risk of homeless.
<b>3</b>	<b>Project Name</b>	2019 Housing Development & Renovation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Assist with development or renovation of housing
	<b>Needs Addressed</b>	Affordable housing
	<b>Funding</b>	CDBG: \$361,614
	<b>Description</b>	Habitat for Humanity owner occupied rehab - \$40,000 Bardsley Garden Senior Apartments rehab - \$321,614 Total \$361,614
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	59 LMI families are expected to benefit from the proposed activities.
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Habitat for Humanity consist of owner occupied minor rehabs; such as ADA ramps and showers installation.  Bardsley Garden Apartment complex rehab consists of a full rehab of a 49 unit apartment complex that provides housing to senior citizens and disabled very - low income persons. Rehab will include ADA and energy efficient upgrades.	
<b>4</b>	<b>Project Name</b>	2019 Public Facility Improvements
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve quality & availability of public facility
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$636,900

	<b>Description</b>	Sacramento/Maple St. Improvements - \$390,000 Parkwood Meadows - \$99,000 Family Services Transitional Housing Maintenance \$8,400 Tulare Lighthouse Rescue Mission - \$24,500 Tulare Emergency Aid - \$75,000 F Street & King ADA Ramps - \$40,000 Total \$636,900
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimate of over 11,000 LMI persons are expected to benefit from the proposed activities.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Sacramento/Maple St. Improvements: Sewer, water, street and ADA sidewalk improvements - \$390,000 Parkwood Meadows: sidewalk installation, picnic bench upgrades, lightening - \$99,000 Family Services Transitional Housing Maintenance: carpet replacement and painting -\$8,400 Tulare Lighthouse Rescue Mission: Shower installation - \$24,500 Tulare Emergency Aid: Plumping and HVAC rehab - \$75,000 F Street & King ADA Ramps: ADA sidewalk ramp installation - \$40,000 Total \$636,900
<b>5</b>	<b>Project Name</b>	2019 Economic Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support economic development efforts
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Job Training, employment supportive services and placement for six LMI persons.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 LMI persons who are either facing homelessness or have significant barriers to employment are expected to benefit from the proposed activities.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	To provide 6 LMI homeless persons or have significant barriers employment with job readiness, work-based training, transportation assistance, interview clothing and job placement.

## **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**

Funds will be distributed city-wide to low-moderate income households. The ConPlan does not specifically target areas, except to identify Low-Moderate Areas (LMA) based on the census tract for the use LMA eligible projects; such as, Code Enforcement, Graffiti Abatement, or street Improvements that lie within those areas.

#### **Tulare Citywide:**

The City is in the heart of the Central Valley. It is located 20 miles west of the Sierra Nevada foothills. Highway 99 runs directly thru the City. The City covers approximately 21.0 square miles and is surrounded by farmland. Tulare is home of the World Ag Expo, over 100,000 people from throughout the world visit the Expo annually. Tulare is currently home to approximately 63,855 residents.

#### **IDIS Low-Mod Census Tracts (Eligible CDBG Target Areas):**

Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less the jurisdiction as a whole. There are a total of 6 tracks with 15 blocks groups, which are recognized as low-mod areas. The City's CDBG eligible low-mod boundaries are:

1. Census Track No. 0022.02/Block No. 1, 2 and 3 (Low/Mod: 68.26%): bound by Enterprise St., W. Cross Ave, N. J St., and W. Inyo Ave.
2. Census Track No. 0029.01/Block No. 1, 2 and 3 (Low/Mod: 80.12%): bound by S. I St., Highway 137, Highway 99, and E. Paige Ave.
3. Census Track No. 0029.03/Block No. 2 and 3 (Low/Mod: 65.14%): bound by Highway 99, Highway 137, S. Laspina St., and E. Bardsley Ave.
4. Census Track No. 0030.01/Block No. 1, 2 and 3 (Low/Mod: 71.85%): bound by S. West St., W. Bardsley Ave., W. Inyo Ave. and S. I St.
5. Census Track No. 0030.02/Block No. 1 and 2 (Low/Mod: 53.57%): bound by Enterprise St. Soultz Dr., Highway 99, S. West St., W. Bardsley Ave., S. I St., W. Paige Ave.
6. Census Track No. 0031.00/Block No. 1 and 2 (Low/Mod: 57.23%): bound by East Road 80, north to W. Paige Ave, east to Highway 99, south to City limits which include Ave 208 to West St., Pratt St south to Wade St., Wade St. east to I St., south to Avenue 184.

## Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

## Rationale for the priorities for allocating investments geographically

Priorities following the 2015-2019 Consolidated Plan.

## Discussion

None



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The Habitat for Humanity's Home Owner Repair program will provide home repair services to low-income, senior citizens, and disabled homeowners. Repairs will include installing ADA ramps, painting, landscaping weatherization and minor repair services to preserve homes and revitalize neighborhoods. This project is expected to provide at least 10 home owner repairs.

The Bardsley Garden Apartments was built in 1979 and is 49 unit affordable housing project serving low-income seniors and disabled persons. The project will consist of full renovation of the apartments including installing ADA ramps, new energy-efficient LED lightening, energy star appliances, water heater, air conditioning condensers, furnace units, flooring, counters and cabinets.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	59
Special-Needs	0
Total	59

**Table 9 - 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	0
Rehab of Existing Units	59
Acquisition of Existing Units	0
Total	59

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

#### Discussion

The City will also be utilizing the 2019 HOME Program, HOME program income and CalHome program income to provide affordable housing to the Citizens of Tulare via the First Time Homebuyers and Homeowner Rehabilitation Programs. The City also partners with Family Service of Tulare County to provide permanent supportive housing via rental assistance to persons who are chronically homeless with a disability; such as, mental health problems, substance abuse and/or persons living with HIV/AIDS.

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

### **Introduction**

The Housing Authority of Tulare County (HATC) was established in 1945 and is committed to providing rental housing assistance to LMI households, seniors, the disabled, and special-needs populations throughout the region. The agency administers various housing assistance programs, including the public housing program, housing choice voucher program, farm labor program, and senior housing program. HATC currently provides affordable and well-maintained rental housing to over 5,000 households countywide. Additionally, HATC is a participant of HUD's Moving to Work (MTW) demonstration program, which grants participating public housing authorities (PHAs) the ability to test innovative approaches to delivering housing assistance to households in need. MTW is a HUD effort to build and support innovative programs that enhance the efficacy of PHAs. HATC has capitalized on the organizational and procedural flexibility it has gained through MTW to become a more efficient agency.

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

HATC will continue to own and manage 59 units in the City. HATC is currently building a 65 unit low-moderate income apartments on the corner of Bardsley and Morrison. 64 units will be for low income families at the 60% targeted area median income and lower and 1 unit will be available for an on-site manager. The new apartment complex is going to be called Mission Court Apartments. There will be 2, 3 and 4 bedroom units available. These apartments will benefit low income families that in the 30%, 40%, 50%, and 60% targeted area median income. 2 bedroom units for the very low income 30% targeted area median rent will be as low as \$338 per month. The apartment complex will be walking distance to a public preschool, elementary, middle school and high school. The Tulare College of the Sequoias community college is just a few blocks away on the same street. Construction is expected to be completed in program year 2019-2020. This project will greatly assist in alleviating the need of low-income housing units for small, medium and large low-income families. The project is being funded by federal/state tax credits, private equity investments and HATC reserves.

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

HATC is proactive in the inclusion of public-housing residents in the policy making process. An equitable and transparent policy making process that includes the opinions of public housing residents is achieved through the participation of two tenant commissioners on the HATC Board. Furthermore, HATC has installed a Resident Counsel, which is made up of five residents from all of HUD funded programs (Multifamily Housing, LIHTC, HOME, Section 8 Housing Choice Vouchers and public-housing). The Resident Counsel works with HATC staff on evaluating the effectiveness and efficiency of HATC rental assistance programs. This provides members the opportunity to provide input on necessary program modifications. A vital driving factor in the implementation of HATC programs is the promotion of tenant self-sufficiency. HATC views the goal of homeownership for program participants as one of the long

term goals for all of our clients. HATC staff works with tenants to effectively provide them with the necessary resources to achieve homeownership and its Annual Re-Examination Notice provides public-housing participants with an extensive referral list that provides assistance with homeownership. This list includes programs managed by: CSET, City of Tulare, Habitat for Humanity, CalHFA, and Self Help Enterprises. HATC's program coordinator works with any interested public housing tenant in order to effectively inform them of all the different programs that are available to them. Effective collaboration between the agency and other public and nonprofit agencies is imperative to help promote homeownership among all of its tenants. Lastly, the agency has consistently been a sponsor and active participant of the Tulare County Housing Resource Fair, an event that provides participants the opportunity to access available public/private programs to purchase their first home.

