HOUSING AND COMMUNITY DEVELOPMENT (HCD) COMMISSION SPECIAL MEETING

MARCH 10, 2025

7:00 PM

HYBRID MEETING
www.Cityofvallejo.net

Vallejo Room (Lower Level JFK Library)
505 Santa Clara Street
Vallejo, CA 94590

COMMISSIONERS
S. Bre Jackson (Chair)
Jared Bunde
Dennis Patrick
LaWanda Smith

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom	City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.
PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (https://ZoomVallejoRoom.CityofVallejo.net), or via phone, by dialing (669) 900-6833.	For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment
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Hybrid Options are available for members of the public to participate. To participate remotely

Option to Join by Computer	Option to Join by Phone
From your browser go to https://ZoomVallejoRoom.CityofVallejo.net to launch and join the zoom application. Meeting ID: 851 502 7190# Meeting Password: 131313	Dial (669) 900-6833 Enter Meeting ID: 851-502-7190# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute

Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the City Council less than 72 hours before the meeting will be posted concurrently on the City's website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the City Clerk

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AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATIONS AND COMMENDATIONS

5. REPORT OF THE CITY COUNCIL LIAISON

6. COMMUNITY FORUM

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. **APPROVAL OF AGENDA**

Recommendation: After making changes in the agenda, if any, as permitted under these rules of order and procedure, the Commission shall approve the agenda which shall constitute the agenda of business to be considered at the meeting. The motion offered to approve the agenda shall include the adoption of the consent calendar.

B. **APPROVAL OF MINUTES**

Recommendation: By motion approve meeting minutes from December 5, 2024 and January 7, 2025.

9. ACTION CALENDAR

A. **RECOMMENDATION TO APPROVE THE 5-YEAR PUBLIC HOUSING AGENCY PLAN FOR FISCAL YEAR 2025-26 THROUGH 2029-30 AND FY 2025-26 ANNUAL (FOR THE PERIOD COVERING JULY 1, 2025 – JUNE 30, 2026) PUBLIC HOUSING AGENCY (PHA) PLANS, AND AUTHORIZING THEIR SUBMISSION TO THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Recommendation: Recommend through a resolution by the Housing and Community Development Commission to the Housing Authority of the City of Vallejo Housing Authority Board of Directors approval of the Vallejo Housing Authority's Fiscal Year (FY) 2025-29 Five-Year (for the period covering July 1, 2025 – June 30, 2029) Public Housing Agency (PHA) Plan, and authorize its submission to the U.S. Department of Housing and Urban Development (HUD) Office of Public and Indian Housing.

Contact: Alicia M. Jones, Housing Director,
(707) 648-4408, alicia.jones@cityofvallejo.net

B. **RECOMMENDATION TO APPROVE PROPOSED REVISIONS TO CITY OF VALLEJO CITIZEN PARTICIPATION PLAN**

Recommendation: Recommend through a resolution by the Housing and Community Development Commission to the Housing Authority of the City of Vallejo Housing Authority Board of Directors authorization of the Executive Director to execute approval of amendments to the City of Vallejo Citizen Participation Plan (Citizen Participation Plan).

Contact: Alicia M. Jones, Housing Director,
(707) 648-4408, alicia.jones@cityofvallejo.net

C. **RECOMMENDATION TO CONDUCT A PUBLIC HEARING FOR FY 2025-30 CONSOLIDATED PLAN AND FY 2025-26 ANNUAL ACTION PLAN (AAP)**

Recommendation: Conduct a public hearing. No other action will be taken.

Contact: Alicia M. Jones, Housing Director (707) 648-4408
alicia.jones@cityofvallejo.net

10. WRITTEN COMMUNICATIONS

11. REPORT OF THE COMMITTEE/BOARD SECREATRY

A. **REPORT OF THE SECRETARY**

B. **REPORT OF THE CITY ATTORNEY**

C. **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION**

D. **REPORT OF SUBCOMMITTEES - NONE**

12. OTHER

13. ADJOURNMENT

ADDITIONAL CITY INFORMATION

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- Like us on Facebook and Instagram (@cityofvallejo)
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
- Sign up for emergency alerts at: alertsolano.com

AFFIDAVIT OF POSTING: I Chari Francisco, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the City of Vallejo Housing and Community Development Commission, at the time and in the manner prescribed by law and that this agenda was posted at Vallejo City Hall, 555 Santa Clara Street, Vallejo, California at 7 p.m., March 7, 2025.

Dated: March 7, 2025	 Chari Francisco, Secretary

City of Vallejo
Housing and Community Development Commission
Council Chambers
December 5, 2024

ACTION MINUTES

1. Call to Order

The Housing and Community Development (HCD) Commission of the City of Vallejo met in a regular meeting at 7:07 p.m. on Thursday, December 5, 2024.

2. Pledge of Allegiance

3. Roll Call

Present: Bunde, Jackson, Patrick, Smith

Absent/Excused: James, Lediju

Absent/Unexcused: None

Liaison: Councilmember Bregenzer, Absent

Staff: Chari Francisco, Administrative Manager/HCD Commission Secretary
Alicia M. Jones, Housing Director

4. Presentations

None

5. Report of the City Council Liaison

None

6. Community Forum

A community member commented on the recommendation to name the Homeless Navigation Center after Maria Guevara

7. Public Comment Regarding Consent Calendar Items

None

8. Consent Calendar and Approval of the Agenda

A. Approval of Agenda

Patrick made the motion to approve the agenda. This was seconded by Bunde.

ROLL CALL:

Ayes: Bunde, Jackson, Patrick, Smith

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: James, Lediju

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 4-0-0.

B. Approval of Minutes

1. November 7, 2024 – Regular

Bunde made a motion to approve the minutes. This was seconded by Smith.

ROLL CALL:

Ayes: Bunde, Jackson, Patrick, Smith

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: James, Lediju

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 4-0-0.

C. Other Consent Items

None

9. Action Calendar

A. Adopt A Resolution Recommending Acceptance By The Housing Authority Of The City Of Vallejo Board Of Directors Of The Low And Moderate-Income Housing Asset Fund Annual Report For Fiscal Year 2023-24.

Francisco and Jones responded to questions from the Commissioners.

Bunde made a motion recommending acceptance by the Housing Authority of the City of Vallejo Board Of Directors of the Low And Moderate-Income Housing Asset Fund Annual Report For Fiscal Year 2023-24. This was seconded by Patrick.

ROLL CALL:

Ayes: Bunde, Jackson, Patrick, Smith

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: James, Lediju

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 4-0-0.

10. Written Communications

None

11. Regular Reports

A. Report of the Secretary

None

B. Report of the City Attorney

Assistant City Manager Haen will provide a memo to the commission before the next meeting regarding updates on several affordable housing projects.

C. Report of the Presiding Officer and members of the Housing and Community Development Commission

Jackson reported that there are several community events throughout the month of December to support the unhoused community. Patrick reported on food drives throughout the city.

D. Report of Subcommittees

None

13. **Other Agenda Items**

None

14. Adjournment

There being no further business, at 7:54 p.m., the meeting was adjourned.

_____

S. BRE JACKSON, Chair

ATTEST:

_____

CHARI FRANCISCO, Secretary

City of Vallejo
Housing and Community Development Commission
Vallejo Room
January 7, 2025

ACTION MINUTES

1. Call to Order

The Housing and Community Development (HCD) Commission of the City of Vallejo met in a special meeting at 6:09 p.m. on Tuesday, January 7, 2025.

2. Pledge of Allegiance

3. Roll Call

Present: Bunde, Jackson, Patrick, Smith

Absent/Excused: None

Absent/Unexcused: None

Liaison: Councilmember Bregenzer, Absent

Staff: Chari Francisco, Administrative Manager/HCD Commission Secretary
Alicia M. Jones, Housing Director

4. Presentations

A. Updates From The City Manager's Office On Projects Dealing With Homelessness

Natalie Peterson, Assistant to the City Manager, reported on updates on the Broadway Project, Navigation Center, and extreme weather centers. Peterson responded to questions and concerns from the commissioners on each of the three projects.

5. Report of the City Council Liaison

None

6. Community Forum

A community member commented on the ability of the City to support the unhoused community through trust and collaboration with the unhoused community. He stressed the importance of including those with lived experiences in planning housing activities.

A community member suggested leasing a vacant property for the unsheltered instead of scattered encampments. They also requested that staff address prostitution in the five-year plan.

A community member commented that the meeting schedule didn't allow the community to participate in the conversation. They also commented that large encampments cause issues for people who live in the surrounding properties.

A community member asked about services at The Broadway Village, Homeless Navigation Center, and warming centers. They also commented that encampment sweeps exacerbate the problem.

7. Public Comment Regarding Consent Calendar Items

None

8. Consent Calendar and Approval of the Agenda

A. Approval of Agenda

Patrick made the motion to approve the agenda. This was seconded by Smith.

ROLL CALL:

Ayes: Bunde, Jackson, Patrick, Smith

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 4-0-0.

9. Action Calendar

A. Public Hearing On Housing And Community Development Needs

Jones presented on the public hearing process for Housing and Community Development needs.

A community member raised concerns that the coordinated entry system does not conduct proactive outreach. They also brought up sheds as alternative forms of temporary housing and shifting emphasis on substance abuse and mental health support.

A community member commented that cost effective, alternative solutions can help the City address homelessness.

A staff member invited individuals to collaborate on identifying outreach methods and local partners.

Bunde made a motion recommending conducting a public hearing. This was seconded by Patrick.

10. Written Communications

None

11. Regular Reports

A. Report of the Secretary

None

B. Report of the City Attorney

None

C. Report of the Presiding Officer and members of the Housing and Community Development Commission

None

D. Report of Subcommittees

None

13. **Other Agenda Items**

Francisco recognized the service of former Commissioners James and Lediju.

14. Adjournment

There being no further business, at 7:52 p.m., the meeting was adjourned.

_____
S. BRE JACKSON, Chair

ATTEST:

_____
CHARI FRANCISCO, Secretary

ACTION ITEM 9.A.

