

CITY OF PORTERVILLE



COMMUNITY DEVELOPMENT BLOCK GRANT

2016-2017 ACTION PLAN

ENTITLEMENT APPLICATION

APRIL 2016

TABLE OF CONTENTS

Section	Page
Executive Summary	
AP-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)	2
PR-05 Lead & Responsible Agencies – 91.200(b)	5
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)	6
AP-12 Participation – 91.105, 91.200(c)	12
Expected Resources	
AP-15 Expected Resources – 91.220(c) (1,2).....	16
Annual Goals and Objectives	
AP-20 Annual Goals and Objectives – 91.420, 91.220(c)(3)&(e)	19
AP-35 Projects – 91.220(d).....	21
Projects	
AP-38 Projects Summary	22
AP-50 Geographic Distribution – 91.220(f)	31
Affordable Housing	
AP-55 Affordable Housing – 91.220(g)	32
AP-60 Public Housing – 91.220(h).....	33
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	35
AP-75 Barriers to Affordable Housing – 91.220(j)	38
AP-85 Other Actions – 91.220(k).....	41
Program Specific Requirements	
AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....	44

Executive Summary

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

1. Introduction

The City of Porterville (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, which is designed to assist low- and moderate-income (LMI) households.

The primary objective of the CDBG program is to develop viable communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities. CDBG grantees are eligible to use the resources they receive for Planning and Administration, Public Services, Community and Economic Development, Capital Improvement Projects (CIP) Public Facilities/Infrastructure, and CIP Housing Rehabilitation. Planning and Administration costs include staffing, preparation of the Consolidated Plan, general management, oversight and coordination. Public Service projects provide social services and/or other direct support to individuals and households in need of assistance. Community and Economic Development projects are focused on assisting businesses and organizations with small business loans, façade improvements, and other initiatives. CIP Public Facilities/Infrastructure projects are those which aim to improve public facilities and infrastructure. CIP Housing Rehabilitation projects are for housing rehabilitation improvements of single and multi-unit housing. The City anticipates approximately \$634,000 in CDBG funding for FY 2016/2017.

2. Summarize the objectives and outcomes identified in the Plan

Sort Order	Goal Name	Expected Goal Outcome
1	Affordable Housing	Activities for Low/Moderate Income Housing Benefit, Homeowner Housing, Homeowner Housing Rehabilitation, Direct Financial Assistance to Homebuyers
2	Homelessness	Public service Public service activities for Low/Moderate Income Housing Benefit
3	Strengthening Neighborhoods	Public service activities for Low/Moderate Income Housing Benefit
4	Economic Development	Jobs created/retained:

3. Evaluation of past performance

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG entitlement grant programs. The City's Annual Action Plans and Comprehensive Annual Performance and Evaluation Reports (CAPER) have provided many details about the goals, projects and programs completed by the City over the past 34 years.

The City recognizes that the evaluation of past performance is critical to ensure the City and its subrecipients are implementing activities effectively and that those activities align with the City's overall strategies and goals. The performance of programs and systems are evaluated annually.

Goals for future projects were set in the 2015-2020 Consolidated Plan, by evaluating the success of existing programs as well as evaluating the needs that exist in the community. With 42.9 percent of entitlement funding received applied to the Section 108 loan, there is a limited amount of discretionary funding available for large projects. The City will continue funding salaries for the very successful Youth Center, and the Shelter-Plus-Care Program, and as more funding becomes available the City will look for ways to improve living conditions, eliminate slum and blight, and improve public facilities.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

To maximize participation in the preparation of the 2016/2017 Action Plan, the City held a community meeting, designed and administered a community needs survey, held two public hearings, conducted outreach by email, social media and committee meetings. The purpose was to inform and seek input on the City's housing and community development needs and proposed use of funds to achieve objectives, priorities, and actions for addressing those needs during FY 2016/2017. Views obtained during this hearing were considered for the final Action Plan. There was a total of 10 attendees at the community meeting. The number of attendees to the public hearings will be updated once they have been concluded. It is estimated that the emails reached an audience of 123, while social media had the potential reach of 596 entities, organizations, or persons that were informed of and/or engaged in the preparation of the Action Plan. 36 survey responses were submitted to the City.

Feedback and comments received during the community meetings and public hearings reinforced the need for the current programs and services offered by the city. New ideas were presented by the community for future programs dependent on future funding.

5. Summary of public comments

Public comments reinforced the support for current public services allocation for youth and homeless programs. Other areas of priority are housing assistance, parks improvement, business development and slum and blight removal.

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

All comments were accepted and considered for purposes of composing the Action Plan.

