

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Vallejo Housing Authority</u> PHA Code: <u>CA055</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2015</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>2,311</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Housing Authority of the City of Vallejo mission is: With honesty and integrity, we are a team genuinely committed to improving and developing the quality for life in Vallejo's diverse communities.				

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Increase the affordable housing supply

Preservation of the existing affordable housing supply

Assist in the prevention of slum and blight provide services to homeless and at-risk populations

Provide public facilities improvements

We accomplish the above through Fiscal Responsibility, Innovation, Respect, support, Teamwork, Encouragement of Success, Quality Customer Service- all provided in a caring environment.

VHA Goal 1: Expand the supply of assisted housing objectives:

- VHA has solicited Request for Proposals from nonprofit and for-profit affordable housing developers for the development of low-income multi-family housing units targeting households at or below 50 percent of the area median income
- VHA engaged the Vallejo Housing Collaborative in 2013 to acquire foreclosed properties and rehabilitate the properties to provide permanent housing for the homeless families
- VHA provides ongoing staff training on critical components of the Housing Authority program guidelines, rules and procedures, and software systems i.e. HAPPY to ensure maximum accuracy in client interactions

VHA Goal 2: Improve the quality of assisted housing objective:

- VHA has achieved a SEMAP High Performance designation from 2011 through 2014
- VHA continues to provide customer service training for staff through industry experts
- VHA continues to provide staff training on critical components of the Housing Authority program guidelines, rules and procedures, and software systems i.e. HAPPY

VHA Goal 3: Increase assisted housing choices objectives:

- Continue the analysis of voucher payment standards as necessary and in conformance with the HUD regulations
- VHA opened the wait list in 2015 to offer enrollment in wait list opportunities to 21,496 families
- VHA has successfully assisted 16 HCV participants achieve homeownership through its voucher homeownership program.
- VHA RAB meets annually to receive input from participants on the HCV program

VHA Goal 4: Provide an improved living environment objectives:

- VHA continues to encourage families to move to areas of increased opportunities for adults and children i.e. areas with access to good services, good schools, low-levels or crime and closer access to jobs, by making maps of Vallejo areas that address the issues identified
- VHA works closely with the Property Registry and Neighborhood Law Programs to identify and aggressively enforce code requirements of vacant foreclosed properties to stop the spread of neighborhood blight

VHA Goal 5: Promote self-sufficiency and asset development of assisted households through the Self-Sufficiency Program objectives:

- 46 families have earned escrow deposits totaling over \$136,000 since April, 2010
- During FY 13-14, 7 families graduated from the VHA's FSS program
- VHA has entered in FSS contracts with 122 new families
- VHA had 15 successful FSS graduates who are no longer HCV participants
- VHA, through its FSS program, continues to encourage participants to secure employment, complete their GED requirements, and/or obtain higher learning degrees from an accredited college
- VHA meets quarterly with Solano County and local supportive service providers in an effort to stay abreast of and to link HCV participants to the various supportive services available in the Vallejo, Solano County areas
- VHA works with three nonprofit groups that provide monthly life skills training classes on various topics such as Money Management/Credit Repair, Daily Living Support, Resume Writing/Interview/Coaching, and Job Development. These organizations are Fighting Back Partnership, Catholic Charities of Solano, and CHDC
- VHA continues to provide reasonable accommodations in its HCV programs
- VHA works closely with Solano Employment Connection and the Global Center for Success to assist participants with job search and training

VHA Goal 6: Ensure equal opportunity and affirmatively further fair housing objectives:

- VHA continues to promote Fair Housing and equal opportunity in the implementation of its HCV program
- VHA continues to collaborate with CDBG staff in the development of the Analysis of Impediments to Fair Housing Choice
- VHA engaged Napa Fair Housing in a multi-year contract to provide fair housing enforcement services
- VHA continues to provide staff training on Fair Housing and Reasonable Accommodation. All VHA staff are required to attend trainings on the aforementioned topics every two years

