

Executive Summary

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

1. Introduction

Vallejo, with a U. S. Census Bureau estimated population of 122,105 as of July 1, 2017 is the largest city in Solano County, California, and is located in the San Francisco Bay Area on the northeastern shore of San Pablo Bay. Based on the most recent housing and community development needs data available to the City, the City's Five Year Consolidated Plan has established four different priority groups in Vallejo: (1) very low- and low-income renters, (2) homeless persons, (3) persons who are not homeless but who have special needs, and (4) first time homebuyers. The City will continue to work to address the needs of the homeless population for permanent supportive housing during Fiscal Year (FY) 2019-20, as well as the rehabilitation of the owner-occupied housing stock. Priority community development needs include: (1) providing social services to very low-income residents, (2) installing basic and comprehensive health and safety public improvements in Neighborhood Preservation Areas, and (3) the installation of curb ramps City-wide, until all needed curb ramps are completed.

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.

(1) In March, 2015 the Vallejo Housing Authority opened its Housing Choice Voucher waiting list for the first time since 2007; over 21,000 households applied; (2) a "Point-In-Time Count" was conducted in January, 2019 which was administered to unsheltered homeless individuals in the County of Solano. The City will receive the final results of this count for Vallejo later this year; (3) persons who are not homeless but who have special needs are in need of housing with supportive services. This includes persons with HIV/AIDS, severe mental illness, and substance abuse addictions; and (4) there is a need for basic health and safety public improvements in Neighborhood Preservation Areas.

In FY 2019-20, the City of Vallejo will support the following objectives to address its identified needs: (1) emergency support services and facilities for approximately 1,500 homeless persons; (2) assisting in establishing and developing up to 75 units of permanent supportive housing for homeless persons in partnership with Eden Housing, Inc., a non-profit affordable housing developer; (3) emergency support services and facilities for approximately 250 persons who are not homeless but who have special needs; (4) assisting very low- and low-income persons with social services; (5) rental, mortgage, and utility

assistance for approximately 250 persons with HIV/AIDS; (6) the substantial rehabilitation of owner-occupied housing units; and (7) mortgage assistance for qualified first time homebuyers.

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's Housing and Community Development Commission held a public hearing on housing and community development needs in December, 2018. Written comments were also accepted from November 22, 2018 through December 6, 2018; and on the City's web page at "Open City Hall", an online forum. No comments were received on needs that were significantly different than those needs and priorities already identified in the Consolidated Plan.

The Commission is scheduled to hold another public hearing on May 2, 2019 to receive comments on the draft FY 2019-20 Annual Action Plan. Written comments are accepted from April 22, 2019 through May 21, 2019. On May 14, 2019, the City Council is scheduled to review and approve the FY 2019-20 Annual Action Plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City adheres to its Citizen Participation Plan. The December, 2018 public hearing met a requirement in the Citizen Participation Plan to hold at least one hearing each year on the City's housing and community development needs and priorities. The City also uses an extensive public notice list ("Constant Contact") of interested residents and organizations to disseminate public information and invite comments on the City's CDBG Program and HOME Program. Written comments were also accepted fifteen days prior to the needs and priorities public hearing in December, 2018 pursuant to the Citizen Participation Plan. The City considers all comments received, and responds to all complaints, in writing, within fifteen days. No complaints were received. On May 2, 2019 the Housing and Community Development Commission held a public hearing on the Draft FY 2019-20 Annual Action Plan. Two persons from the public spoke: (1) Casey Epps, Fair Housing Advocates of Solano, thanked the Commission for its FY 2019-20 funding recommendation of \$20,000 for Fair Housing Advocates, and described its services in Vallejo; and (2) Cherene Sandidge, Community Housing Development Corporation, stated she appreciated the Commission's past support, and discussed the affordable housing development planned at "Sonoma Estates". After the public hearing, by a vote of 6-0-0, the Commission adopted a Resolution recommending approval by the City Council of the Draft FY 2019-20 Annual Action Plan.

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.

This section will be completed at the conclusion of the FY 2019-20 Annual Action Plan comment period.

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

There were no comments in November, 2018 and December, 2018 that were not accepted.