7. Summary

The 2016/17 Action plan follows the established 2015-2020 Goals, and takes into account new comments from the Community Development Block Grant Advisory and Housing Opportunity Committee recommendation to City Council as well as any other 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
Lead Agency	PORTERVILLE	
CDBG Administrator	PORTERVILLE	Community Development Department
HOME Administrator	N/A	

Table 1 – Responsible Agencies

Narrative (optional)

The City of Porterville (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

Community Development Department
Jennifer M. Byers
Community Development Director
291 N. Main Street
Porterville, Ca 93257
(559) 782-7460

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

1. Introduction

The City, launched a comprehensive public engagement strategy to consult with stakeholders of the City to prioritize needs, set goals, and inform strategies for the implementation of the 2016/2017 Action Plan. The City's outreach effort focused on engaging community residents, beneficiaries of entitlement funds, and stakeholders of the City. The City held a community meeting to introduce the Annual Action Plan Planning process to meeting participants and gather information regarding the community's top priorities. The City also conducted a Community Needs Survey to gather input from community residents and stakeholders of the City. Survey respondents were asked to identify the greatest needs and priorities in the City that could be addressed through entitlement funding programs and to provide feedback on the use of those funds.

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 and stakeholders, and beneficiaries of entitlement funds to craft the priorities and strategies included in this Action Plan. 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. The City held a community meeting to prompt a discussion on the City's top community needs and approaches to addressing them.

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 and Tulare County Continuum of Care (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 County regions. The City is an active participant 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. The Alliance recently implemented Every Door Open, a coordinated entry and assessment system to serve Kings and Tulare counties. Every Door Open is designed to help individuals at-risk of or currently experiencing

homelessness. The coordinated entry and assessment system prioritizes the most vulnerable homeless individuals, including the chronically homeless, families with children, veterans, and unaccompanied youth.

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	Agency/Group/Organization	Kings/Tulare Counties Continuum of Care
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An email was sent to all members inviting them to attend the community meeting and public hearings to provide input. Additionally, a survey was distributed at the March 25th, 2016 membership meeting and input was requested from all present members to better understand the needs and priorities of the homeless population and use of funds for the 2016/2017 Action Plan.

2	Agency/Group/Organization	Central California Family Crisis Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives completed a survey to provide input to help prioritize the City's community needs.
3	Agency/Group/Organization	FAMILY SERVICES OF TULARE COUNTY
	Agency/Group/Organization Type	Services - Housing Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives attended at least one community meeting and completed a survey to provide input to help prioritize the City's community needs.

4	Agency/Group/Organization	COMMUNITY SERVICES AND EMPLOYMENT TRAINING (C-SET)
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives completed a survey to provide input to help prioritize the City's community needs.
5	Agency/Group/Organization	Family Healthcare Network
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives attended at least one community meeting and completed a survey to provide input to help prioritize the City's community needs.
6	Agency/Group/Organization	Housing Authority of Tulare County
	Agency/Group/Organization Type	Housing

What section of the Plan was addressed by Consultation?	Public Housing Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives completed a survey to provide input to help prioritize the City's community needs.

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

The City reached out to many different agencies, groups, and organizations and invited them to participate in the preparation of this Action Plan. They were provided with a stakeholder flyer that included information on the community meeting and public hearings. These groups were asked to share this information with colleagues and mailing lists. They were also encouraged to complete the community needs survey. While many of the groups that were invited to participate in the public meetings did not attend, the City did not intentionally exclude any groups from the consultation process. It is possible that the representatives of these organizations completed the community needs survey, which heavily informed the preparation of the Action Plan. However, to encourage greater survey participation, survey responses were kept anonymous.

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	Connecting the Dots is a Ten Year Plan to prevent and end homelessness in the Kings and Tulare County region. This effort is aligned with the Strategic Plans goal to support activities that prevent and end homelessness.
San Joaquin Valley Fair Housing and Equity Assess	California Coalition for Rural Housing	The FHEA provides an overview of racial and economic segregation patterns in the City and describes its impact on residential mobility. The report also includes a set of recommendations to promote integration in the City and lessen the negative consequences generated as a result of segregation identified within the report. Both plans focus on supporting and promoting the creation of affordable housing opportunities for LMI and special needs households.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Porterville General Plan Housing Element	City of Porterville	The Housing Element identifies the housing needs of the community, goals and objectives to address those needs, and outlines the efforts to pursue specific policies and programs to achieve its goals and objectives. The Strategic Plan supports the Housing Elements plan to ensure that there is an adequate supply of affordable housing to meet the current and future needs of the population.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Many organizations were consulted at community meetings or by email to engage them in providing feedback, some were anonymous while others attended the community meeting and/ or public hearings.

