

Executive Summary

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

1. Introduction

Vallejo, with an estimated population of 121,692 as of July 1, 2019 according to the U. S. Census Bureau, is the largest city in Solano County, California, and is located on the northeastern shore of San Pablo Bay. Based on the most recent affordable housing and community development (non-housing) needs data available to the City of Vallejo, the City's Five-Year Consolidated Plan (2020-2024), adopted in 2020, identifies four high priority population groups in Vallejo, in this order of need: (1) extremely low-income and very low-income renters, (2) homeless persons, (3) very low-income and low-income first time homebuyers, and (4) non-homeless persons with special needs, including persons living with HIV/AIDS, severe mental illness, and substance abuse addictions. Community development needs include: (1) completing comprehensive, health and safety public improvements in neighborhood target areas, (2) installing curb ramps, Citywide, and (3) providing social services for extremely low-income and very low-income persons in order to meet their basic human needs.

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.

Goals: (1) Construct 75 units of permanent supportive rental housing for homeless persons, (2) establish a Navigation Center for 125 homeless adults, (3) build eleven for-ownership workforce housing units in a neighborhood target area for first time homebuyers, known as "Sonoma Estates", (4) provide critical public services to 125 persons who are not homeless but have special needs, (5) provide social services to 1,250 very low-income and low-income persons, (6) provide direct financial homeownership assistance to five first time homebuyer households, and (7) provide tenant-based rental assistance/rapid rehousing to ten homeless and at-risk of homelessness individuals and families.

3. Evaluation of past performance

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

In 2020, the City adopted a Five-Year Consolidated Plan for the period beginning July 1, 2020 and ending June 30, 2025. Over \$20 million in private, federal, state, and local funds are invested in Consolidated

Plan activities annually; of this amount, a large majority is federal funds. The City is on track to accomplish its Consolidated Plan goals and meet the high priority needs in the community.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In the first year of the Consolidated Plan (July 1, 2020 through June 30, 2021), the City's Housing and Community Development Commission (HCDC) held a public hearing on affordable housing and community development needs on January 7, 2021, in accordance with the City's Citizen Participation Plan. The City holds at least one public hearing each year to receive comments on affordable housing and community development needs in the City of Vallejo. The specific purposes of this annual public hearing are to: (1) determine whether and how affordable housing and community development needs may have changed, significantly, from those identified in the Consolidated Plan and if so what, if any, revisions to proposed projects and activities may be appropriate, and (2) provide an opportunity for residents and other interested parties to comment on how they believe the City's CDBG Program and HOME Program funds may be used in FY 2021-22, which will be the second year of the Five-Year Consolidated Plan. However, the purpose of this hearing is not to recommend the allocation of funding to projects and activities. A legal notice regarding the January 7, 2021 public hearing was published in the local newspaper, and on the City's website, prior to the hearing. Written comments were also invited from the public prior to the public hearing.

The HCDC will hold a second public hearing on May 6, 2021 to receive comments from the public on the draft FY 2021-22 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.

No public comments were received at the January 7, 2021 public hearing, and no written comments were submitted on this subject.

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

This section is not applicable to the January 7, 2021 public hearing or written comment period, because no comments were received.

7. Summary

After an extensive planning and public comment process, in 2020 the City adopted a Consolidated Plan for the period July 1, 2020 through June 30, 2025. The Consolidated Plan has prioritized affordable housing and community development needs in the City of Vallejo, and has identified anticipated resources to address the high priority needs in these areas. The City expects to meet five-year and annual program goals; if needs or resources change in the future, the City will consider amending the Consolidated Plan, using a process that is in compliance with the Citizen Participation 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)

The City of Vallejo's entitlement grants are administered by the City under the direction of the Housing and Community Development Program Manager.

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Vallejo's Office of the City Manager, Housing and Community Development (HCD) Division, will take the lead in implementing its affordable housing and community development strategy for Vallejo in FY 2021-22, (July 1, 2021 through June 30, 2022). The HCD Division is responsible for delivering the City's Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program, and Neighborhood Stabilization Program (NSP), as well as Vallejo Housing Authority (VHA) Housing Successor Agency (formerly Redevelopment Agency) projects. Affordable housing projects and developments are 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))

City employees in the HCD Division will staff the VHA, which administers the Housing Choice Voucher, Project Based Voucher, Family Self-Sufficiency (FSS), Veterans Affairs Supportive Housing (VASH), and Section 8 Homeownership Programs. The City will contract with Community Housing Development Corporation (CHDC), a non-profit agency, and which is also a HOME Program-eligible CHDO, to deliver the City's First Time Homebuyer Assistance Program, using CDBG Program and HOME Program funds. CHDC is also certified by HUD as a housing counseling agency, and provides homebuyer educations and housing counseling programs to Vallejo residents. The VHA and social service agency partners will share and target supportive services where possible on behalf of its FSS Program participants.