DATE: March 10, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Alicia Jones, Housing Director
SUBJECT: **RECOMMENDATION TO APPROVE THE 5-YEAR PUBLIC HOUSING AGENCY PLAN FOR FISCAL YEAR 2025-26 THROUGH 2029-30 AND FY 2025-26 ANNUAL (FOR THE PERIOD COVERING JULY 1, 2025 – JUNE 30, 2026) PUBLIC HOUSING AGENCY (PHA) PLANS, AND AUTHORIZING THEIR SUBMISSION TO THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

RECOMMENDATION

Recommend through a resolution by the Housing and Community Development Commission to the Housing Authority of the City of Vallejo Housing Authority Board of Directors approval of the Vallejo Housing Authority's Fiscal Year (FY) 2025-29 Five-Year (for the period covering July 1, 2025 – June 30, 2029) Public Housing Agency (PHA) Plan, and authorize its submission to the U.S. Department of Housing and Urban Development (HUD) Office of Public and Indian Housing.

BACKGROUND AND DISCUSSION

The Public Housing Agency Plan 5-Year Plan (PHA Plan) is a comprehensive guide to public housing agency policies, programs, operations, and strategies for meeting local housing needs and goals. It informs HUD, residents and the public of the Vallejo Housing Authority's (VHA) mission for serving the needs of low-income and very low-income families and the VHA's strategy for addressing those needs. The Vallejo Housing Authority submits the PHA Plan to HUD once every fifth PHA fiscal year to describe the agency mission, goals, and objectives for the next five years. The PHA Plan include a summary report on the progress the Vallejo Housing Authority has made in meeting the goals and objectives, and any significant amendments or modifications described in the previous 5-Year Plan. The current 5-Year Plan expires on June 30, 2025.

The VHA received an allocation of 2358 vouchers from HUD to provide housing subsidies to low-income families, to provide homeownership opportunities, and support to families under the family self-sufficiency program (FSS). The VHA received an additional 81 special purpose vouchers for homeless veterans under the VASH program. The vouchers provide eligible households with monthly subsidies and are paid directly to the landlord to help provide housing in areas of opportunity and conducive to promote self-sufficiency.

Housing units assisted by these vouchers are disbursed throughout the City with their location being determined by the participant and units contracted under the project-based vouchers program. The VHA has a policy to encourage participant families to search for housing outside of areas of high poverty or minority concentration and does not own or operate any public housing units. Therefore, participant families must rent directly from private landlords or the project-based voucher program. Assisted units must meet basic health and safety requirements as determined by HUD, known as Housing Quality Standards (HQS). All units under the Housing Choice Voucher Programs must be occupied by current participants.

Through HUD PIH implementation notice 2024-38 issued on December 17, 2024, PHA's are required to comply with all regulatory and discretionary policies mandated through the Housing Opportunities Through the Modernization Act (HOTMA) no later than July 1, 2025.

The 5-Year PHA Plan, shown in Attachment 1, covers the period from July 1, 2025, through June 30, 2029 (FY 2025-29), and must be submitted to HUD by April 16, 2025. HUD requirements state that a draft plan must be available for a public comment period of at least 45 calendar days, prior to holding a public hearing. The VHA posted the 5-year Plan for public comment on February 9, 2025, and will close the comment period on March 25, 2025. The Notice of Public Hearing is shown in Attachment 3. RAB board members presented no comments pertaining to the PHA plan.

ATTACHMENTS

1.	VHA 2025-2030 5-Year Plan Presentation 3102025
2.	HACV 5-Year Plan FY 2025-29
3.	HACV 5-Year Plan FY 2025-29 Notice of Public Hearing for the HACV 5-Year PHA Plan for FY 2025-29
4.	RAB Meeting Attendance & Comments

CONTACT

Alicia M. Jones, Housing Director,
(707) 648-4408, alicia.jones@cityofvallejo.net

CITY OF VALLEJO
HOUSING & COMMUNITY DEVELOPMENT COMMISSION MEETING

MARCH 10, 2025

ACTION CALENDAR 9.A.
FY 2025-2029 FIVE-YEAR AND ANNUAL PHA PLAN

Alicia Jones, Housing Director

WHAT IS THE PHA FIVE-YEAR ANNUAL PLAN?

- Comprehensive guide to a Public Housing Agency's Strategy for Meeting Local Housing Needs and Goals
- Explains new activities to be undertaken by the VHA
- Progress Report Required by HUD on an Annual Basis AND
- Informs HUD and Residents of VHA's Mission for Serving the Needs of Low-income Families and Individuals

VALLEJO HOUSING AUTHORITY MISSION OVER NEXT 5 YEARS

Provide quality housing in high resource neighborhoods as a foundation to create access to opportunities that make a positive change in the lives of low-income, very low- income, and extremely low-income families, seniors and people with special needs;

Introduce effective social service programs; and Guide

residents to educational, job training, and employment opportunities that aim at increasing success outside of the Housing Choice Voucher/Section 8 program.

GOALS OF THE 5-YEAR PLAN

FY 2025-2029

1) Apply for additional special purpose vouchers to mitigate homelessness
    1) Mainstream stability and non-elderly disabled (NED)
2) Increasing Payment Standards (PS)
3) Increasing Family Self Sufficiency (FSS) enrollment and participation
4) Reestablish Homeownership program

Progress Report

- The VHA has 2,358 vouchers to assist low-income families, with an additional 81 under the VASH program.

- During FY Jul 1, 2023- Jun 30, 2024:
- A total of 10,000 applications were received for Housing Choice Voucher (HCV) 2024 Interest List
  - Exhausted the 2015 Waitlist
  - 129 families successfully leased a unit

- 131 Project Based Vouchers Allocated
  - Sonoma Estates- 97 units
  - Sereno Village- 31 units

VAWA GOALS

- The VHA will adhere to the policies outlined in the administrative plan to ensure the agency serves the needs of those under VAWA.

SIG AMENDMENT

- The VHA criteria to determine a significant amendment will be required when changes to the selection and admission policy

- The VHA updated the administrative plan for the project-based voucher program (PBV) under section 17.VI.D. **Selection from the waiting list (983.251).**

- VHA policy **Continuum of Care Assisted Units:** In addition to site-based waiting lists for each PBV property, VHA shall maintain a separate wait list for units designated for assistance through the Continuum of Care's Coordinated Entry System (CES). These units are required to be used to house homeless families that are in the CES for housing assistance referrals.

RAB BOARD

- The Resident Advisory Board (RAB) met on February 24, 2025 at 6pm via Zoom

- RAB members presented no comments pertaining to the 5-Year PHA Plan

AFFIRMATIVELY FURTHERING FAIR HOUSING

- Decrease barriers and increase access to affordable housing through the expansion of Project-Based Vouchers (PBV) and Housing Choice Voucher (HCV) Family Self-Sufficiency (FSS) Program

- Continue partnering with Fair Housing Advocates of Northern California (FHANC) to provide housing counseling to HCV Participants
  - Housing Search Assistance
  - Publication of Information in Newsletters
  - Offer Fair Housing Briefings and Educational Workshops
  - Commitment to Partnerships with Local Multicultural Community-Based Organizations

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CONTACT(S)

Alicia Jones
Housing Director
(707) 648-4408
alicia.jones@cityofvallejo.net

5-Year PHA Plan *(for All PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1

PHA Name: _____Vallejo Housing Authority_____ **PHA Code**: ___CA055_____

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2025
The Five-Year Period of the Plan (i.e. 2019-2023): FY 2025-2029
PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council with a copy of their PHA Plans.

The Vallejo Housing Authority Five-Year PHA Plan is accessible on the City of Vallejo website under the housing authority department. A copy of the plan will be available for the public in the lobby of 200 Georgia Street, Vallejo, Ca 94590 during office business hours.

Additional information regarding the Vallejo Housing Authority administrative policies may be found on the Housing Authority website at https://www.vallejo.gov/our_city/city_government/vallejo_housing_authority

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements. Required for all PHAs completing this form.

B.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 mission of the VHA over the next 5 years is to provide quality housing in high resource neighborhoods as a foundation to create access to opportunities that make a positive change in the lives of low-income, very low-income, and extremely low-income families, seniors and people with special needs, introduce effective social service programs, and guide residents to educational, job training, and employment opportunities that aim at increasing success outside of the Housing Choice Voucher/Section 8 program.

B.2

GOALS: FY 2025-2029

- Create equity-based policies.
- Create access to housing in high opportunity areas.
- Increase FSS participation and enrollment
- Create tools to develop economic self-sufficiency
- Increase partnerships with non-profit organizations to provide supportive services.
- Increase landlord participation by development of landlord informational sessions twice per year.
- Partner with housing developers and property owners to increase Project-Based Vouchers participation to provide affordable housing opportunities in low-poverty areas.
- Expand partnership with Local Legal Aide and Fair Housing Advocates to assist vulnerable households from housing instability and displacement
- Expand partnership with the Continuum of Care and other service providers to assist households at risk of homelessness
- Reestablish the Homeownership program in partnership with local housing counseling agencies to prepare households for homeownership.
- Apply for additional special purpose vouchers to help mitigate homelessness (i.e. Mainstream, Stability Vouchers, and Non-elderly Disabled (NED)).
- Explore and implement paperless options
- Expand current electronic processes for the HCV waiting list, on-line recertifications and leasing process.
- Increase agency SEMAP performance to High Performer Status
- Increase utilization to at least 95%

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

- Revised Administrative Plan to include a homeless preference (10pts) to reduce displacement and homelessness.
- Updated the waiting list policy to include language to receive direct referrals from No Place Like Home for (23) set-aside units at Blue Oak Landing to serve individuals with severe mental illness and experiencing chronic homelessness.
- Updated Administrative Plan to outline a list of all project-based voucher properties and associated preferences.
- Implemented HOTMA changes for the HCV voucher programs.
- Implemented the Landlord Incentive Program.
- Increasing Family Self-Sufficiency (FSS) participation from 10 to 33 active participants
- Exhausted 2015 HCV waiting list.
- Opened and closed the 2024 HCV interest list, received 10,000 pre-applications and selected 2500 via lottery
- The vacancy rate in Vallejo is less than four percent during FY 2023 through 2024. VHA issued 134 vouchers from the 2015 and 2024 waiting list and 129 families successfully leased a unit.
- Increased payment standards from 110% to 120% to enable families to secure housing in low-poverty areas and to compete with high market rate units.
- Issued two rounds of Project Based Voucher (PBV) RFP's up to 200 units each round for existing housing, new construction, and rehabilitation of units. In the first round the VHA received five proposals in response to the RFP and four proposals met the selection criteria allowing the VHA to award **131** vouchers. The second round of PBV vouchers the VHA received four responses, and two proposals met the selection criteria for a total of **132** vouchers.