7. Summary

The City's Housing and Community Development Commission held public hearings on December 6, 2018 and May 2, 2019. Written comments were also invited on the City's online forum. On May 14, 2019 the City Council is scheduled to review and approve the FY 2019-20 Annual Action 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	VALLEJO	City Manager/Housing and Community Development Div	
HOME Administrator	VALLEJO	City Manager/Housing and Community Development Div	

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Judy Shepard-Hall, Housing and Community Development Manager, City of Vallejo, 200 Georgia Street, Vallejo, CA 94590, 707-648-4408, Fax: 707-648-5249, Judy.Shepard-Hall@cityofvallejo.net

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

1. Introduction

The City's Office of the City Manager, Housing and Community Development Division (HCD), will take the lead in implementing its affordable housing and community development strategy for Vallejo during FY 2019-20. HCD is responsible for administering the City's CDBG, HOME, and NSP Programs, as well as Vallejo Housing Authority and Housing Successor Agency projects and activities. Affordable housing projects and developments are normally completed through partnerships with non-profit and for-profit housing developers.

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))

HCD staffs the Vallejo Housing Authority, which administers the Housing Choice Voucher, Project-Based Voucher, Family Self-Sufficiency (FSS), and Veterans Affairs Supportive Housing (VASH) Voucher Programs. HCD will also contract with a non-profit agency or agencies to deliver its first time homebuyer and housing rehabilitation loan programs. Community Housing Development Corporation (CHDC) and Eden Housing, Inc. are HOME Program-eligible Community Housing Development Organizations (CHDO's). The Housing Authority works with the County of Solano Department of Health and Social Services to share information and target supportive services where possible on behalf of its FSS participants. In February and March, 2019 non-profit agencies were invited to submit applications and proposals to the City to request CDBG Program and HOME Program funds to address the high priority needs in the Consolidated Plan. An advisory Housing and Community Development Commission, appointed by the City Council, will provide significant input into how funds are allocated in FY 2019-20.

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 HCD Manager sits on the Continuum Care Board for the County of Solano (Housing First Solano), and on the Community Action Partnership (CAP) Solano Joint Powers Authority (JPA) governing board, to support Vallejo's long range plan to address homeless and safety net service needs, and works with these entities to develop programs and supportive services to maintain a seamless continuum of care for the homeless. City staff will provide technical assistance when necessary and appropriate to strengthen capacity and identify and secure resources, or assist agencies to access resources, to carry out the activities proposed in the Consolidated Plan's "Strategic Plan" section.

During the current Consolidated Plan period, the City has contributed funding to the development of a "Regional Strategic Plan" to address homelessness in the County of Solano, prepared by a consultant, HomeBase. Prior year CDBG Program and HOME Program funds have been allocated to the development of permanent supportive housing for the homeless.

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

Each year, CAP Solano develops housing project proposals for the homeless, including for permanent housing, transitional housing, and supportive services. HUD Homeless Assistance funds support many of these programs on a competitive basis. In recent years, the County of Solano has secured funding for homeless assistance centers, transitional housing, and supportive services located in permanent housing. The City of Vallejo has been an active member of the Continuum of Care since its inception and, as noted above, the HCD Manager serves on the Continuum of Care Board. This provides guidance as to the City's choice of priority needs and funding allocations.

The City is not eligible to receive formula ESG Program funds directly from HUD, or ESG Program funds from the State of California.

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

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

None.

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	Housing First Solano	The City requires that Continuum of Care proposals are consistent with the Consolidated Plan, and the Annual Action Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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**

Two public hearings along with written comment periods were conducted on (1) housing and community development needs, and (2) the draft FY 2019-20 Annual Action Plan.

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 Hearing	Minorities Non-English Speaking - Specify other language: Spanish, tagalog Non-targeted/broad community	Minutes of 12-6-2018 public hearing attached.	Homeless-serving non-profit agency thanked the City for its support, and discussed its agency's services.	None.	http://www.cityofvallejo.net

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

See below.

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	1,005,279	15,000	1,400,000	2,420,279	0	Housing, social services, and program administration.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	576,379	200,000	3,000,000	3,776,379	0	CHDO, homeowner assistance, program administration, and TBRA,

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

Funding sources that may be used to implement the Annual Action Plan include but are not limited to: (1) federal Housing Choice Voucher Program funds for rental assistance; (2) federal HOME Program, federal NSP, private financing, and owner's funds, for mortgage assistance and the rehabilitation of owner-occupied housing units; (3) private, state, and federal funds to enable non-profit agencies to provide emergency shelter, supportive services, and transitional and permanent supportive housing; and (4) CDBG Program funds for an emergency navigation shelter, and for social services meeting basic human needs. HOME Program funds that are used for project costs will be matched by non-federal funds at the required rate of 25 percent, through contributions of Housing Successor Agency and local sales tax funds.