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <i>Not applicable; no PHA Plan elements have been revised since the last Annual Plan submission</i></p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Copies of the 5-Year and Annual VHA Plan are available for review at the following locations:</p> <ul style="list-style-type: none"> - Vallejo Housing Authority Office 200 Georgia Street, CA 94590 - Vallejo Housing Authority website at www.ci.vallejo.ca.us. <p>In addition, the VHA has readily available to the public the following as required by HUD regulations:</p> <ol style="list-style-type: none"> 1. Eligibility, Selection and Admission Policies, including deconcentration and Wait List Procedures 2. Financial Resources 3. Operations and Management 4. Grievance Procedures 5. Civil Rights Certification 6. Fiscal Year Audit 7. VAWA
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><i>The VHA does not own or administer any public housing units; therefore, the Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, and Conversion of Public Housing Programs do not apply.</i></p> <p>VHA Homeownership Program: The Housing Choice Voucher (HCV) Homeownership Program (HOP) allows qualified participants of the HCV Family Self-Sufficiency (FSS) Program, and qualified Veterans, Elderly or Disabled participants of the HCV program the option to purchase a home and use HCV Housing Assistance Payment (HAP) towards mortgage payments and other allowable housing costs. The total number of HCV Homeownership Vouchers issued will be limited to no more than 10 percent (10%) of the total number of Housing Choice Voucher administered by VHA. The VHA's Homeownership program is not currently accepting new participants but reserves the right to open the program up to new participants again at any time.</p> <p>Over the last five years, the VHA has successfully assisted 16 participants achieve homeownership.</p> <p>VHA Project Based Voucher Program: The Housing Authority of the City of Vallejo has established a project-based voucher (PBV) assistance program in compliance with the final rule, 24 CFR Section 983, which was effective November 14, 2005. This program is being implemented for the purpose of providing a resource of stable affordable housing units in the City of Vallejo, and to help increase participation by private owners of affordable housing. HUD regulations allow the Housing Authority to establish project-based units with up to 20 percent of its HCV funding allocation. In the PBV program, the rental subsidy is attached to the structure, rather than to the tenant. The HA enters into a HAP contract with an owner for not more than 25 percent (the cap) of the units in an existing housing or a newly constructed or rehabilitated housing development. VHA currently administers 21 PBV units located at Avian Glen Apartments. The VHA may open additional vouchers to be project-based, through the process established by HUD regulations, during the term of this 5-Year Plan.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p><i>Not applicable; the VHA does not own or administer any public housing units.</i></p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, the VHA makes a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The Housing Needs chart below rates the impact of that factor on the housing needs for each family type, from 1-5, with 1 being “no impact” and 5 being “severe impact”. Housing Needs sources of data used include the Consolidated Plan and the Draft Housing Element.

City of Vallejo Housing Needs of Families for the period 2015 through 2020							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
<=30% AMI	N/A	5	5	4	5	5	5
>30% but <50% of AMI	5,585	5	5	3	3	4	4
>50% but <80% of AMI	1,925	4	4	3	3	4	4
Elderly	7,900	5	5	3	4	3	3
Disabled	7,717	5	5	3	5	3	4
Race/Ethnicity	22,058	5	5	4	3	3	5

The Draft Housing Element for the period 2014-2020 identify the following housing needs:

5,585 (13.9%) of the very-low income renter households, with income between 0% to 50% of the Area Median Income (AMI), are experiencing a housing cost burden greater than 30% of their income and/or living in overcrowded housing in Vallejo.

9.0

Overcrowding:

1,030 households in the VHA’s jurisdiction are considered overcrowded, which is defined as 1.01-to 1.50 persons per room, and 275 households are considered severely overcrowded which is defined as 1.5 or more occupants per room. However, HUD regulations permit an occupancy standard of 2 people per bedroom, and that is the standard the VHA has adopted.

Special Needs Housing:

Large family households – According to the Draft Housing Element, there is a sufficient supply of large housing units to accommodate the housing needs of large families. There are approximately 9,568 occupied housing units with four or more bedrooms in the VHA’s jurisdiction, and 6,304 large households, defined as a household with five or more members. Affordability continues to be an issue, however, as most large housing units will only be affordable to households near or above moderate income limits.