As more organizations are consulted they will be added to this section of the final Action Plan.

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**

To maximize participation in the preparation of the 2016/2017 Action Plan, the City held a community meeting, designed and administered a community needs survey, held two public hearings, conducted outreach by email, social media and committee meetings, to inform and seek input on the City’s housing and community development needs and proposed use of funds to achieve objectives, priorities, and actions for addressing those needs during FY 2016/2017. Views obtained during this hearing were considered for the final Action Plan. There was a total of 10 attendees at the community meeting. The number of attendees to the public hearings will be updated once they have been concluded. It is estimated that the emails reached an audience of 123, while social media had the potential reach of 596 entities, organizations, or persons that were informed of and/or engaged in the preparation of the Action Plan. 36 survey responses were submitted to the City.

Feedback and comments received during the community meetings and public hearings reinforced the need for the current programs and services offered by the city. New ideas were presented by the community for future programs dependent on future funding.

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	Public Meeting	Non-targeted/broad community	10 Participants attended	Feedback included reinforcement of the need for affordable housing programs, youth programs, economic development, homeless programs and removal of slum and blight.	no comments were rejected, all were considered.	

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)
2	Public Hearing	Non-targeted/broad community	March 28, 2016, Meeting lead by the Citizens Advisory and Housing Opportunity Committee. No public comments received	Citizens Advisory and Housing Opportunity Committee contributed to the Action Plan by developing a plan to present to City Council for approval	No comments were rejected.	
3	Public Hearing	Non-targeted/broad community	Will update once Public Hearing takes place	No comments were received yet	No Comments were received yet	
4	Internet Outreach	Non-targeted/broad community	123 Emails were sent out to individuals, community organizations, businesses, government agencies, informing them of the community meeting and to seek input on how the use of funds for 2016/2017 Action Plan. They were also invited to share in their distribution lists, newsletters, social media page, and events calendars.	none received yet	none received yet	

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)
5	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Notice of community meeting and public hearings as well as 30 day review period for the Draft 2016/2017 Action Plan were placed in the local newspaper the Porterville Recorder as well as in the Spanish edition of Noticiero Semanal.	No comments were received	No comments were received	
6	Message Board at City Hall	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	A flyer for the Community Meeting and the Public Notices were posted at City Hall to increase awareness and seek citizen participation.	None received	None received	
7	Internet Outreach	Non-targeted/broad community	A Facebook post was placed on the City's Parks and Leisure department Facebook inviting the community to attend the Community Meeting.	The post had approximately 246 views	No comments 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)
8	Internet Outreach	Non-targeted/broad community	A Facebook post was placed on the Porterville Chamber of Commerce Facebook inviting the community to attend the Community Meeting.	The post had approximately 350 views	No comments received	
9	Chamber of Commerce Business Development Committee	Business Group	A presentation was made before the Porterville Chamber of Commerce Business Development Committee to seek input on the development of the Action Plan	Comments received supported the allocations for small and large business loans.	All comments were accepted	
10	Porterville Project Homeless Committee	Non-targeted/broad community	A presentation was made before the Porterville Project Homeless Committee to seek input on the development of the Action Plan	Comments received supported the allocations for Continuum of Care and Shelter plus care.	All comments were accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

As seen on the table below, the City’s federal entitlement funding has decreased by approximately 4.4 percent from the Program Year 2015-2016. The Program income is an estimate based on expected debt payments from current outstanding loans.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	634,391	70,000	45,972	750,363	1,763,039	CDBG funds will be used for public improvements, economic development, and public services that benefit low income and special needs households.

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 Porterville is proactive in prioritizing the needs of the community. Staff continues to dedicate time, collaborating with non-profit agencies through the Homeless Alliance whose main target is to house homeless individuals. The City uses \$15,000 in CDBG funds to contribute to the hiring of a social worker for the Shelter-Plus-Care Program administered by Family Services of Visalia. When available, funds will also be

allocated to the Alliance to continue the efforts to end homelessness. Staff works closely with local non-profit agencies using an active referral system where a pool of resources is made available to those in need. City staff continuously promotes the housing programs through various methods as well as within several faith-based organizations. When available, the City uses state funding, such as CalHome in conjunction with CDBG funds to create safe and suitable living environments for the low- and moderate- income members of the Porterville community.

Leverage, in the context of entitlement funding, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the costs of a project from a source other than the originating HUD program are documented.