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

2118 and 2134-2136 Sacramento Street, Vallejo, to develop up to 75 units of permanent supportive housing.

Discussion

No other comments.

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	City of Vallejo/Homeless Providers	2015	2020	Homeless	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing		Overnight/Emergency Shelter/Transitional Housing Beds added: 1500 Beds
2	City of Vallejo	2015	2020	Homeless	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	CDBG: \$658,842	Overnight/Emergency Shelter/Transitional Housing Beds added: 125 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Non-Homeless Special Needs Services	2015	2020	Non-Homeless Special Needs	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development		Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
4	Social Services	2015	2020	Non-Housing Community Development	South Vallejo Central City Country Club Crest Eastern City		CDBG: \$153,042	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
5	Rental Assistance for Persons with HIV/AIDS	2015	2020	Non-Homeless Special Needs	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development		Housing for People with HIV/AIDS added: 36 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	City of Vallejo/Homeless Providers
	Goal Description	
2	Goal Name	City of Vallejo
	Goal Description	
3	Goal Name	Non-Homeless Special Needs Services
	Goal Description	
4	Goal Name	Social Services
	Goal Description	
5	Goal Name	Rental Assistance for Persons with HIV/AIDS
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Under CDBG Program funding for FY 2019-20, the City will fund housing, social services, and program administration. With HOME Program funding for FY 2019-20, the City will fund an eligible CHDO, TBRA, homeowner assistance, and program administration.

Projects

#	Project Name
1	City Program Administration
2	CDBG City Staff Project Delivery
3	Emergency Navigation Shelter
4	Catholic Charities
5	Fair Housing Advocates
6	Global Center for Success
7	The House of Acts
8	Legal Services of Northern California
9	Lutheran Social Services
10	Meals on Wheels
11	Vallejo Senior Citizens' Council
12	CHDO Project Administration
13	CHDO Project
14	Mortgage Assistance
15	Owner-Occupied Housing Rehabilitation Loans
16	TBRA

Table 7 - Project Information

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

The City will allocate its CDBG Program and HOME Program funds in FY 2019-20 to projects and activities that will address the high priority needs in the Consolidated Plan. The only obstacle to addressing unmet needs in the community is that the City anticipates that housing and community development needs will exceed the amount of CDBG Program and HOME Program funding available to the City from HUD.

AP-38 Project Summary
Project Summary Information

1	Project Name	City Program Administration
	Target Area	
	Goals Supported	City of Vallejo
	Needs Addressed	Community Development
	Funding	CDBG: \$204,056 HOME: \$77,638
	Description	CDBG Program and HOME Program general management, oversight, and coordination; fair housing; and public information. CDBG National Objective: N/A. Matrix Code: 21A - General Program Administration. HOME: Program Administration (AD).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	
	Planned Activities	
2	Project Name	CDBG City Staff Project Delivery
	Target Area	
	Goals Supported	
	Needs Addressed	Community Development
	Funding	CDBG: \$4,339
	Description	Staff project delivery of CDBG project.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	125 homeless persons.
	Location Description	
	Planned Activities	Development of emergency navigation shelter for the homeless.
3	Project Name	Emergency Navigation Shelter
	Target Area	
	Goals Supported	City of Vallejo

	Needs Addressed	Community Development
	Funding	CDBG: \$658,842
	Description	Acquisition and construction of public facility to be used as an emergency navigation shelter for homeless persons.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	125 homeless persons.
	Location Description	To be determined.
	Planned Activities	Acquisition and construction of emergency navigation shelter for homeless persons.
4	Project Name	Catholic Charities
	Target Area	
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$12,500
	Description	Family assistance services for very low-income residents. National Objective: LMC - Low/Mod Limited Clientele Benefit. Matrix Code: 05 - Public Services (General).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	500 very low-income households.
	Location Description	125 Corporate Place, Suite A, Vallejo.
	Planned Activities	Family assistance services, including information and referral, emergency food, and other assistance for homeless and at-risk homeless persons.
5	Project Name	Fair Housing Advocates
	Target Area	
	Goals Supported	Social Services
	Needs Addressed	Community Development