    - First round: The awardees were Sereno Village Apartments a multi-family project located at 750 Sereno Drive, Vallejo, Ca received (31) vouchers for existing housing; Vallejo Housing Collaborative located at 1215 Florida St. (Duplex) and 209 Idora Street (Single Family Dwelling) received one voucher for each project totaling (2) under existing housing category; and the Community Housing Development Corporation received (98) vouchers for the Sonoma Estates project located at 759, 720 & 726 Sonoma Blvd, Vallejo, CA to serve seniors under the new construction category.

    - Second round: The awardees were California Supportive Housing for a motel *rehabilitation* project with supportive services located at 1000 Admiral Callaghan Lane, Vallejo, CA for (85) studio units and Firm Foundation for the Broadway Project located at 2441 Broadway St. Vallejo, CA received (47) one-bedroom vouchers to serve the homeless with supportive services.

- Implemented the Foster Youth to Independence Program to serve youth transitioning out of the foster care system.
- Re-established the Family Self Sufficiency (FSS) program and increased enrollment by **30 percent**.
- Blue Oak Landing is 100% occupied with Project-Based Vouchers serving the homeless populations.

B.4	**Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. The VHA will adhere to the policies outlined in the administrative plan to ensure the agency serves the needs of those under VAWA. **VHA Administrative Plan: 16-IX.C. NOTIFICATION to Public** **VHA Policy** The VHA will post the following information regarding VAWA in its offices and on its website. It will also make the information readily available to anyone who requests it. A copy of the notice of occupancy rights under VAWA to housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, sexual assault, or stalking (Form HUD-5380, see Exhibit 16-1) A copy of form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation (see Exhibit 16-2) A copy of the VHA 's emergency transfer plan (Exhibit 16-3) A copy of HUD's Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, Form HUD-5383 (Exhibit 16-4) The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) (included in Exhibits 16-1 and 16-2) Contact information for local victim advocacy groups or service providers. **VHA Policy** The VHA will provide all applicants with information about VAWA at the time they request an application for housing assistance, as part of the written briefing packet, and at the time the family is admitted to the program. The VHA will also include information about VAWA in all notices of denial of assistance. The VHA will provide all participants with information about VAWA at the time of admission (see section 5-I.B) and at annual reexamination. The VHA will also include information about VAWA in notices of termination of assistance, as provided in section 12-II.F. The VAWA information provided to applicants and participants will consist of the notices in Exhibits 16-1 and 16-2. **VHA Policy** Whenever the VHA has reason to suspect that providing information about VAWA to a participant might place a victim of domestic violence at risk, it will attempt to deliver the information by hand directly to the victim or by having the victim come to an office or other space that may be safer for the individual, making reasonable accommodations as necessary. For example, the VHA may decide not to send mail regarding VAWA protections to the victim's unit if the VHA believes the perpetrator may have access to the victim's mail, unless requested by the victim. When discussing VAWA with the victim, the VHA will take reasonable precautions to ensure that no one can overhear the conversation, such as having conversations in a private room. The victim may, but is not required to, designate an attorney, advocate, or other secure contacts for communications regarding VAWA protections.
C.	**Other Document and/or Certification Requirements.**
C.1	**Significant Amendment or Modification**. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. The VHA criteria to determine a significant amendment will be required when changes to the selection and admission policy. The VHA updated the administrative plan for the project-based voucher program (PBV) under section 17.VI.D. **Selection from the waiting list (983.251).** The policy will enable the agency to receive direct referrals from No Place Like Home for twenty-three (23) units set aside at Blue Oak Landing a Project Based Voucher property and other projects with set-aside units. VHA policy **Continuum of Care Assisted Units:** In addition to site-based waiting lists for each PBV property, VHA shall maintain a separate wait list for units designated for assistance through the Continuum of Care's Coordinated Entry System (CES). These units are required to be used to house homeless families that are in the CES for housing assistance referrals. When vacancies occur at the PBV properties in these designated units, the owner shall request a suitable referral from the Coordinated Entry System. Once the owner has reviewed the application and accepted the referral for housing assistance, the owner shall refer the family to VHA's initial eligibility team for program eligibility determination and leasing. Families will only be placed on this waiting list if they are deemed suitable for occupancy by the owner and immediately processed for intake. This waiting list will not have a preference designation since all additions to the list will immediately be designated for specific units within the PBV portfolio. The only qualifier will be the date and time of the applicant's addition to the CES wait list. Units eligible for CES assistance and priority are as follows: Vallejo PSH, L.P. Blue Oak Landing property located at 2118 Sacramento Street, Vallejo, CA. Modification to the listing of PBV units per project to identify set-side units for CES will be completed upon approval of PBV designation.
C.2	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N ☒ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.3	**Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4	**Required Submission for HUD FO Review.** (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.
D.	**Affirmatively Furthering Fair Housing (AFFH).**

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

The VHA will continue partnering with the Fair Housing of Northern California (FHANC) to provide housing counseling services to participants and applicants to ensure equity and fair housing opportunities to prevent housing discrimination.

Housing Choice Voucher participants that inform the VHA to have experience of housing discrimination will be referred to the Fair Housing of Northern California for assistance.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

B.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. (24 CFR § 903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR § 903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?
(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?
(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.
(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' … PHA Plans (including any plans incorporated therein) …. Strategies and actions must affirmatively further fair housing …." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low-income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

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VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

Account Number:	3559929
Ad Order Number:	0006878317
Customer's Reference / PO Number:	NOTICE OF DOCUMENT AVAILABILITY -English / NOTICE OF DOCUMENT AVAILABILITY
Publication:	Vallejo Times-Herald
Publication Dates:	02/08/2025
Amount:	$361.85
Payment Amount:	$0.00

Invoice Text: **NOTICE OF DOCUMENT AVAILABILITY,**
PUBLIC COMMENT PERIOD, AND PUBLIC HEARING
HOUSING AUTHORITY OF THE CITY OF
VALLEJO PUBLIC COMMENT PERIOD
5-YEAR PUBLIC HOUSING AGENCY PLAN FISCAL YEAR 2025-29

DATE OF NOTICE: February 8, 2025

FOR MORE INFORMATION:
Alicia M. Jones, Housing Director
(707) 648-4508
alicia.jones@cityofvallejo.net

The Housing Authority of the City of Vallejo is required by the U. S. Department of Housing and Urban Development (HUD) to prepare a 5-Year Public Housing Agency (PHA) Plan every five fiscal years for its Housing Choice Voucher Program.

DOCUMENT AVAILABILITY
A draft of this document is available for review at the following locations:

1. Housing and Community Development Department, at 200 Georgia Street, Vallejo, CA 94590
2. The City's Web Page at: www.cityofvallejo.net under Our City, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Annual Plans. (For Internet access, you may go to the John F. Kennedy Library, at 505 Santa Clara Street)

PUBLIC COMMENT PERIOD
The public comment period **begins February 8, 2025, and goes on through March 25, 2025**. All comments must be received by Tuesday, March 25, 2025, at 4:00 p.m.

Written comments may be submitted via:
1. Email: alicia.jones@cityofvallejo.net, or
2. Mail: Attention: Alicia Jones,
200 Georgia St., Vallejo, CA 94590, or
3. Office Dropbox or Counter: Attention: Alicia Jones, 200 Georgia St., Vallejo, CA 94590, or
4. Fax: (707) 648-5249

PUBLIC HEARING
The Board of Directors of the Housing Authority of the City of Vallejo will hold a public hearing at a regular meeting to receive comments and adopt the 5-Year PHA Plan on **March 25, 2025, at 6:45 p.m.** at the Council Chambers of the City of Vallejo located at 555 Santa Clara St., Vallejo CA 94590, or via Zoom (https://ZoomRegular.Cityofvallejo.net), or phone, by dialing (669) 900-6833.

If you have any questions concerning this public notice, please call the Housing and Community Development Department at (707) 648-4507.

It is the policy of the Housing Authority of the City of Vallejo (HACV) to provide reasonable accommodation to persons with disabilities, so that they may fully access and utilize the housing program and related services.
The hearing impaired may call the California Relay Service at (800) 735-2922 without TTY/TDD or (800) 735-2929 with TTY/TDD. The HACV offers language assistance to ensure
Limited English Proficient applicants have meaningful access to the Housing Choice Voucher Program.
Shenessa Williams is the Section 504 Coordinator.
Please contact Ms. Williams, Housing Specialist Supervisor, at (707) 649-7714 for further information.
The Housing Authority of the City of Vallejo is an equal housing opportunity provider and does not discriminate against any person because of race, color, religion, national origin, sex, sexual orientation, gender identity, marital status, disability, or familial status.

Vallejo Times-Herald
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VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

FILE NO. NOTICE OF DOCUMENT AVAILABILITY

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Vallejo Times-Herald, a newspaper published in the English language in the City of Vallejo, County of Solano, State of California.

I declare that the Vallejo Times-Herald is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated June 12, 1952 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of Vallejo Times-Herald as a Newspaper of General Circulation, Case Number 25864. Said order states "Vallejo Times-Herald" has been established, printed and published in the City of Vallejo, County of Solano, State of California; That it is a newspaper published daily for the dissemination of local and telegraphic news and intelligence of general character and has a bona fide subscription list of paying subscribers; and...THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:...That "Vallejo Times-Herald" is a newspaper of general circulation for the City of Vallejo, County of Solano, California. Said order has not been revoked.

I declare that this notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/08/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Vallejo, California, this
10th day of February 2025

(Signature) Melanie Irmer

Legal No. **0006878317**

NOTICE OF DOCUMENT AVAILABILITY, PUBLIC COMMENT PERIOD, AND PUBLIC HEARING
HOUSING AUTHORITY OF THE CITY OF VALLEJO PUBLIC COMMENT PERIOD
5-YEAR PUBLIC HOUSING AGENCY PLAN
FISCAL YEAR 2025-29

DATE OF NOTICE: February 8, 2025

FOR MORE INFORMATION:
Alicia M. Jones, Housing Director
(707) 648-4508
alicia.jones@cityofvallejo.net

The Housing Authority of the City of Vallejo is required by the U. S. Department of Housing and Urban Development (HUD) to prepare a 5-Year Public Housing Agency (PHA) Plan every five fiscal years for its Housing Choice Voucher Program.