As previously discussed, in addition to its annual CDBG entitlement, the City anticipates annual HOME Investment Partnerships Program (HOME) funds will be available to meet the goals of the Consolidated Plan. HOME funding is intended to be used for various housing-related programs and activities. HOME funds are generally used to address the housing needs of jurisdictions through the preservation or creation of affordable housing. New construction, housing rehabilitation, assistance to homebuyers, and tenant-based rental assistance are all eligible uses of HOME funds.[1] The City's HOME dollars come from program income, and will be used to meet affordable housing needs.

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

During Fiscal Year 2014-2015 the City acquired a property located at the corner of Olive Avenue and Main Street in downtown Porterville. The property was the former site of the Porterville Hotel; a fire destroyed the abandoned building, and the land is now vacant. The City's intent is to market the property and find a developer willing to create new retail and office space in the downtown business corridor. The desired outcome of the project would be retail opportunities, job creation and elimination of slum and blight.

The City also owns approximately nine (9) acres of undeveloped property located at the Porterville Airport Industrial Park, as well seven (7) acres of property located at the Jaye Street Industrial Complex. These properties are marketed in cooperation with the Tulare County EDC for recruitment

of manufacturing and industrial uses to Porterville. The desired outcome of these projects is job creation.

Discussion

Below is a list of potential financial resources considered a part of the City's overall financial plan to address priority needs and specific objectives identified in the Consolidated Plan. The number and availability of these programs to assist cities is limited, and funding for new projects is unpredictable. The following programs are local, state, and federal programs. None of these are managed locally by the City through funds accessed directly from HUD:

- **Housing Authority of Tulare County (HATC):** HATC is a public housing authority with jurisdiction within the City and the County. It administers federal and state funds for its public housing projects and government-assisted housing units, such as the Section 8 Housing Choice Voucher Program and Veterans Affairs Supportive Housing (VASH) vouchers.
- **Low-Income Housing Tax Credit Program (LIHTC):** The LIHTC program provides federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. 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. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.
- **Multi-Family Housing Program:** If California's Housing and Community Development Department awards Multi-Family Housing Program loans to assist rental housing developments affordable to low-income households in the City, the City will assist the developers with identifying local funding.
- **National Housing Trust Fund (HTF):** States and state-designated entities are eligible grantees for the HTF. HUD will allocate HTF funds by formula annually. A State must use at least 80 percent of each annual grant for rental housing; up to 10 percent for homeownership; and up to 10 percent for the grantee's reasonable administrative and planning costs. During 2015, States began developing their HTF Allocation Plans and solicit input from their constituents and submit these plans to HUD along with their 2016 Annual Action Plans. HUD anticipates that grantees will receive their HTF allocations by summer 2016.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing	Citywide	Affordable Housing	CDBG: \$209,594	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
2	Homelessness	2015	2019	Homeless	Citywide	Homelessness	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 2 Households Assisted
3	Strengthening Neighborhoods	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Economic Development	CDBG: \$555,850	Public service activities for Low/Moderate Income Housing Benefit: 1 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Economic Development	2015	2019	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$811,217	Jobs created/retained: 1 Jobs Businesses assisted: 1 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Assist in the creation and preservation of affordable housing opportunities.
2	Goal Name	Homelessness
	Goal Description	Supportive activities to prevent and end homelessness
3	Goal Name	Strengthening Neighborhoods
	Goal Description	Support activities that strengthen neighborhoods.
4	Goal Name	Economic Development
	Goal Description	Expand economic development and employment opportunity programs.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Please refer to Goal Outcome Indicators

AP-35 Projects – 91.220(d)

Introduction

The Consolidated Plan goals below represent high priority needs for the City and serve as the basis for the strategic actions the City will use to meet these needs. The goals, listed in no particular order are:

1. Assist in the creation and preservation of affordable housing opportunities. Support activities to prevent and end homelessness Support activities that strengthen neighborhoods. Expand economic development and employment opportunity programs.

#	Project Name
1	CDBG Planning and Administration
2	City-Operated Youth Center
3	Shelter Plus Care Program for the Homeless
4	First Time Low-Income Homebuyer Program
5	Homebuyer Education
6	Owner Occupied Housing Rehabilitation & Public Utilities Loan Program
7	Business Assistance Programs
8	Section 108 Loan Repayment
9	Parks Improvement Program
10	Land Acquisition
11	Continuum of Care