	Funding	CDBG: \$20,000
	Description	Address housing complaints on behalf of very low- and low-income persons. National Objective: LMC - Low/Mod Limited Clientele Benefit. Matrix Code: 05C - Legal Services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	50 very low- and low-income households.
	Location Description	Outreach to various locations in Vallejo.
	Planned Activities	Address and represent very low-income persons who have housing discrimination complaints.
6	Project Name	Global Center for Success
	Target Area	
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$20,000
	Description	Supportive services for homeless persons, not including food or shelter. National Objective: LMC - Low/Mod Limited Clientele Benefit. Matrix Code: 05 - Public Services (General).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	250 homeless persons.
	Location Description	1055 Azuar Drive, Vallejo.
	Planned Activities	Supportive services for homeless persons, not including food or shelter.
7	Project Name	The House of Acts
	Target Area	
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$25,000

	Description	Life skills and workforce training, including basic job training/skills, GED assistance, and computer literacy to men in recovery from substance abuse. National Objective: LMC - Low/Mod Limited Clientele Benefit. Matrix Code: 05F - Substance Abuse Services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	28 men in recovery from substance abuse.
	Location Description	627 Grant Street, Vallejo.
	Planned Activities	Training and education for men in recovery from substance abuse.
8	Project Name	Legal Services of Northern California
	Target Area	
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$12,500
	Description	Eviction defense clinics and representation on a case-by-case basis to very low- and low-income persons. National Objective: LMC - Low/Mod Limited Clientele Benefit. Matrix Code: 05C - Legal Services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	125 very low- and low-income persons.
	Location Description	1810 Capitol Street, Vallejo.
	Planned Activities	Eviction defense and representation on a case-by-case basis to very low- and low-income persons.
9	Project Name	Lutheran Social Services
	Target Area	
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$30,000

	Description	Temporary warming center on extremely cold and inclement nights during the winter months for 100 homeless persons.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	100 homeless persons.
	Location Description	2025 Sonoma Boulevard, Vallejo.
	Planned Activities	Temporary warming center for homeless persons.
10	Project Name	Meals on Wheels
	Target Area	
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$8,042
	Description	Home-delivered and congregate meals for frail, older adults. National Objective: LMC - Low/Mod Limited Clientele Benefit. Matrix Code: 05A - Senior Services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	200 frail, older adults.
	Location Description	Outreach to various locations in Vallejo.
Planned Activities	Home-delivered and congregate meals for frail, older adults.	
11	Project Name	Vallejo Senior Citizens' Council
	Target Area	
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$25,000
	Description	Congregate dining at senior center for older adults. National Objective: LMC - Low/Mod Limited Clientele Benefit. Matrix Code: 05A - Senior Services.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	100 older adults.
	Location Description	333 Amador Street, Vallejo.
	Planned Activities	Congregate dining at senior center for older adults.
12	Project Name	CHDO Project Administration
	Target Area	
	Goals Supported	City of Vallejo
	Needs Addressed	Affordable Housing
	Funding	HOME: \$28,819
	Description	Staff project delivery costs of CHDO project.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Project and CHDO to be determined at a later date.
	Location Description	To be determined.
	Planned Activities	Project and CHDO to be determined at a later date.
13	Project Name	CHDO Project
	Target Area	
	Goals Supported	City of Vallejo
	Needs Addressed	Affordable Housing
	Funding	HOME: \$266,322
	Description	CHDO project construction.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Project and CHDO to be determined at a later date.
	Location Description	To be determined.
	Planned Activities	Project and CHDO to be determined at a later date.

14	Project Name	Mortgage Assistance
	Target Area	
	Goals Supported	City of Vallejo
	Needs Addressed	Affordable Housing
	Funding	HOME: \$150,000
	Description	Closing cost grants (\$30,000) and first time homebuyer loans (\$120,000). National Objective: LMH - Low/Mod Housing Benefit. Matrix Code: 13B - Homeownership Assistance.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Four eligible households.
	Location Description	To be determined.
	Planned Activities	Mortgage assistance for eligible households.
15	Project Name	Owner-Occupied Housing Rehabilitation Loans
	Target Area	
	Goals Supported	City of Vallejo
	Needs Addressed	Affordable Housing
	Funding	HOME: \$150,000
	Description	Housing rehabilitation loans for eligible owner-occupants.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Four eligible owner-occupant households.
	Location Description	To be determined.
	Planned Activities	Housing rehabilitation loans for eligible owner-occupant households.
16	Project Name	TBRA
	Target Area	
	Goals Supported	City of Vallejo

Needs Addressed	Affordable Housing
Funding	HOME: \$103,600
Description	Tenant based rental assistance for homeless persons or persons at imminent risk of homelessness, not to exceed twelve months.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	Ten TBRA Agreements.
Location Description	To be determined.
Planned Activities	TBRA assistance to eligible persons, not to exceed twelve months.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City does not give a preference to a particular CDBG Program target area in the allocation of its CDBG Program or HOME Program funds. Historically, funds are allocated on a competitive basis. However, in the case of CDBG Program funds, per the regulations, funding for area benefit activities are only expended in approved CDBG Program target areas, with the exception of the installation of curb ramps, which is a presumed benefit activity and therefore can be delivered City-wide.