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4. Fax: (707) 648-5249

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Shenessa Williams is the Section 504 Coordinator.

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Invoice Text: **AUTORIDAD DE VIVIENDA DE LA CIUDAD DE VALLEJO**
PLAN QUINQUENAL DE AGENCIA DE VIVIENDA PÚBLICA AÑO FISCAL 2025-29

FECHA DE AVISO: 8 de febrero de 2025

PARA MÁS INFORMACIÓN:
Alicia Jones, Directora de Vivienda
(707) 648-4508
Alicia.Jones@cityofvallejo.net

El Departamento de Vivienda y Desarrollo Urbano (HUD) de los EE.UU. require que la Autoridad de Vivienda de Vallejo prepare un Plan de la Agencia de Vivienda Pública (PHA) de 5 años cada cinco años fiscales para su Programa de Vales de Elección de Vivienda.

DISPONIBILIDAD DE DOCUMENTOS
Un borrador de este documento está disponible para su revisión en los siguientes lugares:

1. Departamento de Vivienda y Desarrollo Comunitario, en 200 Georgia Street, Vallejo, CA 94590
2. Página Web de la Ciudad en: www.cityofvallejo.net, Our City, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Annual Plans (Para el acceso a Internet, puede ir a la Biblioteca John F. Kennedy, en 505 Santa Clara Street)

PERIODO DE COMENTARIOS PÚBLICOS
El período de comentarios públicos **comienza el 8 de febrero de 2025 y continúa hasta el 25 de marzo de 2025**. Todos los comentarios deben recibirse antes del martes 25 de marzo de 2025 a las 4:00 p.m.

Los comentarios escritos podrán enviarse a través de:
1. Email: alicia.jones@cityofvallejo.net, o
2. Mail: Attention: Alicia Jones,
200 Georgia St., Vallejo, CA 94590, o
3. Office Dropbox or Counter: Attention:
Alicia Jones, 200 Georgia St., Vallejo, CA
94590, o
4. Fax: (707) 648-5249

AUDIENCIA PÚBLICA
La Junta Directiva de la Autoridad de Vivienda de la Ciudad de Vallejo llevará a cabo una audiencia pública en una reunión ordinaria para recibir comentarios y adoptar el Plan PHA de 5 años el 25 de marzo de 2025, a las 6:45 p.m. en la Cámara del Consejo de la Ciudad de Vallejo ubicada en 555 Santa Clara St., Vallejo CA 94590, o o vía Zoom (https://ZoomRegular.Cityofvallejo.net), o por teléfono, marcando (669) 900-6833.

Si tiene alguna pregunta sobre este aviso público, llame a la Departmamento de Vivienda y Desarrollo Comunitario al (707) 648-4507.

La ciudad de Vallejo ofrece sus programas y servicios de manera no discriminatoria y es un empleador de igualdad de oportunidades. Para más información sobre este aviso público, los discapacitados auditivos pueden llamar al Servicio de Retransmisión de California al 1-800-735-2922 sin TTY/TDD o 1-800-735-2929 con un TTY/TDD.

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VALLEJO, CA 94590

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

FILE NO. NOTICE OF DOCUMENT AVAILABILITY

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Vallejo Times-Herald, a newspaper published in the English language in the City of Vallejo, County of Solano, State of California.

I declare that the Vallejo Times-Herald is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated June 12, 1952 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of Vallejo Times-Herald as a Newspaper of General Circulation, Case Number 25864. Said order states "Vallejo Times-Herald" has been established, printed and published in the City of Vallejo, County of Solano, State of California; That it is a newspaper published daily for the dissemination of local and telegraphic news and intelligence of general character and has a bona fide subscription list of paying subscribers; and...THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:...That "Vallejo Times-Herald" is a newspaper of general circulation for the City of Vallejo, County of Solano, California. Said order has not been revoked.

I declare that this notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/08/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Vallejo, California, this
10th day of February 2025

(Signature) Melanie Irmer

Legal No. **0006878330**

AUTORIDAD DE VIVIENDA DE LA CIUDAD DE VALLEJO
PLAN QUINQUENAL DE AGENCIA DE VIVIENDA PÚBLICA AÑO FISCAL 2025-29

FECHA DE AVISO: 8 de febrero de 2025

PARA MÁS INFORMACIÓN:
Alicia Jones, Directora de Vivienda
(707) 648-4508
Alicia.Jones@cityofvallejo.net

El Departamento de Vivienda y Desarrollo Urbano (HUD) de los EE.UU. require que la Autoridad de Vivienda de Vallejo prepare un Plan de la Agencia de Vivienda Pública (PHA) de 5 años cada cinco años fiscales para su Programa de Vales de Elección de Vivienda.

DISPONIBILIDAD DE DOCUMENTOS
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1. Departamento de Vivienda y Desarrollo Comunitario, en 200 Georgia Street, Vallejo, CA 94590
2. Página Web de la Ciudad en: www.cityofvallejo.net, Our City, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Annual Plans (Para el acceso a Internet, puede ir a la Biblioteca John F. Kennedy, en 505 Santa Clara Street)

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4. Fax: (707) 648-5249

AUDIENCIA PÚBLICA
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Si tiene alguna pregunta sobre este aviso público, llame a la Departmamento de

Vivienda y Desarrollo Comunitario al (707) 648-4507.

La ciudad de Vallejo ofrece sus programas y servicios de manera no discriminatoria y es un empleador de igualdad de oportunidades. Para más información sobre este aviso público, los discapacitados auditivos pueden llamar al Servicio de Retransmisión de California al 1-800-735-2922 sin TTY/TDD o 1-800-735-2929 con un TTY/TDD.

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Invoice Text: **PAUNAWA NG PAMPUBLIKONG PAGDINIG**
HOUSING AUTHORITY NG LUNGSOD NG VALLEJO
F5-YEAR PUBLIC HOUSING AGENCY PLAN PARA SA MGA PISKAL NA TAONG 2025-29

PETSA NG PAUNAWA: Pebrero 8, 2025

FOR MORE INFORMATION:
Alicia M. Jones, Housing Director
(707) 645-4508
Alicia.Jones@cityofvallejo.net

_____

Ang Housing Authority ng Lungsod ng Vallejo ay inaatasan ng U.S. Department of Housing and Urban Development (HUD) na maghanda ng 5-Year Public Housing Agency (PHA) Plan kada limang pisyal na taon para sa Housing Choice Voucher Program nito.

AVAILABILITY NG DOKUMENTO
Maaaring suriin ang kopya ng 5-Year PHA Plan sa mga sumusunod na lokasyon:

1. Housing and Community Development Department sa 200 Georgia Street, Vallejo, CA 94590
2. Website ng Lungsod ng Vallejo sa www.cityofvallejo.net, Our City, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Annual Plans (Para makagamit ng Internet, maaaring tumungo sa John F. Kennedy Library sa 505 Santa Clara St.)

PANAHON NG PAGKOMENTO
Magsisimula ang panahon ng pagkomento ukol sa dokumento sa **Pebrero 8, 2025 hanggang Marso 25, 2025.**

Ang mga isinulat na komento ay maaaring isumite sa pamamaraan ng:
1. Email: alicia.jones@cityofvallejo.net, o
2. Mail: Attention: Alicia Jones, 200 Georgia St., Vallejo, CA 94590, o
3. Office Dropbox or Counter: Attention: Alicia Jones, 200 Georgia St., Vallejo, CA 94590, o
4. Fax: (707) 648-5249

PAMPUBLIKONG PAGDINIG
Ang mga Board of Directors ng Housing Authority ng Lungsod ng Vallejo ay magsasagawa ng pampublikong pagdinig para makalangap ng komento at aprubahan ang 5-Year PHA Plan sa pagpupulong na gaganapin sa Martes, ika-25 ng Marso 2025, 6:45 nang hapon sa Council Chambers ng Lungsod ng Vallejo, o sa pamamagitan ng Zoom (https://ZoomRegular.Cityofvallejo.net), o telepono, sa pamamagitan ng pagtawag sa numero (669) 900-6833.

Anumang tanong ukol sa pampublikong paunawang ito ay mangyaring tumawag sa Housing and Community Development Department sa (707) 648-4507.

Ang Lungsod ng Vallejo ay nagbibigay ng mga programa at serbiyo nito sa paraang hindi namimili at walang pagtatangi, at isang "Equal Opportunity Employer". Para sa karagdagang impormasyon tungkol sa pampublikong paunawang ito, ang mga may kapansanan sa pandinig ay maaaring tumawag sa California Relay Service 1-800-735-2922 kung walang TTY/TDD, o o 1-800-735-2020 kung may TTY/TDD.
nes, Housing Director
(707) 648-4508
alicia.jones@cityofvallejo.net

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VALLEJO, CA 94590

Legal No. **0006878320**

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

FILE NO. NOTICE OF DOCUMENT AVAILABILITY

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Vallejo Times-Herald, a newspaper published in the English language in the City of Vallejo, County of Solano, State of California.

I declare that the Vallejo Times-Herald is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated June 12, 1952 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of Vallejo Times-Herald as a Newspaper of General Circulation, Case Number 25864. Said order states "Vallejo Times-Herald" has been established, printed and published in the City of Vallejo, County of Solano, State of California; That it is a newspaper published daily for the dissemination of local and telegraphic news and intelligence of general character and has a bona fide subscription list of paying subscribers; and...THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:...That "Vallejo Times-Herald" is a newspaper of general circulation for the City of Vallejo, County of Solano, California. Said order has not been revoked.

I declare that this notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/08/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Vallejo, California, this
10th day of February 2025

(Signature) Melanie Irmer

PAUNAWA NG PAMPUBLIKONG PAGDINIG HOUSING AUTHORITY NG LUNGSOD NG VALLEJO
F5-YEAR PUBLIC HOUSING AGENCY PLAN PARA SA MGA PISKAL NA TAONG 2025-29

PETSA NG PAUNAWA: Pebrero 8, 2025

FOR MORE INFORMATION:
Alicia M. Jones, Housing Director
(707) 645-4508
Alicia.Jones@cityofvallejo.net

Ang Housing Authority ng Lungsod ng Vallejo ay inaatasan ng U.S. Department of Housing and Urban Development (HUD) na maghanda ng 5-Year Public Housing Agency (PHA) Plan kada limang pisyal na taon para sa Housing Choice Voucher Program nito.