Table 8 – Project Information

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

Allocations are based on community needs assessment established in the Five Year Consolidated Plan 2015-2020. Additionally, public comment is sought annually for any other community needs or for support of current allocations.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	CDBG Planning and Administration
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing Homelessness Community Services, Public Facilities, Public Economic Development
	Funding	CDBG: \$146,378
	Description	A portion of the CDBG entitlement allocation will be used for reasonable planning and administrative costs associated with the administration of the CDBG funds and other related federal requirements. Administration funds will support oversight activities of the housing department, legal services from the City Attorney's Office, and environmental reviews. The actual amount is based on an estimated amount dependent on anticipated Program Income for FY 2016/17.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	291 N. Main Street, Porterville, CA 93257
	Planned Activities	CDBG Planning and Administration
2	Project Name	City-Operated Youth Center
	Target Area	Citywide
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Community Services, Public Facilities, Public
	Funding	CDBG: \$102,055

	Description	A Portion of the CDBG entitlement allocation will be used for the Heritage Center. Youth services and the provision of youth activities is a high priority for the City. The Youth Center is a free, drop-in recreation program that meets this need within the City's lowest income areas. The program prevents and diverts youth ages 10-18 from negative behavior and surrounds them in a positive and productive environments. The actual amount is based on an estimated amount dependent on anticipated Program Income for FY 2015/16.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	A minimum of 100 unduplicated youth will participate in the Youth Center activities each quarter of the one-year period. There is a daily average attendance of 40 youth during the school year and 60 youth during the summer months.
	Location Description	256 E. Orange Avenue, Porterville CA 93257
	Planned Activities	A few program objectives include: enhancing self-esteem, building leadership skills, and learning teamwork and the ability to cooperate with others. A sample of the activities for the youth include: participation in City athletic leagues, homework tutoring, arts & crafts, cooking classes, community service projects, and an assortment of video and traditional games.
3	Project Name	Shelter Plus Care Program for the Homeless
	Target Area	Citywide
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$15,000
	Description	A portion of the CDBG entitlement allocation will be used for the S+C voucher program. It functions like a Section 8 voucher; the clients pays 30% of their income towards housing, and the remaining balance of the Fair-Market rent is paid by the voucher. All of the units in the program are existing scattered site market rate apartments. The program requires a dollar for dollar match of supportive services for each dollar of housing provided through he S+C voucher, and Family Services has committed to providing the balance of the services.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	At least two (2) very-low or extremely-low income families/individuals will benefit from this program in FY 2016-2017. Five (5) vouchers are assigned to each of the participating cities, and the remaining vouchers will be available base on need.
	Location Description	Citywide
	Planned Activities	The City of Porterville executed a subrecipient agreement with Family Services of Tulare County to administer this voucher program that provides services within the City of Porterville with the City funding up to \$15,000 annually for the case manager services.
4	Project Name	First Time Low-Income Homebuyer Program
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$25,800
	Description	Current and anticipated CDBG program income funds will be used to facilitate movement of low-income, renter households into the home ownership category with affordable mortgages through a revolving loan program.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	One low- to moderate-low income family/individual will benefit from the purchase of their first home. This amount will not be enough, however with use of HOME Program income funds, this goal is attainable.
	Location Description	Citywide
	Planned Activities	Using CDBG program income, the City plans to assist in the purchase of newly constructed or existing homes.
5	Project Name	Homebuyer Education
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$2,980