Geographic Distribution

Target Area	Percentage of Funds
South Vallejo	0
Central City	0
Country Club Crest	0
Eastern City	0
Vallejo Heights	0

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

No other comments.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

See goals, listed below.

One Year Goals for the Number of Households to be Supported	
Homeless	1,500
Non-Homeless	250
Special-Needs	36
Total	1,786

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2,000
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	4
Total	2,008

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

Discussion

The City will rely on the Housing Authority, City staff, and non-profit partner agencies to accomplish its annual housing goals.

AP-60 Public Housing – 91.220(h)

Introduction

The City does not own or manage any public housing units; however, it has a housing authority. The Vallejo Housing Authority (VHA) administers the Housing Choice Voucher (HCV) Program, and its subprograms: Project-Based Voucher, Family Self-Sufficiency (FSS), Existing Homeownership, and Veterans Affairs Supportive Housing (VASH).

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

The VHA administers the HCV Program, which provides rental subsidy assistance to low-income families and individuals. The mission of the HCD Division is "to provide innovative programs and services to improve the living environments and the quality of life for the low- and moderate-income families residing within Vallejo's diverse communities." The City promotes fair housing and makes all of its programs available to families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status, or disability. The VHA currently administers 2,000 Housing Choice Vouchers, 81 of which are VASH Vouchers.

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

The VHA provides homeownership opportunities to participants in the HCV Program through the FSS Program. The FSS Program offers resources and comprehensive support services enabling participants to work toward economic independence and self-sufficiency. The FSS Program partners with other agencies for job training, education, and life skill purposes. The program also encourages participation by its clients in classes on homeownership, credit repair, financial literacy, and wellness, with a specific emphasis on long-term financial stability for the purpose of homeownership.

The Homeownership Program has allowed for the allocation of HCV payments to be made for homeownership purposes (a contribution to the first mortgage) under specified circumstances, and at the discretion of the VHA.. The current has an existing caeload of Homeownership Program participants. The program is not currently accepting new applications.

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

The VHA is not a troubled PHA.

Discussion

No other comments.

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

Introduction

See responses below.

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

The City provides HOME Program funds for its Tenant Based Rental Assistance (TBRA) Program for up to twelve months, and a \$1,000 security deposit, for homeless persons and persons who are at imminent risk of homelessness that are referred to the program by a non-profit agency providing case management and services to homeless persons. The VHA has adopted a preference on the HCV waiting list for persons who have received TBRA.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Christian Help Center, a non-profit agency, provides emergency homeless services at its shelter in Vallejo. Additionally, the City will allocate CDBG Program funds in FY 2019-20 for the acquisition and construction costs associated with establishing a public facility to be used as an Emergency Navigation Shelter, which will include up to 125 beds for homeless persons.

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 will allocate CDBG Program funds in FY 2019-20 to Catholic Charities, and Global Center for Success, two non-profit social service agencies which provide supportive services to homeless persons. The VHA will also work with the local Veterans Affairs office to administer the VASH Program for homeless veterans.

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.

In addition to the TBRA Program, the HCD Division will coordinate services and referrals with Caminar Solano, the provider of "Resource Connect Solano", which works to support homeless persons by connecting them with available housing resources and services.

Discussion

No other comments.

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

Introduction:

The Housing Element (2014 - 2022) of the City's General Plan states that the City's land use controls offer limited options for the construction of affordable housing. The City controls where housing may be constructed. The City has the option to allow density bonuses for the provision of affordable housing units, and senior housing units.

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:

(1) will work to expand housing choice opportunities, Citywide, for very low- and low-income first time homebuyers;

(2) will provide expedited CEQA and Planning Division review where possible for large projects within a Specific Plan Area; and

(3) has recently completely a comprehensive update of its development regulations, including the entire General Plan and Zoning Code, known as "Propel Vallejo". This will benefit the development of affordable housing in FY 2019-20.

Discussion:

No other comments.