AVAILABILITY NG DOKUMENTO
Maaaring suriin ang kopya ng 5-Year PHA Plan sa mga sumusunod na lokasyon:

1. Housing and Community Development Department sa 200 Georgia Street, Vallejo, CA 94590
2. Website ng Lungsod ng Vallejo sa www.cityofvallejo.net, Our City, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Annual Plans (Para makagamit ng Internet, maaaring tumungo sa John F. Kennedy Library sa 505 Santa Clara St.)

PANAHON NG PAGKOMENTO
Magsisimula ang panahon ng pagkomento ukol sa dokumento sa **Pebrero 8, 2025 hanggang Marso 25, 2025.**

Ang mga isinulat na komento ay maaaring isumite sa pamamaraan ng:
1. Email: alicia.jones@cityofvallejo.net, o
2. Mail: Attention: Alicia Jones, 200 Georgia St., Vallejo, CA 94590, o
3. Office Dropbox or Counter: Attention: Alicia Jones, 200 Georgia St., Vallejo, CA 94590, o
4. Fax: (707) 648-5249

PAMPUBLIKONG PAGDINIG
Ang mga Board of Directors ng Housing Authority ng Lungsod ng Vallejo ay magsasagawa ng pampublikong pagdinig para makalangap ng komento at aprubahan ang 5-Year PHA Plan sa pagpupulong na gaganapin sa Martes, ika-25 ng Marso 2025, 6:45 nang hapon sa Council Chambers ng Lungsod ng Vallejo, o sa pamamagitan ng Zoom (https://ZoomRegular.Cityofvallejo.net), o telepono, sa pamamagitan ng pagtawag sa numero (669) 900-6833.

Anumang tanong ukol sa pampublikong paunawang ito ay mangyaring tumawag sa Housing and Community Development De-

partment sa (707) 648-4507.

Ang Lungsod ng Vallejo ay nagbibigay ng mga programa at serbiyo nito sa paraang hindi namimili at walang pagtatangi, at isang "Equal Opportunity Employer". Para sa karagdagang impormasyon tungkol sa pampublikong paunawang ito, ang mga may kapansanan sa pandinig ay maaaring tumawag sa California Relay Service 1-800-735-2922 kung walang TTY/TDD,
o o 1-800-735-2020 kung may TTY/TDD.
nes, Housing Director
(707) 648-4508
alicia.jones@cityofvallejo.net

(2/24/25)

RAB BOARD COMMENTS FOR 5-YEAR PUBLIC HOUSING AGENCY PLAN FOR FISCAL YEAR 2025-26 THROUGH 2029

Participants

Participants
Helen “Cookie” Gordon **(CG)**
Debra Harkness **(DH)**
Gilda Ledesma **(GL)**
Shaunte McCants **(SM)**
Kenneth Harris **(KH)** (joined at 6:28pm)

Comments

The RAB Board members presented no comments pertaining to the PHA Plan.

ACTION ITEM 9.B.

DATE: March 10, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Alicia Jones, Housing Director
SUBJECT: **RECOMMENDATION TO APPROVE PROPOSED REVISIONS TO CITY OF VALLEJO CITIZEN PARTICIPATION PLAN**

RECOMMENDATION

Recommend through a resolution by the Housing and Community Development Commission to the Housing Authority of the City of Vallejo Housing Authority Board of Directors authorization of the Executive Director to execute approval of amendments to the City of Vallejo Citizen Participation Plan (Citizen Participation Plan).

BACKGROUND AND DISCUSSION

In response to the 2020 legislation establishing the CDBG-CV program, the City incorporated new public participation guidance into its Citizen Participation Plan. This guidance, which shortened the public notification period to 15 days and allowed public hearings to be conducted remotely, necessitated a substantial amendment to the existing plan. However, since the 15-day provision is no longer in force, the Citizen Participation Plan must be revised again.

The proposed revision includes language that enables the City to act in accordance with any new HUD guidance on notice periods without requiring further amendments to the plan. Although the proposed Citizen Participation Plan remains largely consistent with previous versions, it has been updated to more specifically address the provisions of 24 CFR 91.105, the federal rule requiring CDBG entitlement cities to have a Citizen Participation Plan.

Staff believes the key revisions and updates to the Citizen Participation Plan, as described below, are advisable at this time.

1. Substantial Amendments

Currently, the City must prepare and submit a Substantial Amendment to an Annual Action Plan if it proposes to transfer funds equal to or greater than Fifteen Percent (15%) of the annual allocation from one eligible activity to another eligible activity. A Substantial Amendment to the Annual Action Plan requires a public notice, public hearing, and 30-day comment period. Staff would like to increase the allocation change that triggers a substantial amendment to forty percent (40%). This will allow the City to respond to changing needs more expeditiously.

The Housing and Community Development Commission held a public hearing on March 10th, 2025 to gather information and receive comments on the proposed amendments. The draft of the amended Citizen Participation Plan was released on February 24, 2025 for public review and comment until March 25, 2025. Written and electronic comments are accepted.

ATTACHMENTS

1.	Draft Citizen Participation Plan 2025
2.	Citizen Participation Plan 2020
3.	Citizen Particiption Plan Presentation

CONTACT

Alicia M. Jones, Housing Director,
(707) 648-4408, alicia.jones@cityofvallejo.net

CITY OF VALLEJO
CITIZEN PARTICIPATION PLAN

I. OVERVIEW

A grantee receiving Community Planning and Development (CPD) program grants from the U.S. Department of Housing and Urban Development (HUD) is required by rule (24 CFR 91.105) to adopt a Citizen Participation Plan that sets forth its policies and procedures for citizen participation. The City of Vallejo receives annual funding allocations for two CPD programs: the Community Development Block Grant (CDBG) and the HOME Investment Partnership (HOME) programs.

In support of these programs, the City is required to prepare and submit to HUD the following:

- A Five-Year Consolidated Plan;
- Annual Action Plans in support of the Consolidated Plan;
- Consolidated Annual Performance Evaluation Report (CAPER);
- If needed, Substantial Amendments to the Consolidated Plan or an Action Plan.

This document details the City's procedures for notifying the public and other interested parties of:

- meetings and public hearings;
- how reasonable and timely access to meetings and hearings will be provided;
- opportunities for providing comment before the above documents are submitted to HUD;
- how and where records and the documents above will be made available for public review;
- how technical assistance will be provided to groups representing low- and moderate-income persons that wish to develop proposals for funding assistance; and
- how the City will handle complaints related to the above submissions;

II. Encouragement of Citizen Participation [§91.105(a)(2)]

Meetings and public hearings may take place at Vallejo City Hall, remotely, or at other accessible locations in the community. It is a policy of the City to provide residents of the community with reasonable and timely access to local meetings, consistent with accessibility and reasonable accommodation requirements, in accordance with section 504 of the Rehabilitation Act of 1973 and the regulations at 24 CFR part 8; and the Americans with Disabilities Act and the regulations at 28 CFR parts 35 and 36, as applicable. Requests should be addressed to Chari Francisco, Staff Secretary at Chari.Francisco@cityofvallejo.net or by phone at (707) 553-7204.

The City of Vallejo invites comments from its citizens on critical planning issues and decisions for the use of CDBG and HOME funds allocated annually. The City commits to providing the general public and interested and affected persons, including minorities and non-English speaking persons, with ample notification of these critical actions and ample time to comment.

The City encourages the participation of local and regional institutions, the Vallejo/Solano County Continuum of Care (CA-518), and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations) in the process of developing and implementing the consolidated plan and Action Plans.

The City encourages residents of public and assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations) to participate in the process of developing and implementing the consolidated plan, along with other low-income residents of targeted revitalization areas in which the developments are located.

The City will explore alternative public involvement techniques and quantitative ways to measure efforts that encourage citizen participation in a shared vision for change in communities and neighborhoods, and the review of program performance; *e.g.,* use of focus groups and the Internet.

Upon request, the City will make the Citizen Participation Plan available in a format accessible to persons with disabilities.

III. The Consolidated Plan and Related Documents [§91.105(b)]

A. The Consolidated Plan

A grantee receiving Community Planning and Development Program grants (CDBG, HOME, ESG, and/or HOPWA) from the U.S. Department of Housing and Urban Development is required by rule (24 CFR 91.1) state in one document its plan to use pursue the goals identified in §91.1(a):

i. Decent housing
ii. Suitable living environment
iii. Expanded economic opportunities

HUD rules refer to this document as the Consolidated Plan. The planning cycle for the Consolidated Plan is five years. The Consolidated Plan is supported by a series of annual Action Plans, the first of which is submitted to HUD in conjunction with the Consolidated Plan. The Plan must be submitted to HUD for approval no later than 45 days before the beginning of the next program year.

1. Public Hearings

The City of Vallejo will conduct a minimum of two public hearings on its Consolidated Plan. The public hearings may be conducted by the Housing and Community Development Commission and/or the City Council. The HCD is an advisory body created by the City Council to make recommendations on CDBG Program funding, and to provide progress reports on the status of CDBG projects and activities.

Public Hearings conducted by the Commission are held in conjunction with a regular monthly meeting. The Commission meets on the first Thursday of the month in the Council Chambers of City Hall at 555 Santa Clara Street. The meetings begin at 7:00 p.m.

The first public hearing will be conducted to receive input and comments on the City's needs and priorities. This input will be considered by the City in the development of the Consolidated Plan.

The second public hearing will be conducted after the City has prepared a draft of the Consolidated Plan. The purpose of the public hearing will be to receive comments and input on the draft Consolidated Plan from residents and other interested parties.

2. Public Notice

Beginning at least fourteen (14) days prior to each public hearing – unless HUD issues guidance calling for a shorter number of calendar days – the City of Vallejo will publish a notice at least twice in the local newspaper. The notice will indicate the place, time, and location of the public hearing. The notice will provide information concerning the purpose of the public hearing.