	Description	Prior Entitlement CDBG funds and a portion of the current CDBG funds will be used to prepare low-income renter households for the responsibilities and challenges of homeownership which will facilitate the use of the City's First Time Homebuyer Low Income Loan Program. The City is requiring this eight to nine hour training course as a prerequisite to applying for City assistance in the purchase of their first home.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that seventy five (75) low- to moderate-income families will benefit from attending the First Time Homebuyer classes offered by the City. These classes are held monthly in both English and Spanish.
	Location Description	291 N. Main St, Porterville CA 93257
	Planned Activities	The curriculum includes, but is not limited to the following topics: advantages/disadvantages of homeownership, what the applicant can afford, developing budgets, determining debt ratios, explanation of the loan process, down payments, and closing costs, selection of a real estate agent, selection of property, lead base paint visual assessment certification, writing an offer, the escrow process, and maintenance of the home. Using the funding allocation, the City plans to provide this homebuyer education course free of charge to qualified low income persons.
6	Project Name	Owner Occupied Housing Rehabilitation & Public Utilities Loan Program
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$180,813
	Description	Using prior Entitlement and program income funds the City will participate in a meaningful and effective housing rehabilitation program including connection to City water and/or sewer service, to assist low- and moderate-income homeowners and to supplement previous funding allocated over the past 28 years to Housing Rehabilitation Loan Program (HRLP)
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	At least two (2) very-low or moderate-income families/individuals are expected to benefit from this program.
	Location Description	Citywide
	Planned Activities	Once an applicant is income qualified, an inspection of the premises is made to identify building code deficiencies, applicable lead-based paint mitigations, and zoning violations. For water and/or sewer connection feasibility, verification will be performed by the City's Engineering Department. The applicant is then counseled as to the extent and cost of the work covered by a rehabilitation loan, the process of selecting a contractor, and maintaining an equity reserve after rehabilitation construction. A systemized program evaluating work completed through on-site inspections and progress payment issuance is administered by the City to assure that abuses of the program do not occur. Final payment is held until the City Chief Building Inspector, Rehabilitation Specialist, and homeowner have indicated completion and satisfaction with the work.
7	Project Name	Business Assistance Programs
	Target Area	Citywide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$811,216
	Description	Program Income, Old Entitlement and a portion of the current CDBG grant will be used for the Business Assistance Programs. Large Business Assistance Program (LBAP) Revolving Loan Fund: The main objective of this program is to provide financing options to industrial/commercial businesses for the retention and expansion of the job market within the City of Porterville. Small Business Assistance Program (SBAP) Revolving Loan Fund: The main objective of this program is to provide "gap" funding for small businesses that are either just starting business in Porterville or are trying to expand their business.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	At least one businesses is expected to benefit from this program.
	Location Description	Citywide
	Planned Activities	<p>Large Business Assistance Program (LBAP), Commercial and Industrial Development:</p> <p>This program will provide financial assistance in the amount of \$50,000 or greater. The goal of the LBAP is to encourage businesses to expand which will lead to increase business activity, job sustainability, and job creation.</p> <p>Small Business Assistance Program (SBAP):</p> <p>SBAP assistance is a minimum of \$1,000 and a maximum of \$50,000 and will be directed towards businesses that have the greatest potential for long-term job creation. One of the goals of the program is to encourage business owner to partake in facade improvements, which will lead to increased business activity.</p>
8	Project Name	Section 108 Loan Repayment
	Target Area	Citywide
	Goals Supported	Strengthening Neighborhoods Economic Development
	Needs Addressed	Community Services, Public Facilities, Public
	Funding	CDBG: \$298,437
	Description	CDBG Entitlement funds are allocated to provide the annual debt service payment on the Section 108 loan for the Heritage Center which housed the City-Operated Youth Center. Due to refinancing of the debt, surplus funds allocated in the prior year may need to be reallocated at the end of FY 2015/16.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A

	Location Description	The center is located in Census Tract 41
	Planned Activities	CDBG Entitlement funds are allocated to provide the annual debt service payment on the Section 108 loan for the Heritage Center which housed the City-Operated Youth Center.
9	Project Name	Parks Improvement Program
	Target Area	Citywide
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Community Services, Public Facilities, Public
	Funding	CDBG: \$108,341
	Description	The main objective of this program is to improve the deteriorated amenities and infrastructure at both Murry Park and Zalud Parks in order to continue to keep the park as a safe, clean, and attractive recreation facility.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Many residents citywide frequent Murry Park and Zalud Park throughout the year. The approximate numbers of low- to moderate-income individuals that are serviced by Murry Park and Zalud Park are approximately 25,512.
	Location Description	Murry Park and Zalud Park are in Census Tracts 39.01 and 27 respectively, but also serve 38.01, 38.02 and 41.01
Planned Activities	Using previous entitlement, the City plans to continue making improvements to the north portion of Murry Park. Additionally, a portion of the CDBG grant will go towards Zalud Park's Basketball and Tennis courts to be resurfaced. They are the only publicly lit courts available in the City and due to the high use of these amenities they are in need of repair.	
10	Project Name	Land Acquisition
	Target Area	Citywide
	Goals Supported	Affordable Housing Strengthening Neighborhoods

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$47,016
	Description	Using old entitlement the city will utilize CDBG funds for acquisition of real property to be used for the purpose of eliminating specific conditions of slum and blight or physical decay. This project was allocated for FY 15/16 and may carry over to FY 16/17.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	One extremely-low, low- or moderate-low income family is expected to benefit from this project.
	Location Description	One possible site includes property located on South G Street. However, staff will evaluate other sites as they become available based on Census Tracts and affordability.
	Planned Activities	The intent of acquiring vacant land is to eliminate slum and blight.
11	Project Name	Continuum of Care
	Target Area	Citywide
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$5,000
	Description	A portion of the CDBG Grant will go towards the Kings/Tulare Homeless Alliance (formerly Kings/Tulare Continuum of Care on Homelessness). It 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, through the annual Project Homeless Connect and the Point-In-Time survey.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 very-low or extremely-low income families/individuals will benefit from the annual Project Homeless Connect outreach.
	Location Description	No specific location has been set at this time.