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

The Housing Authority of Tulare County is a high performer and not determined to be troubled.

**Discussion**

None.

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

### **Introduction**

As previously discussed, the Alliance is a consortium of partners working to address the housing and supportive service needs of the homeless population located in the Kings and Tulare County region. The bi-county region's 10 year plan to end homelessness, Connecting the Dots, was developed by the Alliance.

The goals of the Plan include:

Create and implement action steps to reduce and prevent future homelessness; Form and/or expand the collaborations needed to successfully develop new housing units and connect homeless individuals with services; Capitalize on existing resources and leverage new sources of funding in order to be efficient in addressing the needs of at-risk and homeless community members; Expand the capacity of local agencies by utilizing existing best practices and educating on the effectiveness of a Housing First model; Be proactive in the Alliance's approach to addressing homelessness. To accomplish these goals, the Plan objectives are organized into three strategic categories: 1) Housing; 2) Supportive Services and Income Supports; and 3) Prevention and Outreach. The full plan is available at <https://www.kthomelessalliance.org>.

In addition, on December 17, 2019 the City endorsed the County's 5 year 2020-2024 strategic Plan, *Pathway Home: Responding to Homelessness in Tulare County* commissioned by the Tulare County Homeless Task Force.

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

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

Each year the King/Tulare Homeless Alliance conducts a Point in Time (PIT) count in conjunction with the Project Homeless Connect (PHC) event. Through these two events, the Alliance is able to acquire a snapshot of the adults, children in households and unaccompanied youth living in the City who meet HUD's definition of homelessness. Information gathered through the PIT is used to understand the causes and trends over time of homelessness, as well as to determine the unmet shelter and service needs of the homeless. The City contributes CDBG funds to support the Alliance efforts and City staff participates in the annual bicounty PIT count. The Alliance has a three-prong street outreach approach, which includes events such as PHC and the PIT Count, coordination with law enforcement for referrals of street homeless, and coordination with programs serving daily meals, which is an opportunity to identify clients in need of emergency services. PHC is a national best practice that is a one-stop-shop of comprehensive support services for people experiencing homelessness. Guests attending the event are

partnered with volunteers who assist in identifying and accessing necessary resources. In addition to these events, homeless outreach is regularly conducted by City staff in collaboration with local non-profit agencies and faith based organizations to provide meals and other quality of life. The next Project Homeless Connect event in Tulare is expected to be held on January 23, 2020 at First Baptist Church.

This program year Kings View Corporation is projected to provide 12 emergency rental assistance to homeless families within the City of Tulare. Kings View will also offer those clients with case management and essential supportive services such as bus passes, utility assistance, food vouchers, clothing assistance, DMV ID's, and hygiene kits. United Way of Tulare County will provide 15 emergency rental assistance as well to assist in preventing homelessness.

Through a partnership with the Workforce Investment Board of Tulare County 6 LMI persons facing homelessness or have significant barriers will be provided job readiness skills, job training, and job placement services. Clients will also receive transportation assistance and interview clothing. Priority will be given to homeless persons to assist in long term stability in efforts of ending homelessness. Homeless persons participating in the job training program will also be given the opportunity to shower prior to job interviews through another partnership with River Valley Church.

The City has formed an Ad-Hoc Homeless Committee to find solutions to reducing homelessness within the City. On December 17, 2019 the City Council passed a resolution to declare a shelter crisis within the City of Tulare. The declaration of a shelter crisis will allow the city flexibility in providing emergency housing assistance. The City is working earnestly to reducing homelessness within the City of Tulare.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Although the City's CDBG funding is limited to directly contributing to applicable programs, a high priority is given to the need of providing permanent support housing, emergency shelters and transitional housing, as well as, substance abuse treatment, case management, mental health care, life skills training, etc. through collaboration with the Alliance and its members. Being an active participant in the Alliance, the City plays an important part in the strategic planning for the organization and for applications for funding resources.