The public notice for the proposed Consolidated Plan will include a summary of the Plan. The summary will indicate the amount of assistance the City expects to receive (CDBG and HOME grant funds and program income), the range of activities that may be undertaken, and the estimated amount of funds that will benefit *very* low-/moderate *and low*-income persons. This summary will describe the contents and purposes of the Consolidated Plan. It will also list the locations where the Consolidated Plan will be available for examination.

3. Comment Period

The City of Vallejo will consider any comments or views of residents or other interested parties received in writing or orally at public hearings. Written comments on the draft Consolidated Plan will be accepted by the city for a minimum of thirty (30) calendar days The 30-day period will start on the date the following the second public hearing or the date the document is made available to the public.

The public notice will inform the public about the availability of documents and the dates of the 30-day comment period. Comments may be submitted by mail, email, or hand-delivered to the office of the Housing and Community Development (HCD) Department, 200 Georgia Street, Vallejo, CA 94590.

The City will consider all comments received. The City will respond to all comments, in writing, within fifteen (15) calendar days. All comments and responses will be incorporated into the document.

B. Annual Action Plan [91.220]

CITY OF VALLEJO
CITIZEN PARTICIPATION PLAN

The five Annual Action Plans supporting the Consolidated Plan describe the activities and projects the City will undertake during the next program year to address priority needs and objectives. Vallejo's program year begins July 1 of each year and concludes on June 30 of the following year. The Annual Action Plan is designed to collect the information required by the Consolidated Plan regulations in §91 Subpart C.

The Annual Action Plan's description of activities includes estimates of the number and type of persons and families that will benefit from the proposed activities; the specific local objectives and priority needs (identified in accordance with § 91.215) that will be addressed by the activities using CDBG and HOME grant funds and program income the City expects to receive during the program year; proposed accomplishments; and a target date for completion of the activity. The plan also describes the reasons for the allocation priorities and identifies any obstacles to addressing underserved needs.

The Plan must be submitted to HUD for approval no later than 45 days before the beginning of the next program year. The First-Year Annual Action Plan is submitted in conjunction with the Consolidated Plan.

1. Public Hearings

   The City of Vallejo will conduct a minimum of two public hearings each year on its Annual Plans.

   The first public hearing will be conducted to receive comments and input on housing and community development needs and proposed activities. The purpose of the public hearing will be to determine if the needs identified in the Consolidated Plan may have changed significantly and what, if any, changes in proposed activities may be appropriate.

   The second public hearing will be conducted after the City has prepared a draft of the Action Plan. The second public hearing will be conducted to receive comment and input on the proposed Annual Plan(s).

2. Public Notice

   Beginning at least fourteen (14) days prior to each public hearing – unless HUD issues guidance calling for a shorter number of calendar days – the City of Vallejo will publish a notice at least twice in the local newspaper. The notice will indicate the place, time, and location of the public hearing. The notice will provide information concerning the purpose of the public hearing.

3. Comment Period

   The City of Vallejo will consider any comments or views of residents or other interested parties received in writing or orally at public hearings. Written comments on the draft Annual Action Plan will be accepted by the city for a minimum of thirty (30) calendar days The 30-day period will start on the date the following the second public hearing or the date the document is made available to the public.

The public notice will inform the public about the availability of documents and the dates of the 30-day comment period. Comments may be submitted by mail, email, or hand-delivered to the office of the Housing and Community Development (HCD) Department, 200 Georgia Street, Vallejo, CA 94590.

The City will consider all comments received. The City will respond to all comments, in writing, within fifteen (15) calendar days. All comments and responses will be incorporated into the document.

C. Performance Reports [§91.105d)]

The City of Vallejo submits a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD no later than 45 days after the end of each program year. The CAPER explains how the City carried out its housing and community development strategies, projects, and activities. The City strives to provide data and narratives in the CAPER that clearly describe the goals of each activity and project; how effective the City and its partners were in achieving those goals; who and how many persons were served; and where those activities and projects occurred.

1. Public Hearings

   The City of Vallejo will conduct at least one public hearing on any performance report required by HUD. The purpose of the public hearing will be to receive comment and input on the contents of the draft performance report.

2. Public Notice

   Beginning at least fourteen (14) days prior to each public hearing – unless HUD issues guidance calling for a shorter number of calendar days – the City of Vallejo will publish a notice at least twice in the local newspaper. The notice will indicate the place, time, and location of the public hearing. The notice will provide information concerning the purpose of the public hearing.

   The notice will indicate the place, time, and location of the public hearing. The notice will provide sufficient information on the purpose of the public hearing.

3. Comment Period

   The City of Vallejo will consider any comments or views of residents or other interested parties received in writing or orally at public hearings. Written comments on the draft CAPER will be accepted by the city for a minimum of fifteen (15) calendar days.

The City will consider all comments received. The City will respond to all comments, in writing, within fifteen (15) calendar days. All comments and responses will be incorporated into the document.

D. Substantial Amendments [§91.105(c)]

All CDBG and HOME projects and activities must tie to a goal identified in the Consolidated Plan. The City will prepare and submit to HUD a Substantial Amendment to the Consolidated Plan if it wishes to add a goal not listed in Section SP-45 of the Consolidated Plan.

The City will prepare and submit a Substantial Amendment to an Annual Action Plan if it proposes to transfer funds equal to or greater than forty Percent (40%) of the annual allocation from one eligible activity to another eligible activity.

Amendments that are NOT substantial are increases or decreases in the amount of funds allocated to an approved project or activity to achieve the original purpose of the project or activity if the amount of funding being transferred is less than forty percent (40%) of the annual allocation.

1. Public Hearings

   The City of Vallejo will conduct at least one public hearing on any proposed substantial amendment. The purpose of the public hearing will be to receive comment and input on the contents of the substantial amendment.

2. Public Notice

   Beginning at least fourteen (14) days prior to each public hearing – unless HUD issues guidance calling for a shorter number of calendar days – the City of Vallejo will publish a notice at least twice in the local newspaper. The notice will indicate the place, time, and location of the public hearing. The notice will provide information concerning the purpose of the public hearing.

   The notice will indicate the place, time, and location of the public hearing. The notice will provide information on the purpose of the public hearing.

3. Comment Period

   The City of Vallejo will consider any comments or views of residents or other interested parties received in writing or orally at public hearings. Written comments on the draft will be accepted by the city for a minimum of thirty (30) calendar days. The 30-day period will start on the date the following the second public hearing or the date the document is made available to the public.

   The public notice will inform the public about the availability of documents and the dates of the 30-day comment period. Comments may be submitted by mail, email,

or hand-delivered to the office of the Housing and Community Development (HCD) Department, 200 Georgia Street, Vallejo, CA 94590.

The City will consider all comments received. The City will respond to all comments, in writing, within fifteen (15) calendar days. All comments and responses will be incorporated into the document.

IV. PUBLIC NOTICE [§91.105(e)(2)]

At least fourteen (14) *calendar* days prior to each public hearing*, or for a shorter number of calendar days as may be allowed by HUD,* the City of Vallejo will provide local Chambers of Commerce, ethnic organizations, the Vallejo Housing Authority, the public libraries, and interested persons, with a copy of the public notice.

These locations will include at least the following - the City Clerk's Office of City Hall, the Housing and Community Development Division of the City of Vallejo, and local public libraries.

V. COMMENT PERIODS

- The Consolidated Plan and First-Year Action Plan – a minimum of thirty (30) *calendar* days
- Year 2-5 Annual Action Plans – a minimum of thirty (30) *calendar* days
- Performance Reports – a minimum of *fifteen (15) calendar* days
- Substantial amendments – a minimum of thirty (30) *calendar* days

The City may provide comment periods shorter than 30 or fifteen days, pursuant to waivers as may be granted by HUD.

VI. AVAILABILITY OF DOCUMENTS [§91.105(g) & (h)]

The Consolidated Plan, Annual Plan, Performance Report, and amendments to any of these documents will be available to the public at the City Clerk's Office and Housing and Community Development Division Office during normal working hours, and on the City's Internet Website. The documents will be provided to the interested party within three (3) working days of their request. The Consolidated Plan and related documents will be made available in a form accessible to persons with disabilities, upon request to the Housing and Community Development Division Office during normal working hours.

The documents will be retained for at least five (5) years.

A minimum of ten (10) free copies of the Consolidated Plan and related documents will be made available to residents or other interested parties.

VII. TECHNICAL ASSISTANCE [§91.105(i)]

The City of Vallejo provides up to forty (40) hours per year of technical assistance to organizations that represent *very* low-/moderate *and low*-income persons that request assistance in developing proposals for CDBG or HOME funding assistance . This technical assistance may include:

- publishing instructions on how to fill out forms/applications;
- conducting workshops to explain: (1) the process for submitting proposals and (2) federal and local rules and requirements;
- providing comments and advice on the telephone or in meetings; and
- reviewing and commenting on draft proposals.

The City will also provide ongoing assistance to CDBG *Program- and HOME Program*-funded agencies as needed to help them maintain their eligibility for full funding.

The City may provide additional (beyond forty (40) hours) technical assistance if, in the opinion of the City Manager, staff time is available. up to forty (40) hours per year of

VII. ASSISTANCE TO NON-ENGLISH SPEAKING [§91.101(e)(4)]

Upon request from a resident or interested party or when City staff reasonably expects a significant number of non-English speaking residents to participate at a public hearing, the City will make a translator available at the meeting.

VIII. DISPLACEMENT [§91.105(b)(1)(ii)]

The federal regulations stipulate that the City will include in its Citizen Participation Plan the City's "plans to minimize displacement of persons and to assist any persons displaced, specifying the types and levels of assistance ..."

The City of Vallejo has adopted*, pursuant to* (Resolution 81-723)*,* a General Relocation Plan. This plan meets the requirements of 24 CFR 91.105(b)(1). A copy of the City's General Relocation Plan is available for review on the web at https://mitigatehazards.com/solanohmp/hmp/ .

CITY OF VALLEJO

CITIZEN PARTICIPATION PLAN

I. OVERVIEW

The City of Vallejo invites comments from its citizens on critical planning issues and decisions for the *federal Community Development Block Grant (*CDBG) *Program* and *Home Investment Partnerships (*HOME) Programs. The City commits to provide the general public and interested and affected persons with ample notification of these critical actions and ample time to comment. Meetings will take place at Vallejo City Hall, *remotely,* or *at* other accessible locations in the community.