	Planned Activities	Project Homeless Connect, is a homeless resource fair that brings services to the homeless and at risk of homelessness in one location as a one stop shop. A few years ago it was paired to coincide with the Point In Time (PIT) Census time frame, in order to allow the Continuum of Care to collect more data to help address the homeless needs in a more efficient way. Although the PIT is completed during the resource fair, it is not mandatory for attendees to partake in it, as the main focus of the event is to bring the needed resources to the homeless community in one location.
--	---------------------------	--

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

Not applicable. The City has not established specific target areas to focus the investment of entitlement funds.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

Please see discussion above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Although entitlement resources are limited, the City does anticipate expending a significant portion of its CDBG entitlement on the preservation and provision of affordable housing. A detailed discussion of how HUD entitlements will be used to support community and economic development needs within the City is provided in AP-35, with the number of households to be assisted itemized by goal.

One Year Goals for the Number of Households to be Supported	
Homeless	2
Non-Homeless	3
Special-Needs	0
Total	5

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	1
Total	5

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

Please see discussions above.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Tulare County of Tulare (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 179 units in the City. According to HATC, there is no plan to purchase additional public housing units, nor is there a plan to remove any units from its inventory. In the Fiscal Year 2014 - 2015, HATC invested a total of \$514,000 in Capital Fund improvements for its Public Housing Stock located in the City in 2014. The noted expenditures will cover maintenance and rehabilitation in public-housing units within the City of Visalia. 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.

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 Porterville, 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

Not applicable.

Discussion

Please see discussions above.

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 in 2011. The goals of the Plan include:

- 1.** 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 <http://kingstularecoc.org/connecting-the-dots/>.

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

On an annual basis, the 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 bi-county 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 collaborations with local non-profit agencies and faith based organizations to provide meals and other quality of life

services on a weekly basis.

Addressing the emergency shelter and transitional housing needs of homeless persons

Although the City's CDBG funding is limited to directly contribute 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 will continue to support the efforts of the Alliance and will continue cooperating with the operators of the Central Valley Family Crisis Center, Salvation Army, Red Cross, the PAAR Center, Porterville Area Coordinating Council and other such facilities within the City in providing adequate facilities to meet the emergency and transitional housing needs of the homeless and those threatened with homelessness.

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

In 2012 the City partnered with the City of Tulare and the City of Visalia to submit a HUD application for 10-15 housing vouchers for the homeless through the Shelter Plus Care program. This was an expansion of the successful Shelter Plus Care program administered by the City of Tulare and Family Services of Tulare County. Implementation of the grant is now in its fourth year and has proven to be extremely successful in housing chronically homeless. Each city pledged \$15,000 annually for 5 years to fund a case manager to serve the three cities. Family Services of Tulare County will continue to be the administering agency with assistance in Porterville from Central California Family Crisis Center. Consequently, the FY 2016-2017 Action Plan allocates \$15,000 for the sixth year to this program. The objective for this project/outcome for this program is "availability/accessibility for the purpose of providing decent affordable 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 ninth consecutive year. The objective for this project/outcome is “availability/accessibility for the purpose of providing decent affordable housing.”

Discussion

Please see discussion above.

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	Not Applicable, the City does not receive HOPWA
Tenant-based rental assistance	Not Applicable, the City does not receive HOPWA
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	Not Applicable, the City does not receive HOPWA
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	Not Applicable, the City does not receive HOPWA
Total	Not Applicable, the City does not receive HOPWA

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.
1. **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 2013 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.
1. **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 Development Ordinance Section 304.04, 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.[1]

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 Certificates of Participation, 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.

Additionally, the Development Ordinance (formerly called the Zoning Ordinance) now addresses the following:

- Minimum lot sizes and densities consistent with the Plan’s land use classifications;
- Development standards that permit townhouses and zero-lot line attached or detached single-family dwellings on sites designated for low-medium, medium, or medium-high densities;
- Development standards that permit second units, small family daycares, and residential care homes in neighborhoods in accordance with State law;
- Sustainable design standards that will achieve compact, walkable neighborhoods and provide an interconnected network of local streets;
- Provisions for emergency shelters, transitional housing, supportive housing, and residential care facilities for six or fewer persons;
- Provisions for Single-Room Occupancy units; and
- Provisions for farmworker housing

The Housing Element also addresses other actions to be taken to preserve the existing housing stock, conserve existing affordable housing opportunities, provide adequate residential sites through appropriate land use designation and zoning to accommodate the City’s share of regional housing needs, identify and encourage mixed-use and infill development, and ensure adequate services to infrastructure and housing.