The City is supporting Family Services of Tulare County with case management assistance to continue to provide transitional housing services to the homeless population of Tulare. In collaboration with HUD Tulare Housing First grants, Family Services is able to provide approximately a dozen families each year with permanent supportive housing voucher rental assistance from the City of Tulare.

This year the City partnered with Self-Help Enterprises, the County and the City of Visalia to open a 22-bed Bridge Housing project. The Bridge Housing project would provide 5 available bed for the City of Tulare chronically homeless individuals awaiting an available unit under the Tulare Housing First grants. This project is being completed via Homeless Emergency Aid Program (HEAP) funds. Individuals are expected to stay an average of 90 days while awaiting a permanent housing unit. While at the Bridge

Housing complex, clients will receive wrap around services; such as, case management, medical and mental health services.

**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 partners with the City of Porterville and the City of Visalia; as a result, there is approximately 25 housing vouchers for the homeless through the Tulare Housing First (THF) grants. This was an expansion of the successful Shelter Plus Care (SPC) program administered by the City of Tulare and Family Services of Tulare County. Implementation of the grant has proven to be extremely successful in housing chronically homeless. The case management of the program is funded by cities of Tulare, Visalia, and Porterville. Each city originally pledged at least \$15,000 of their CDBG funds to assist in funding staff to provide ongoing case management to those chronically homeless individuals receiving the THF PSH vouchers. Family Services of Tulare County is currently the administering agency. The objective for this project/outcome for this program is “availability/accessibility for the purpose of providing decent affordable permanent supportive housing.”

This year the City will be partnering with AMVETS to aid in supporting homeless veterans with essential supportive services, emergency rental assistance, utility assistance, and bridge housing for veterans awaiting permanent housing.

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

The City will continue its efforts to combat homelessness by awarding funding to the Alliance to assist in Project Homeless Connect, and the Point-In-Time homeless census. The City will also continue to support applications for HUD funding, and providing technical assistance and training local agencies that serve the homeless. In addition, the City will sponsor Project Homeless Connect for the 11th consecutive year. The objective for this project/outcome is “availability/accessibility for the purpose of providing decent affordable housing.”

This year the City is taking a proactive approach to partner with more agencies than ever before to assist in combating the homeless epidemic and preventing low-income individuals and families from becoming homeless, especially extremely low-income individuals and families. During this Action Plan the City is

partnering with Kings/Tulare Homeless Alliance CoC, Family Services, King's View PATH Team, AMVETS, United Way of Tulare County, and Brooks Chapel to aid providing essential supportive services to very-low income individuals and families; such as, social services, medical/mental health services, employment, emergency rental assistance, bridge housing assistance, and motel assistance.

## **Discussion**

The City plans to undertake activities during this Action Plan to address supportive services needs for persons that are not homeless but have other special needs such as elderly, frail elderly, persons with disabilities (e.g. mental, physical, and developmental), persons with alcohol and/or drug addictions, persons with HIV/AIDS and their families, and public housing residents. The City will carry out these activities via Subrecipient's public services Kings View Corporation and Kings/Tulare Homeless Alliance Continuum of Care. Both subrecipients will provide essential supportive services to homeless persons, mentally ill, drug substance abuse users, as well as severely disabled persons.

The City is utilizing CDBG funds to install ADA compliant showers the Tulare Lighthouse Rescue Mission. This will assist in providing a very important service to homeless individuals that are wheelchair bound.

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

### **Introduction:**

The disparity between income and housing costs stand as the greatest barriers for households seeking to obtain affordable housing in the City. Other barriers to affordable housing in the City may include permit and development impact fees, building codes, and off-street parking standards stand, as these public policies may negatively affect the development of affordable housing and residential investment in jurisdictions across the state.