At a minimum, the Citizen Participation Plan shall apply to the following: (1) the Consolidated Plan, (2) the Annual Plan, (3) Performance Reports, *and* (4) substantial amendments to the above.

The City of Vallejo will prepare a Five-Year Consolidated Plan. The City may prepare an Annual Plan each fiscal year or the City may prepare multiple Annual Plans in one fiscal year.

Performance Reports shall be prepared as required by the U.S. Department of Housing and Urban Development (HUD) and shall also be subject to the provisions of the Citizen Participation Plan.

The City of Vallejo may consider substantial amendments to any of these plans or documents. In such cases, the City will invite public comments.

The subsequent sections of the Citizen Participation Plan address the specifics of how and when the public will be notified, how they may provide comments, how long they will have to comment, and where documents will be available.

II. PUBLIC HEARINGS

A. Consolidated Plan

Every five years, the City of Vallejo shall conduct at least two public hearings on its Consolidated Plan. The public hearings may be conducted by the Housing and *Community Development* Commission and/or the City Council. The first public hearing shall be conducted to receive input and comments on the City's needs and priorities. This input shall be considered by the City in the development of the Consolidated Plan.

The second public hearing shall be conducted after the City has prepared a draft of the Consolidated Plan. The purpose of the public hearing shall be to receive comments and input on the draft Consolidated Plan.

B. Annual Plan

The City of Vallejo shall conduct at least two public hearings every year on its Annual Plans. The City may adopt multiple Annual Plans in one year. For example, in Fiscal Year *2020/21*, the City may adopt Annual Plans for Fiscal Year ~~2013/14~~ *2020/21*and *2021/22*.

The first public hearing shall be conducted to receive comments and input on housing and community development needs and proposed activities. The purpose of the public hearing shall be to determine how the needs may have significantly changed from those identified in the Consolidated Plan and what, if any, changes in proposed activities may be appropriate.

The second public hearing shall be conducted to receive comment and input on the proposed Annual Plan(s).

C. Performance Reports

The City of Vallejo shall conduct at least one public hearing on any performance report required by HUD. The purpose of the public hearing shall be to receive comment and input on the contents of the draft performance report.

D. Substantial Amendments

A substantial amendment is defined as the addition or deletion of any program or activity. A substantial amendment also includes any change in statistical data of ~~20%~~ *twenty percent* or more in the Consolidated Plan, Annual Plan, or Performance Report.

Amendments that are NOT substantial are: increases or decreases in the amount of funds allocated to an approved project or activity, to achieve the original purpose of the project or activity.

At least one public hearing is required for a substantial amendment to any of the plans or documents.

III. PUBLIC NOTICE

Beginning at least fourteen (14) days prior to each public hearing, *or for a shorter number of calendar days as may be allowed by HUD,* the City of Vallejo shall publish a notice in the local newspaper. The notice shall indicate the place, time, and location of the public hearing. The notice shall provide sufficient information on the purpose of the public hearing.

At least fourteen *calendar* days prior to each public hearing, *or for a shorter number of calendar days as may be allowed by HUD,* the City of Vallejo shall provide local Chambers of Commerce, ethnic organizations, the Vallejo Housing Authority, the public libraries, and interested persons, with a copy of the public notice.

The public notice for the proposed Consolidated Plan will include a summary of the Plan. It shall indicate the amount of assistance the City expects to receive (grant funds and program income), the range of activities that may be undertaken, and the estimated amount of funds that will benefit *very* low- *and low*-income persons. This summary shall describe the contents and purposes of the Consolidated Plan. It shall also list the locations where the Consolidated Plan will be available for examination. These locations shall include at least the following - the City Clerk's Office of City Hall, the Housing and Community Development Division of the City of Vallejo, and local public libraries.

IV. COMMENT PERIOD

The City of Vallejo shall provide a period of at least thirty *calendar* days to receive comments on the draft Consolidated Plan, *draft Annual Plan,* and on any substantial amendments. The 30-day period may start on the date the document is available to the public. The City will also provide public notice regarding the availability of documents and the dates of the 30-day comment period.

For performance the City shall provide at least *fifteen calendar* days to receive public comment.

The City shall consider all comments received. The City shall respond to all complaints, in writing, within fifteen *calendar* days. All comments and responses shall be incorporated into the document.

The City may provide comment periods shorter than 30 or fifteen days, pursuant to waivers as may be granted by HUD.

V. AVAILABILITY OF DOCUMENTS

The Consolidated Plan, Annual Plan, Performance Report, and amendments to any of these documents shall be available to the public at the City Clerk's Office and Housing and

Community Development Division Office during normal working hours, and on the City's Internet Website. The documents shall be provided to the interested party within three (3) working days of their request.

The documents shall be retained for at least five years.

The City shall make available at least ten (10) free copies of the Consolidated Plan to local residents or organizations.

VI. TECHNICAL ASSISTANCE

The City of Vallejo shall provide up to hours per year of technical assistance to organizations that represent *very* low- *and low*-income persons. This technical assistance may include:

- publishing instructions on how to fill out forms/applications;
- conducting workshops to explain: (1) the process for submitting proposals and (2) federal and local requirements;
- providing comments and advice on the telephone or in meetings; and
- reviewing and commenting on draft proposals.

The City shall also provide ongoing assistance to CDBG *Program- and HOME Program-* funded agencies as needed to help them maintain their eligibility for full funding.

The City may provide additional (beyond forty hours) technical assistance if, in the opinion of the City Manager, staff time is available.

VII. ASSISTANCE TO NON-ENGLISH SPEAKING

When City staff reasonably expects a significant number of non-English speaking residents to participate at a public hearing, the City will make a translator available at the meeting.

VIII. DISPLACEMENT

The federal regulations stipulate that the City shall include in its Citizen Participation Plan the City's "plans to minimize displacement of persons and to assist any persons displaced, specifying the types and levels of assistance ..."

The City of Vallejo has adopted, *pursuant to* (Resolution 81-723), a General Relocation Plan. This plan meets the requirements of 24 CFR 91.105(b)(1).

Vallejo Citizen Participation Plan as Amended and Revised

Public Hearing

Housing and Community Development Commission

March 10, 2025

Citizen Participation Plan Amended and Revised

Why does Vallejo have a Citizen Participation Plan?

Because Vallejo receives CDBG funds annually, HUD requires us to adopt a citizen participation plan that sets forth the City's policies and procedures for citizen participation.

Citizen Participation Plan Amended and Revised

What is the purpose of a Citizen Participation Plan?

To encourage citizens to participate in the development of the consolidated plan, the annual action plan, any substantial amendment to the consolidated plan and or action plan, and the annual performance report.

Citizen Participation Plan Amended and Revised

What is a Consolidated Plan?

Consolidated plan or ("the plan"). The document that is submitted to HUD that serves as the comprehensive housing affordability strategy, community development plan, and submissions for funding under any of the Community Planning and Development formula grant programs (e.g., CDBG and HOME) that is prepared in accordance with the process described in 24 CFR Part 91.

Each Consolidated Plan is supported by five annual action plans.

Citizen Participation Plan Amended and Revised

What is a Substantial Amendment?

In the Consolidated Plan, the City identifies community needs and goals and sets forth a Strategic Plan for the next five years.

Sometimes changes in the jurisdiction's planned or actual activities are required. If a new goal is identified or the need for reallocation of funds above a threshold set by the City is identified, a Substantial Amendment may be recommended.

The approval process for a Substantial Amendment is the same as required for the Consolidated Plan or an Annual Action Plan.

Citizen Participation Plan Amended and Revised

The City currently has a Citizen Participation Plan. Why is staff recommending it be revised and amended?

Reason One

In response to 2020 legislation establishing the CDBG-CV program, the City incorporated new public participation guidance into its Citizen Participation Plan which shortened the public notification period for Covid-related activities to 15 days and allowed public hearings to be conducted remotely.

The15-day provision is no longer in effect.

Citizen Participation Plan Amended and Revised

The15-day provision is no longer in effect so that language needs to be deleted from the CPP.

Incorporating the 15-day provision in the CPP required a substantial amendment to the plan.

Although HUD has indicated no plans to alter current rules for Reasonable Notice, staff is recommending revised language that would allow implementation of any new guidance without having to request a Substantial Amendment to the CPP.

Citizen Participation Plan Amended and Revised

Reason Two

HUD's San Francisco field office has recommended the City of Vallejo revise its Citizen Participation Plan to be more specific and more closely aligned with the requirements of 24 CFR Part 91.105. *[This is the section of the rule that spells out what must be in the Citizen Participation Plan.]*

Citizen Participation Plan Amended and Revised

The proposed revised CPP is organized to reflect – at a minimum – the basic requirements of the rule…

§91.105 Citizen participation plan; local governments.

(a) *Applicability and adoption of the citizen participation plan.*

(2) *Encouragement of citizen participation*

(3) *Citizen comment on the citizen participation plan and amendments.*

(b) *Development of the consolidated plan.*

(c) *Consolidated plan amendments*

(d) *Performance reports*

(e) *Public hearings*

(f) *Meetings*

(g) *Availability to the public*

(h) *Access to records*

(i) *Technical assistance*

(j) *Complaints*

(k) *Use of citizen participation plan*

Citizen Participation Plan Amended and Revised

For the sake of clarity – and specificity – formats have been standardized for the Consolidated Plan and Related Documents [§91.105(b)] section of the proposed revised plan:

1. Public Hearings – a minimum of two public hearings each year
2. Public Notice – Beginning at least fourteen (14) days prior to each public hearing – unless HUD issues guidance calling for a shorter number of calendar days – the City of Vallejo will publish a notice at least twice in the local newspaper. The notice will indicate the place, time, and location of the public hearing. The notice will provide information concerning the purpose of the public hearing.
3. Comment Period - Written comments on the draft Consolidated Plan will be accepted by the city for a minimum of thirty (30) calendar days… All comments and responses will be incorporated into the document.

Citizen Participation Plan Amended and Revised

Reason Three

- The Citizen Participation Plan must specify the criteria the City will use for determining what changes in the jurisdiction's planned or actual activities constitute a substantial amendment to the consolidated plan.
- The plan must, among the criteria for a substantial amendment, establish a threshold for changes in the use of CDBG funds from one eligible activity to another.
- The current Citizen Participation Plan requires a substantial amendment if the City wishes to transfer fifteen percent (15%) or more of the annual allocation from one activity to another.