Moreover, through its First Time Low Income Home Buyers Assistance Program, the City has attempted to mitigate one of the greatest barriers to affordable housing, namely the need for a substantial down payment. It is the City’s intent to continue this program with program income funds during the FY 2016-2017 and apply for future grant opportunities as they arise.

Discussion

Governmental constraints to the production of housing are minimal in Porterville. In sum, the City’s land use regulations, expedited permit processing, and relatively low development fees serve to encourage the construction of lower-cost dwelling units compared to other Central Valley communities. This conclusion is supported by the following facts:

- The City allows for a broad range of residential densities, up to 30 dwelling units per acre, and in no way discourages proposals for higher density housing through burdensome permit processes

or exactions.

- Expedited permit processing times. In 2008, the City of Porterville updated the project review and plan check process for a more efficient and expedited turnaround period. The revised plan check process included input from the local developers, consultants and contractors. Submitted projects are now returned to project proponents within two weeks with comments or permits where the previous process took at least three (3) weeks.
- City fees are relatively low, and there are minimal development exactions.
- Most residential zones allow for alternative housing types, including mobile homes, second dwelling units, and group homes.
- Zoning and parking standards are not overly restrictive; the minimum single family lot size is sufficient to induce homebuilders to construct single family dwelling units for low- and moderate-income first-time home buyers.

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

Please see activities in AP-35 to address the housing and community development needs in the City. Also, please see AP-75 regarding potential actions to address barriers to meet the City's affordable housing needs.

Actions planned to foster and maintain affordable housing

Please see AP-15 for actual and potential housing resources available, and AP-35 for activities that will be funded to address the housing and community development needs in the City. Also, please see AP-75 regarding potential actions to address barriers to meet the City's affordable housing needs.

Actions planned to reduce lead-based paint hazards

While the City of Porterville 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. However the City is exploring the possibility of applying for a LBP abatement grant directly from HUD.

All properties being rehabilitated or acquired for affordable housing are inspected for LBP. No federally funded rehabilitation is allowed to occur without due screening for LBP hazards. The City conducts visual assessment, paint testing or risk assessment on all of its projects. Lead hazard reduction activities include paint stabilization, interim controls, standard treatments, lead abatement, safe work practices and clearance to confirm that no LPB hazards remain when work is complete.

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. Additionally, Community Development Department staff will continue to work closely with the Economic Development Division to administer the CDBG-funded Business Assistance Program and Small Business Revolving Loan Fund.

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.

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. Additionally, Community Development Department staff will continue to work closely with the Parks and Leisure Services Department to administer the ongoing youth recreational programs. The provision of youth activities is a high priority within the community. The Youth Center is a free, drop-in recreation program that meets this need within the City’s lowest income areas. The program prevents and diverts youth ages 10-18 from negative behavior and surrounds them in a positive and productive environment. A few program objectives include: enhancing self-esteem, building leadership skills, and learning teamwork and the ability to cooperate with others. A sample of the activities for the youth include: participation in City athletic leagues, homework tutoring, arts & crafts, cooking classes,

community service projects, and an assortment of video and traditional games.

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 Porterville 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. In 2012 the City partnered with the City of Tulare and the City of Visalia to submit a HUD application for 10-15 housing vouchers for the homeless through the Shelter Plus Care program. This was an expansion of the successful Shelter Plus Care program administered by the City of Tulare and Family Services of Tulare County. Implementation of the grant is now in its fourth year and has proven to be extremely successful in housing chronically homeless. Each city pledged \$15,000 annually for 5 years to fund a case manager to serve the three cities. Family Services of Tulare County will continue to be the administering agency with assistance in Porterville from Central California Family Crisis Center. Consequently, the FY 2015-2016 Action Plan allocates \$15,000 for the fifth year to this program. 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. The City will continue to support the efforts of the Alliance and will continue cooperating with the operators of the Central Valley Family Crisis Center, Salvation Army, Red Cross, the PAAR Center, Porterville Area Coordinating Council and other such facilities within the City in providing adequate facilities to meet the emergency and transitional housing needs of the homeless and those threatened with homelessness. One focus is youth exiting from the foster care system. The City will work closely with the Alliance in reaching out to this vulnerable group.

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	20,000
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	25,972
5. The amount of income from float-funded activities	0
Total Program Income:	45,972

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.	70.00%

Discussion

It is estimated that under Administration and Planning there will be a surplus of about \$20,000 in the fiscal year 2015-2016 that may need to be reallocated at a later time. Additionally, due to the refinancing of the Section 108 Loan, repayment amount for fiscal year 2015-2016 was \$25,972.14 less than expected, leaving a surplus that will need to be reallocated at the end of the fiscal year 2015-2016.