**1. Permit and Development Impact Fees:** As with many other jurisdictions across California, the City collects permit and development impact fees to offset the administrative and service costs generated from these projects, such as processing permits and building inspections. California law requires that City-enforced fees be reasonable and relative to the cost of providing specific services. These fees, however, may limit the supply of affordable housing produced due to the additional costs associated with housing construction.

**2. Building Codes:** Building codes set guidelines that identify minimum standards to ensure that building and non-building structures protect the health and safety of the community. Local building codes, however, often mandate that costly improvements be made to meet regulation requirements. The City adopted the California Building Code (CBC), which is grounded on the International Building Code. The City's building codes prove to be in line with those of other California jurisdictions and do not have significant negative consequences on the development of affordable housing in the City.

**3. Off-street Parking Standards:** Parking standards for housing units may stand as a limitation to the development of affordable housing, as these requirements increase development costs and diminish the availability of land for additional units. According to Tulare Municipal Ordinance, the City Council shall have the authority to allow a reduction in the number of required multi-family parking spaces if a developer can demonstrate that the project will not generate a need for as much parking as such a project designed for a general market.

### **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 through its bonding proceeds, grant opportunities, Measure R Funding, California Infrastructure loans, and other funding sources strives to provide new wells, major sewer and water trunk connections, and expansion of the Wastewater Treatment Facility to accommodate residential growth, and ensure maintenance of affordable housing. Notwithstanding this fact, the City will continue to evaluate its zoning ordinance and general plan policies to ensure no undue hardship is created in the development of LMI housing. Specifically, the adopted Housing Element establishes, as one of its action plan goals, "to



reduce governmental constraints to the development, improvement, and preservation of housing, particularly to housing affordable to lower and moderate income households.”[1] To accomplish this goal, zoning ordinances have been adopted to ensure that the City is compliant with second unit law and global warming solutions and will include green building material incentives or alternative to construction materials.

**Discussion:**

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

- Ensure sufficient land is zoned at appropriate densities to accommodate the City’s Regional Housing Needs Allocation.
- Encourage residential infill development on vacant and underutilized land that are properly zoned and planned for residential uses within the City limits.
- Home builders will develop multifamily designated land at the highest allowed
- Require 8 to 12% of units in all Master Planned Communities be higher density residential. Provide adequate infrastructure and public services are provided to serve existing and planned residential development.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section discusses the City's efforts in addressing the underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

### **Actions planned to address obstacles to meeting underserved needs**

The City actions planned to address obstacles are referenced within the Analysis of Impediments to Fair Housing Choice (AI). Below reflects the Action and Goals, such as:

#### **Goal 1: Expanding Affordable Housing Opportunities**

- Housing Partnerships
- Affordable Housing Resources
- Housing Choice for Special Populations

#### **Goal 2: Expanding Access to Financing**

- Outreach to Lenders
- Education and Resources
- Unfair Lending and Insurance Practices Goal

#### **Goal 3: Fair Housing Services**

- Apartment Owners/Managers
- Fair Housing Testing and Audits
- Reasonable Accommodations

#### **Goal 4: Affirmatively Furthering Fair Housing in the City of Tulare**

- Eliminate housing discrimination
- Promote fair housing choice for all persons
- Provide opportunities for racially and ethnically inclusive patterns of housing occupancy
- Promote housing that is physically accessible to, usable by, all persons, particularly individuals

with disabilities

- Fostering compliance with the nondiscrimination provisions of the Fair Housing Act.

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

The City will continue to work with Family Services of Tulare County through the 3 Tulare Housing First Voucher Programs to provide rental assistance to chronically homeless persons. The City will also continue to provide its non-profit partners with funding to acquire, rehabilitate, and sell homes to income-qualifying households at or below 80% AMI.

The City will provide case management funding to allow Family Services of Tulare County to provide the chronically homeless persons with permanent supportive housing vouchers. Essential supportive services and ongoing case management will also be provided during the duration of rental assistance.

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

The City of Tulare currently does not directly oversee a lead based paint (LBP) eradication program unless it is in conjunction with CDBG, HOME, or CalHome funded owner occupied housing rehabilitation projects. Although, the Tulare County Health and Human Services Agency, Childhood Lead Poisoning Prevention Program provides valuable educational information regarding Lead-based paint hazards.