In January 2021, non-profit housing and social service agencies were invited to submit CDBG Program and HOME Program funding proposals to the City, to address the high priority affordable housing and community development needs in Vallejo, as identified in the Consolidated Plan. The HCDC, an advisory body appointed by the City Council, provided significant input into how these funds will be allocated in FY 2021-22.

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 City's HCD Program Manager sits on (1) the Continuum of Care (CoC) Board for Solano County (Housing First Solano), and (2) the governing board of the Community Action Partnership of Solano (CAP Solano), a Joint Powers Authority (JPA), to support Vallejo's ongoing work to address homeless and safety net service needs. The City will work with Housing First Solano and CAP Solano to develop

programs and supportive services to maintain a seamless continuum of care for the homeless. City staff will provide technical assistance where necessary and appropriate to the CoC Board and the JPA to strengthen capacities, identify and secure resources, and to assist service agencies to access resources, to carry out the activities proposed in the FY 2021-22 Annual Action Plan.

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 receives housing project proposals for the homeless, including for permanent housing, transitional housing, and supportive services. The HUD Supportive Housing Program funds many of these activities on a competitive and then ongoing basis. For the last several years, the County of Solano, more recently with assistance from HomeBase, has been successful in securing funding from HUD, the State, and private sources for Homeless Assistance Centers, transitional housing projects, supportive services, and permanent housing units. The City of Vallejo has been an active and participating member of the County of Solano CoC since its inception, and the HCD Program Manager sits on the CoC board. This participation informs the City's choice of priority needs and funding allocations.

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	Legal Services of Northern California
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Service-Fair Housing Other government - Federal Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Services of Northern California provided comments to assist the City in updating is AI.
2	Agency/Group/Organization	Fair Housing Advocates of Northern California
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Service-Fair Housing Other government - Federal Grantee Department

What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Fair Housing Advocates of Northern California provided comments to assist the City in updating its AI.

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

This section is not applicable. Therefore, there are no comments in this section.

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	City of Vallejo Housing Element	The City's Housing element has been updated through 2023; certain affordable housing goals are the same.
City of Vallejo Housing Strategy	HCD Division, City of Vallejo	A housing policy for the City for all income groups was adopted by the City Council in 2020; certain affordable housing goals are the same, including expanding resources for the homeless population.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

There are no additional comments for this section.

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 and two written comment periods were conducted, pre- and post-drafting of the FY 2021-22 Annual Action Plan. No public or written comments were received from the public at the January 7, 2021 public hearing, or during the written comment period.

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	No members of the public attended the January 7, 2021 virtual public hearing who chose to comment.	No public or written comments were received related to the January 7, 2021 public hearing on needs.	This section is not applicable at this time.	

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	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish, Tagalog Non-targeted/broad community	No members of the public attended the January 7, 2021 virtual public hearing who chose to comment.	No public or written comments were received related to the January 7, 2021 public hearing on needs.	This section is not applicable at this time.	
3	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish, Tagalog Non-targeted/broad community	No members of the public attended the January 7, 2021 virtual public hearing who chose to comment.	No public or written comments were received related to the January 7, 2021 public hearing on needs.	This section is not applicable at this time.	http://www.cityofvallejo.net

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

For FY 2021-22, the City will receive \$1,811,321 in combined CDBG Program and HOME Program funds. CDBG Program funds will be used by the City for first time homebuyer financial assistance, housing rehabilitation, social services, and program administration. HOME Program funds will be used for a reservation of funds for a CHDO project, first time homebuyer financial assistance, a loan to help build a workforce for-ownership housing project, TBRA assistance, and program administration. The table below provides a breakdown of actual and anticipated resources, based on FY 2021-22 funding allocations.

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	1,035,455	15,000	1,600,000	2,650,455	3,000,000	First time homebuyer assistance, housing rehabilitation, 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	610,866	150,000	4,000,000	4,760,866	2,100,000	CHDO reserve, first time homebuyer assistance, workforce housing, TBRA, and program administration.
Other	private	Public Services	1,000,000	0	0	1,000,000	5,200,000	Private financing from three health care providers to support the operation of a Navigation Center.
Other	public - state	Public Improvements	960,000	0	0	960,000	0	State of California Permanent Local Housing Allocation (PLHA) funding to assist the City in constructing a Navigation Center.