Elderly Households – With projected population growth for seniors, it is anticipated that affordable housing targeting the elderly will be required. With approximately 26% of Vallejo’s elderly being renters and approximately one-third of them earning less than 30% of the AMI, the need for affordable senior housing that promotes aging in place will be in demand.

Disabled Households – According to the Housing Element there were 7,177 people with disabilities between the ages of 18-64 in the VHA’s jurisdiction. It is anticipated that housing for disabled persons is needed to meet the ongoing needs of Vallejo’s disabled population.

Physical Condition of Housing Stock:

63% of Vallejo’s housing stock was built prior to 1980; the remaining housing stock was built between 1980 and 2010. 73% of Vallejo’s housing stock is considered sound, which is defined as new or well maintained and structurally intact. Approximately 17% of the housing stock is identified as being in minor condition, which is defined as a unit in need of only one major component, such as a roof. 9% of the housing stock is identified as being in moderate condition, which is defined as a unit in need of replacement of one or more major components and other repairs, (e.g. roof replacement, painting, and window repairs). Approximately 1% of Vallejo homes fell into the substantial or dilapidated categories, which is defined as a unit that required replacement of several major systems and possibly other repairs (e.g. foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).

Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategy for Addressing Housing Needs:

- Increase Housing Choice Voucher lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase Housing Choice Voucher lease-up rates by establishing payment standards that will enable families to ensure access to affordable rents throughout the jurisdiction
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Apply for additional Housing Choice Vouchers should they become available
- Leverage affordable housing resources in the community through the creation of mixed – finance housing
- Pursue housing resources other than public housing or HCV tenant based assistance
- Apply for special-purpose vouchers as they become available i.e. Veterans Affairs Supportive Housing vouchers, Family Unification vouchers, Elderly vouchers, and vouchers for persons with disabilities

9.1

Housing Needs of Families on the Waiting List		
Waiting list type: Housing Choice Voucher and Project-Based Wait Lists		
Wait List Total	# of Families	% of Families
Extremely Low income<=30% AMI	15,813	73.56
Very low income >30% but <50% AMI	4,075	18.95
Low income >50% but <80% AMI	1,249	5.8
Families with Children	10,634	49.46
Elderly Families	954	4.4
Families with Disabilities	5571	25.91
Race/ethnicity: Hispanic or Latino	2,282	10.61
Race/ethnicity: Black/African American	15,711	73.08
Race/ethnicity: White	2,476	11.51
Race/ethnicity: Indian/Alaska Native	223	1.03
Race/ethnicity: Asian	518	2.4
Race/ethnicity: Hawaiian/other Pacific Islander	421	1.95
1 BR	N/A	N/A
2 BR	N/A	N/A
3 BR	N/A	N/A
4 BR	N/A	N/A

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

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(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

VHA defines Substantial Deviation and Significant Amendment of Modification as follows:

A substantial Deviation and significant Amendment of Modification are defined as the addition or deletion of any City of Vallejo Housing Authority program or services related to the actual use of federal funds (e.g. significant changes to goals) that exceed twenty (20) percent or more, of the VHA's annual program budgets in the Five-Year Plan. Substantial Deviations and Significant Amendments of Modifications will go through the established public process that include: public notification and comment period, consultation with either the Housing and Redevelopment Commission, and/or the Resident Advisory Board, and final approval by the Housing Authority Board.

<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) <i>Not applicable; the VHA does not receive CFP grants</i></p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) <i>Not applicable; the VHA does not receive CFP grants</i></p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) <i>Not applicable; the VHA does not receive CFP grants</i></p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) <i>Not applicable; the VHA does not receive CFP grants</i></p> <p>(f) Resident Advisory Board (RAB) comments. <i>The Resident Advisory Board was in agreement with the recommendations of the VHA and had no suggested changes..</i></p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) <i>Not applicable; the VHA does not receive CFP grants</i></p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <i>Not applicable; the VHA does not receive CFP grants</i></p>
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