For all of the City's housing program, applicants are informed of the dangers of lead-based paint through a brochure as part of the application process. Furthermore, Code Enforcement officers and City building inspectors are alerted to signs of lead-based paint hazards as they perform substandard housing inspections. The City requires subrecipients and developers to conduct lead testing on pre-1978 homes and multi-family units purchased and/or rehabilitated via City affordable housing programs. They are required to use safe practices and obtain a certification via a HUD-certified lead testing agency.

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

The City, in its continuing effort to reduce poverty, is implementing the following goal in an effort to increase family self-sufficiency through economic development:

Expand economic development and employment opportunity programs. Additionally, the City has identified areas that must be addressed to achieve long-term economic prosperity, which include the following:

Responding to and preventing any issues that could be raised as a result of the drought, which has affected many households in the City and surrounding areas. Ensuring that land within the City is “shovel ready” and available for development. Educating and training the City’s workforce to continue to fill any new jobs that may be coming into the City.

The City will continue to work with the HATC to support the maintenance of adequate Section 8

Vouchers and other public housing within the City in proportion to the City's LMI population. The City will also be working closely with the Tulare County Economic Development Corporation, Tule River Economic Development, CSET, Proteus, and Workforce Investment Board (WIB), to facilitate and enhance economic workforce development opportunities in the City. The City will continue to work closely with, and in support of, the community service providers in meeting the special needs of its homeless and low- and moderate-income populations. Further, the City will continue to evaluate its delivery system and those of the agencies it works with to see if improvements can be made. The City anticipates that at least one (1) household will qualify for the purchase of a home under the City's First Time Low-Income Homebuyer Program funded with CDBG, HOME or CalHome funds.

The City is working with the HATC to construct a 65 unit apartment complex in the City of Tulare to house low income families that 60% of the targeted area median income or lower. The apartment complex will have 2, 3, and 4 bedroom units available. The apartment complex will be walking distance to a preschool, elementary, middle, and high school. A community college is also within walking distance just a few blocks away. This apartment complex will significantly assist in providing housing to low income families within the City of Tulare. The location of the apartment complex also assist in supporting education for these low-income children from preschool to college.

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

The City will continue to work closely with, and in support of, the community service providers in meeting the special needs of its homeless and LMI populations. The City will also continue to participate in the Kings/Tulare Continuum of Care to ensure coordination and implementation of the strategic plan. Coordination with local lending institutions assisting lower income first time home buyers will be continued through public meetings and periodic Housing Fairs and/or Workshops. The City will also be working with the lenders to research various lending programs for approval to use with the City's assistance programs.

Construction for a 64 low income and 1 manager unit apartment complex called Mission Court Apartment has begun. Construction of Mission Court Apartment is scheduled to be completed spring 2020.

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

The City benefits from a strong jurisdiction and region-wide network of housing, homeless and community development partners, such as the Kings/Tulare Continuum of Care and Tulare Unified School District, and HATC. To improve intergovernmental and private sector cooperation, the City will continue to participate with other local jurisdictions and developers in sharing information and resources. As discussed in AP-65, one successful example of coordination includes the Shelter Plus Care program. The City partnered with the City of Porterville and the City of Visalia to submit a HUD

application for 25-30 housing vouchers for the homeless through the original Shelter Plus Care (SPC) program now the Tulare Housing First (THF) Grants. This was an expansion of the successful SPC program administered by the City of Tulare and Family Services of Tulare County. The program has proven to be extremely successful in housing chronically homeless. Family Services of Tulare County currently is the administering agency. The objective for this project/outcome for this program is “availability/accessibility for the purpose of providing decent affordable housing.” In addition to the actions listed above, the City will continue to be an active participant in the Alliance. The City plays an important part in the strategic planning for the organization and for applications for funding resources.

**Discussion:**

Please see discussions above.

## Program Specific Requirements

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

#### Introduction:

The following provides additional information about the CDBG program income and program requirements.

#### 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. 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.	80.00%

All available program funds are allocated in this program year. The years' covered by this Annual Action Plan Amendment are entitlement funds 2018 and 2019.