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 will 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 CDBG Program, federal HOME Program, federal NSP, bond financing, low-income housing tax credits, private donations, and owner's funds, for first time homebuyer assistance, housing rehabilitation, and new construction of affordable rental and for-ownership (workforce) housing, (3) private, State, and federal funds to enable non-profit agencies to provide emergency shelter, supportive services, and transitional housing for homeless persons and persons with special needs, and (4) federal CDBG Program funds for social services to meet basic human needs.

Federal HOME Program funds that are used for project costs will be matched by local sales tax and Housing Successor Agency 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 2134-36 Sacramento Street, Vallejo, on a 1.34-acre site, to construct 75 permanent supportive housing rental units for homeless persons in partnership with Eden Housing, Inc., dba Vallejo PSH LLC.

5 Midway Street, Vallejo, a two-acre vacant parcel, to construct a public facility that will be used as a Navigation Center for homeless persons.

Discussion

The City plans to use City-owned properties to address the need for permanent supportive housing, and homeless navigation services.

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	Permanent Supportive Housing	2020	2024	Affordable Housing	Central City	Affordable Housing		Rental units constructed: 75 Household Housing Unit
2	Sonoma Estates Housing Project	2021	2023	Affordable Housing	South Vallejo	Affordable Housing	HOME: \$180,000	Homeowner Housing Added: 11 Household Housing Unit
3	Homeless Navigation Center	2020	2023	Homeless	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development		Other: 125 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Non-Homeless Special Needs Services	2020	2024	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: 125 Persons Assisted
5	Social Services	2020	2024	Non-Housing Community Development	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	CDBG: \$165,000	Public service activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted
6	TBRA	2020	2024	Affordable Housing	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	HOME: \$118,623	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Homebuyer Assistance	2020	2024	Affordable Housing	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	CDBG: \$341,650 HOME: \$250,928	Direct Financial Assistance to Homebuyers: 5 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Permanent Supportive Housing
	Goal Description	The City will continue its efforts to assist in the construction of 75 rental units of permanent supportive housing for homeless individuals, using over \$2.2 million in combined CDBG Program and HOME Program funds, allocated in a prior year.
2	Goal Name	Sonoma Estates Housing Project
	Goal Description	Build eleven for-ownership workforce housing units in a neighborhood target area for first time homebuyers, using HOME Program and NSP funds.
3	Goal Name	Homeless Navigation Center
	Goal Description	Complete the construction of a public facility that will be used as a Navigation Center to serve up to 125 homeless adults annually, with 75 percent entering into another suitable living arrangement annually, using over \$2.3 million in CDBG Program funds allocated in a prior year.

4	Goal Name	Non-Homeless Special Needs Services
	Goal Description	Provide critical public services to 125 persons who are not homeless but have special needs.
5	Goal Name	Social Services
	Goal Description	Through the allocation of CDBG Program funds to non-profit agencies, provide social services to 1,250 extremely low-income and very low-income persons.
6	Goal Name	TBRA
	Goal Description	Temporary tenant-based rental assistance/rapid rehousing for ten persons who are homeless or at-risk of becoming homeless.
7	Goal Name	Homebuyer Assistance
	Goal Description	Provide homebuyer loans and closing cost grants for five first time homebuyers.

Projects

AP-35 Projects – 91.220(d)

Introduction

Under the City's CDBG Program for FY 2021-22, Vallejo will fund first time homebuyer assistance, housing rehabilitation, social services, and program administration. With FY 2021-22 HOME Program funding, the City will allocate funding to first time homebuyer assistance, a for-ownership workforce housing project, the reservation of CHDO funds for a future affordable housing project, tenant-based rental assistance/rapid rehousing, and program administration.

Projects

#	Project Name
1	Program Administration
2	First Time Homebuyer Mortgage Assistance
3	Owner-Occupied Housing Rehabilitation Loans/Paint Grants
4	Social Services
5	Sonoma Estates Housing Project Loan
6	Tenant-Based Rental Assistance/Rapid Rehousing
7	CHDO Project

Table 7 - Project Information

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

The City does not anticipate any obstacles to meeting the needs as identified and addressed in the Annual Action Plan.