AP-85 Other Actions – 91.220(k)

Introduction:

See responses below.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting under-served needs is largely related to a lack of adequate funding to: (1) implement activities that are needed: or (2) to expand needed programs. Therefore, no specific actions are planned. However, in FY 2019-20 the City will work with Eden Housing, Inc. toward the development of up to 75 units of permanent supportive housing at 2118 and 2134-36 Sacramento Street, which are currently City-owned properties.

Actions planned to foster and maintain affordable housing

In FY 2019-20 the City will use CDBG, HOME, and NSP funds, as applicable, to acquire, rehabilitate, and construct residential properties for qualified households, in order to stabilize neighborhoods and restore the aging housing stock, increase the supply of new affordable housing, or provide permanent supportive housing for the homeless. The City and the VHA also will engage with private residential property owners, hold TEFRA hearings as requested, apply for additional Housing Choice Vouchers, and search for other affordable housing grant opportunities.

Actions planned to reduce lead-based paint hazards

Lead-based paint educational materials, inspections, and referrals will be made available to VHA-assisted voucher holders and rental property owners participating in the HCV Program. The City will also address unsafe and hazardous housing units, a City Council priority, including a visual inspection for lead-based paint. Lead-based paint testing will be completed for households constructed prior to 1978 participating in the CDBG Program exterior paint grant program.

Actions planned to reduce the number of poverty-level families

The City recognizes the need to prioritize anti-poverty programs, and will continue to support existing programs. FSS programs with supportive services will be a key component of the City's anti-poverty strategy. Coordination with social service agencies that administer programs such as Child Start, assistance to families in crisis, subsidized child care, Workforce Investment Board activities, and other social services will be necessary to prevent duplication of effort, and ensure maximum opportunities for very low-income persons. The City plans to reduce the number of households in poverty through direct assistance (for example, developing programs or facilities to fill gaps in the continuum of care for homeless persons, including homeless prevention activities and permanent supportive housing). In FY 2019-20, the City will provide TBRA to homeless persons and persons at imminent risk of

homelessness. TBRA recipients will be required to participate in a self-sufficiency program as a condition of receiving assistance.

Actions planned to develop institutional structure

The City will benefit from a well-developed network of government agencies, and non-profit and private organizations, to carry out the FY 2019-20 Annual Action Plan. HCD will be responsible for implementing Annual Action Plan activities; however, other public and private organizations will assist in administering components of the Annual Action Plan. As examples, non-profit agencies will provide services to homeless persons, and private lenders will operate housing loan programs to fund below-market rate mortgages for low-income persons in the community. At least ten percent of the activities funded in FY 2019-20 will be selected for monitoring, (program file review and site visits). At least one site visit will be made during FY 2019-20 to a CDBG Program, HOME Program, or NSP affordable housing project. At least one site visit will be made to a community development activity funded in the previous three years. Every non-profit agency funded will be monitored at some point in a three-year period. The purpose of monitoring will be to ensure that subrecipient agencies and developers are performing in compliance with executed Agreements. Risk level criteria will be determined by quarterly desk reviews, as delineated in the CDBG Program and HOME Program Monitoring Plans; new subrecipients or organizational changes; cumulative grant award; administrative history; program performance; and financial capacity.

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

No other actions planned.

Discussion:

No other comments.

Program Specific Requirements

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

Introduction:

The City will use CDBG Program and HOME Program funds allocated in a prior year to support the development of properties acquired for permanent supportive housing for homeless persons, and will provide HOME Program funding to a qualified CHDO.

The City's process for accepting and funding applications or proposals from social service organizations and CHDO's is open and competitive, with deadlines. The City will accept applications and proposals that will address the high priority needs in the next Consolidated Plan. Applications and Requests for Proposals (RFP's) will be made available at the HCD office and on the City web site. From the submitted applications or RFP responses, the Housing and Community Development Commission and City staff may select respondents to be interviewed or make presentations. The Commission then recommends selected proposals to the City Council for its approval. For FY 2019-20, applications or proposals were only invited from social service agencies (CDBG), and CHDO's (HOME).

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	15,000
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	4,719,000
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
Total Program Income:	4,734,000

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. 100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)

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

Housing Successor Agency and local sales tax funds.

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

See the attached HOME Program Recapture Policy.

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

A recapture provision will be used (attached), and will be codified in a Regulatory Agreement (Affordability Covenant).

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

The City will not use HOME Program funds for this activity in FY 2019-20.

No other comments.