AP-38 Project Summary
Project Summary Information

1	Project Name	Program Administration
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Permanent Supportive Housing Sonoma Estates Housing Project Homeless Navigation Center Non-Homeless Special Needs Services Social Services TBRA Homebuyer Assistance
	Needs Addressed	Affordable Housing Community Development
	Funding	CDBG: \$210,091 HOME: \$76,086
	Description	Activities related to meeting the administration requirements of the CDBG Program and the HOME Program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	CDBG Program and HOME Program administration.
2	Project Name	First Time Homebuyer Mortgage Assistance
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$341,650 HOME: \$250,928

	Description	First time homebuyer loans and closing cost grants, using CDBG Program and HOME Program funds.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Five first time homebuyer households.
	Location Description	Not applicable.
	Planned Activities	This project will provide lending capital and closing cost grants to qualified first time homebuyers.
3	Project Name	Owner-Occupied Housing Rehabilitation Loans/Paint Grants
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$333,714
	Description	Owner-occupied housing rehabilitation loans and exterior house paint grants for households at 0 to 80 percent of the area median income (AMI), using CDBG Program funds. An RFQ or RFP will be issued in FY 2021-22 to select an agency to deliver this program on behalf of the City.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Up to six housing rehabilitation loans and exterior house paint grants will be provided to households that are very low-income and low-income, (0 to 80 percent AMI).
	Location Description	Not applicable.
	Planned Activities	Provide housing rehabilitation loans and exterior house paint grants to qualified owner-occupied households.
	Project Name	Social Services

4	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$165,000
	Description	Provide CDBG Program funds to five different social service activities, including: fair housing (\$30,000), education and employment for persons in recovery from substance abuse/addiction (\$50,000), legal services (\$30,000), an employment and training program (\$35,000), and a nutrition program for the elderly (\$20,000).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Social services will be provided to 1,250 very low-income and low-income persons through a variety of activities and programs.
	Location Description	Not applicable.
	Planned Activities	Social services for persons at 0 to 80 percent AMI, primarily to meet basic human needs.
5	Project Name	Sonoma Estates Housing Project Loan
	Target Area	South Vallejo
	Goals Supported	Sonoma Estates Housing Project
	Needs Addressed	Affordable Housing
	Funding	HOME: \$223,600
	Description	HOME Program loan to a non-profit affordable housing developer to support the completion of up to five for-ownership workforce housing units (\$180,000), and staff project delivery costs (\$43,600).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Five first time homebuyer households at 0 to 80 percent AMI will be able to purchase workforce housing units.

	Location Description	759 Sonoma Boulevard, Vallejo, CA 94590. Located in the South Vallejo Neighborhood Target Area.
	Planned Activities	The construction of workforce housing for first time homebuyers.
6	Project Name	Tenant-Based Rental Assistance/Rapid Rehousing
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	TBRA
	Needs Addressed	Affordable Housing
	Funding	HOME: \$118,623
	Description	Temporary tenant-based rental assistance/rapid rehousing for ten homeless and at-risk households, not to exceed 24 months, using HOME Program funds.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Ten homeless and at-risk households will receive a subsidy for tenant-based rental assistance/rapid rehousing.
	Location Description	Not applicable.
	Planned Activities	Tenant-based rental assistance for homeless and at-risk persons.
7	Project Name	CHDO Project
	Target Area	
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$91,629
	Description	A qualified CHDO and project will be identified in FY 2021-22.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The information for this section will be provided at a future date.

Location Description	The location will be identified at a future date.
Planned Activities	The CHDO project will be selected at a future date.

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

All of the City's affordable housing and community development projects and services will be made available Citywide. Many of the participants in the City's various affordable housing and community development programs reside in CDBG Program neighborhood target areas. However, in FY 2021-22, the City will not prioritize program assistance by target area, or to areas of minority concentration. Eligibility for services on a direct or indirect basis will be based on a household's annual income.

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

This section is not applicable.

Discussion

In FY 2021-22, the City will not prioritize program assistance by target area, or to areas of minority concentration.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

See the Goals, below.

One Year Goals for the Number of Households to be Supported	
Homeless	125
Non-Homeless	1,250
Special-Needs	125
Total	1,500

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,725
The Production of New Units	5
Rehab of Existing Units	6
Acquisition of Existing Units	0
Total	1,736

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

Discussion

The City will rely on the VHA, and non-profit agencies, to accomplish its housing goals in FY 2021-22.

AP-60 Public Housing – 91.220(h)

Introduction

This section is not applicable; the VHA does not own, administer, or manage any public housing units.

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

This section is not applicable; the VHA does not own, administer, or manage any public housing units.

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

This section is not applicable; the VHA does not own, administer, or manage any public housing units.

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" housing authority.

Discussion

This section is not applicable; the VHA does not own, administer, or manage any public housing units.

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

Introduction

The responses to this section are shown 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 will establish a public facility to be used as a Navigation Center to assess and address the needs of homeless adults. The City will also continue its implementation of "Project Roomkey", utilizing CDBG-CV3 funds.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will provide CDBG Program funds in FY 2021-22 to The House of Acts, which provides sober living residency for adult men and adult women on parole. The Navigation Center, when completed, will include shelter services for homeless, unsheltered adults.

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 continue its support in FY 2021-22 of the construction of 75 rental units of permanent supportive housing for homeless individuals through existing Loan Agreements with Eden Housing, Inc., dba Vallejo PSH, LP.

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 and the VHA will coordinate services and referrals with Fighting Back Partnership through its

Family Resource Centers, as well as the Global Center for Success, which provide supportive services to homeless persons; and will provide an allocation of CDBG Program funds to The House of Acts.

Discussion

The City will address the needs of homeless persons, especially unsheltered adults, with permanent supportive housing and navigation services.

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

Introduction:

The City of Vallejo Housing Element, for the period 2015-23, states that the City's land use controls offer limited options for the construction of affordable housing. However, the City controls where housing may be constructed. The City may allow density bonuses for the provision of affordable housing units for families and individuals, and for senior housing units.

A Housing Strategy for all income groups in Vallejo was adopted by the City Council in 2020, which includes a strategy for addressing the need for additional affordable housing, and expanding resources for the homeless population.

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 cost of public facility improvements will be supported by the City's CDBG Program and other (in-kind) funds, to construct and open a Navigation Center for homeless adults. The City will partner with a non-profit agency, using its CDBG Program and HOME Program funds, to expand housing choice opportunities City-wide for very-low and low-income first time homebuyers. The City will provide expedited California Environmental Quality Act (CEQA) review for larger housing projects within a Specific Plan Area. The State of California Senate Bill 35 (SB35) review and approval process may also be used for affordable housing projects, such as "Sonoma Estates".

Discussion:

In FY 2021-22, the City will provide support for first time homebuyers, the preservation and rehabilitation of the existing housing stock, and navigation services for homeless adults.

AP-85 Other Actions – 91.220(k)

Introduction:

The responses for this section are provided below.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is related to a lack of sufficient funding to implement activities that are needed, and to expand needed programs. Therefore, no actions are planned in this area.

Actions planned to foster and maintain affordable housing

Using a variety of funding sources, in FY 2021-22 the City will continue to seek opportunities to establish increased affordable rental housing, the preservation of the existing housing stock through physical rehabilitation of properties, and support homeownership for qualified first time homebuyer households.

Actions planned to reduce lead-based paint hazards

Lead-based paint hazard educational materials, inspections, and referrals when necessary will be made available to VHA-assisted Housing Choice Voucher holders, as well as VHA participating and prospective rental housing owners, and to prospective first time homebuyer, housing rehabilitation, and paint grant recipients.

Actions planned to reduce the number of poverty-level families

The City recognizes the need to prioritize anti-poverty efforts, and will continue to support existing programs in FY 2021-22. Family self-sufficiency programs with supportive services will continue to 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, and other social services will be necessary to prevent a duplication of effort, and to ensure a maximum of opportunities for extremely low-income and very low-income persons, (at 0 to 50 percent AMI). The City will continue to facilitate projects to meet community needs, which may help to reduce the number of households in Vallejo living in poverty.

Actions planned to develop institutional structure

To carry out the FY 2021-22 Annual Action Plan, the City has an existing institutional structure that is well-developed and strong, through a network of government agencies, non-profit organizations, and

private organizations.

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

A total of over \$6.2 million over a three-year period has been committed by three different health care providers to support the operating costs of a Navigation Center for homeless adults when it is completed.

Discussion:

The City has been successful in leveraging funds from health care partners to address the needs of unsheltered homeless adults. The City will also support social service providers with its CDBG Program funds that work to reduce the number of households living in poverty.

Program Specific Requirements

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

Introduction:

The City will use CDBG Program and HOME Program funds to work with a non-profit agency to provide first time homebuyer financial assistance for homeownership; and will reserve HOME Program funds for a qualified CHDO, as required by regulation.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	15,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	15,000

Other CDBG Requirements

1. The amount of urgent need activities	100
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.	21.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

Annual Action Plan 2021	35
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as follows:

The City of Vallejo will have no other forms of investment beyond those identified in Section 92.205.

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:

The City of Vallejo's Recapture Policy is attached.

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:

The recapture provision will be used, and will be codified and recorded against the property through an Affordability Agreement not to exceed fifteen years in any circumstance.

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 in FY 2021-22 to refinance existing debt.

There are no additional comments for this section.