Citizen Participation Plan Amended and Revised

- The current Citizen Participation Plan requires a substantial amendment if the City wished to transfer fifteen percent (15%) or more of the annual allocation from one activity to another.
- The Substantial Amendment process can take 45 days or more from the time a need is recognized until a reallocation of funds can take place.
- Housing and Community Development staff recommends increasing the threshold to forty percent (40%) of the annual allocation which would allow the City to respond to changing needs more expeditiously.

Citizen Participation Plan Amended and Revised

Questions?

Comments?

ACTION ITEM 9.C.

DATE: March 10, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Alicia Jones, Housing Director
SUBJECT: **RECOMMENDATION TO CONDUCT A PUBLIC HEARING FOR FY 2025-30 CONSOLIDATED PLAN AND FY 2025-26 ANNUAL ACTION PLAN (AAP)**

RECOMMENDATION

Conduct a public hearing. No other action will be taken.

BACKGROUND AND DISCUSSION

Eligible state and local governments receive annual block grants for community development and affordable housing from the U.S. Department of Housing and Urban Development (HUD). For the City of Vallejo, these grants include the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships ("HOME") Program. A key feature of these grants is the grantee's ability to choose how the funds will be used. For each program, HUD describes a broad range of eligible activities. Local governments can determine which of the eligible activities will best serve the needs of their community. In order to determine the most pressing needs and develop effective, place-based market-driven strategies to meet those needs, HUD requires grantees to develop a Consolidated Plan.

Every five years, the City of Vallejo adopts a Consolidated Plan. The Five-Year Consolidated Plan addresses housing and community development needs, and includes a needs assessment and analysis of the identified affordable housing and community development needs in the City of Vallejo. The City's next Consolidated Plan will be for the period beginning July 1, 2025 and ending June 30, 2030 and due to HUD at least 45 days before the start of City's program/fiscal year, or by May 15th.The statutory deadline to submit the Consolidated Plan to HUD is no later than August 16th of each year.

The Consolidated Plan regulations require that grantees meet certain citizen participation requirements. Each grantee is required to prepare a Citizen Participation Plan that details the community's procedures for involving the public in its program planning and implementation. According to the City of Vallejo's Citizen Participation Plan, before a draft of the Consolidated Plan is prepared, the City will hold at least one public hearing to gather information and receive comments on housing and community development needs in the community. This hearing, which was held on January 7, 2025, provided an opportunity for residents and other interested parties to comment on how the City's CDBG Program and HOME Program funds may be used in Fiscal Year (FY) 2025-26 (period beginning July 1, 2025 through June 30, 2026).

The current Five-Year Consolidated Plan (FY 2020-21 through FY 2024-25) established the following groups as the most in need of assistance, in this order of priority: (1) extremely low- and very low-income renters; (2) homeless persons; (3) very low- and low-income first time homebuyer; and (4) non-homeless persons with special needs including persons living with HIV/AIDS, severe mental illness, and substance abuse addictions. The Plan has also established community development (non-housing) priorities. They are: (1) completing comprehensive, health and safety-related public improvements in neighborhood target areas, (2) installing curb ramps, City-wide, and (3) providing social services for extremely low-income and very low-income persons to meet their basic human needs. In the Consolidated Plan, quantifiable five-year and annual goals are established to address identified needs.

The City is holding a second public hearing for the public to comment on the draft Consolidated Plan, which was uploaded to the City's website on February 23, 2025.

Public notices regarding this hearing were published in three languages: English, Spanish, and Tagalog, in the local newspaper, Vallejo Times Herald, on February 23, 2025. Copies of the public notices are provided at Attachment 2.

ATTACHMENTS

1.	COV ConPlan FY 2025-29 Presentation
2.	FY 2025-2030 Draft Consolidated Plan
3.	Notice of Public Hearing Affidavits

CONTACT

Alicia M. Jones, Housing Director (707) 648-4408
alicia.jones@cityofvallejo.net

Community Development: The Vallejo CDBG Story

Public Hearing

March 10, 2025

Community Development Block Grant Program

What is Community Development?

The Community Development Block Grant evolved during the Nixon administration by combining a numberof competitive grant programs – including Urban Renewal and Model Cities.

What is Community Development?

The idea behind CDBG:

Local communities know more about local needs than someone reading an application in Washington, D.C.

Show me the money!

- Congress allocates
- HUD disburses

Each entitlement entity is responsible for planning how to spend it, then doing so.

What We Can DO

The rule – 24 CFR 570.201-206 – tells grantees what, how they can use CDBG funding.

All activities must Be Eligible as specified in the rule and Meet a National Objective

- *All CDBG activities funded by Vallejo meet the National Objective described in §570.208(a) Activities benefiting low- and moderate-income persons.*

Not All Local Projects Are Eligible

If Not Identified As Eligible, May Assume To Be Ineligible

What We Can DO

Some examples of activities eligible for CDBG funding:

- Acquisition
- Disposition
- Public Facilities And Improvements
- Clearance Activities
- Public Services
- Interim Assistance
- Payment of Non-Federal Share
- Urban Renewal Completion
- Loss of Rental Income
- Relocation
- Privately Owned Utilities
- Construction of Housing - Limited
- Homeownership Assistance
- Micro-enterprise Assistance
- Technical Assistance - Neigh. Revitalization
- Rehabilitation
- Special Economic Development

What we can’t do…

- New housing construction – exception: a Community-Based Development Organization (CBDO)
- General government expenses
- Operating and maintenance expenses
- Buildings used for the general conduct of business – exception: removal of architectural barriers
- Income payments

Who we serve …

Low- and

moderate-income persons

80% or less of Area Median Income

Who we serve …

Income limits are determined by HUD, usually once a year, and are based on the area median income of the Vallejo-Fairfield MSA.

AMI = **$113,200** (Family of four)

80% of AMI = **$100,650** (Family of four)

HUD adjusts the income numbers for family size

The Plan

CDBG recipients are required to prepare a five-year plan – the Consolidated Plan - to identify community needs and how to address them using the funding provided.

HUD calls it the Consolidated Plan because the process is designed to cover four programs: CDBG, HOME, Emergency Solutions Grant (ESG), and HOPWA.

The Vallejo receives CDBG and HOME.

The Plan

The recipient must then prepare a series of annual action plans to implement the Consolidated Plan.

The Plan we are presenting today also includes the annual action plan for the 2025-26 program year.

Vallejo’s program year begins on July 1 and ends June 30.

The Calendar

10 March 2025

Second Public Hearing (The first of two required public hearing was conducted January 7, 2025) HCDC Approval of the 2025-2029 Consolidated Plan and First-Year Annual Action Plan

24 February - 25 March 2025

30-day window for receiving written comments from the public

22 April 2025

Mayor & Council approval of the 2025-2029 Consolidated Plan and First-Year Annual Action Plan

16 May 2025

Deadline for submitting 2025-2029 Consolidated Plan and First-Year Action Plan to HUD

1 July 2025

First day of 2025-2026 program year

Funding

HUD instructs grantees not to submit plans until HUD has released its annual funding allocations.

As of today, Congress had not yet approved HUD's budget for FY2025 which began October 1, 2024.

Once Congress approves the HUD budget and the President signs off, HUD applies its formulae to the allocation and divides the available funds.

The Office of Management and Budget (OMB) must sign off on the allocations.

The allocation process can take as long as 60 days.

FUNDING

The City is presenting this Consolidated Plan using provisional funding levels

The sections of the Consolidated Plan and Annual Action Plan requiring specific funding levels have been built on the assumption of level funding for the five years, with an arbitrary funding level of CDBG: $1,007,083 HOME: $400,000* per year

These amounts are estimates, all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels described here to match actual allocation amounts.

Funding

The Community Development Department is recommending Conditional Approval based on the parameters given on the previous slide so that it will be able to submit its 2025-2029 Consolidated Plan and First-Year Action Plan the same day the allocation is received.

Waiting for the allocation to start the comment period and final approval process could delay receiving HUD approval and the Grant Agreement by as much as 75 days.

The Plan

The Consolidated Plan is divided into four sections:

- The Process
- Needs Assessment
- Market Analysis
- Strategic Plan

Consultation

The consultation process has included interviews, focus groups, workshops for targeted stakeholders and the extensive use of surveys covering housing, non-housing special needs, homelessness, public facilities, and public infrastructure.

Consultation

Here’s some of what we’ve heard:

Our CDBG assets should be used throughout the city rather than be restricted to low-mod neighborhoods.

Our housing programs should be targeted to owner-occupied units rather than rental units.

The Needs Assessment

The Needs Assessment

This section of the 2025-2029 Consolidated Plan discusses the following topics:

- Housing Needs
- Disproportionately Greater Need
- Public Housing
- Homeless Needs
- Non-Homeless Special Needs
- Non-Housing Community Development Needs

The Needs Assessment

One of the City's important partners is the Vallejo Housing Authority.

Although VHA is a separate entity, the City is still required to consider the needs and plans of the housing authority in the Consolidated Plan and Action Plans.

Public Housing data for the Con Plan was supplied by VHA.

The Needs Assessment

Cost Burden, for both renters and home-owners, is the single most significant housing problem for residents of Vallejo.

The Needs Assessment

Cost Burden >30%	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF LMI HOUSEHOLDS								
Small Related	1,480	1,220	995	3,695	325	310	895	1,530
Large Related	235	505	165	905	110	115	120	345
Elderly	990	540	490	2,020	820	485	594	1,899
Other	665	390	860	1,915	204	215	320	739
Total need by income	3,370	2,655	2,510	8,535	1,459	1,125	1,929	4,513

The Needs Assessment

Cost Burden > 50%	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF LMI HOUSEHOLDS								
Small Related	0	0	775	775	300	210	0	510
Large Related	0	0	365	365	100	55	15	170
Elderly	680	185	110	975	610	335	200	1,145
Other	0	635	220	855	200	0	0	200
Total need by income	680	820	1,470	2,970	1,210	600	215	2,025

The Needs Assessment

Census data suggests the populations most likely to be cost burdened or severely cost burdened are:

- Renters
- Seniors living alone, both renters and home-owners, and
- households headed by single females

- Of all households in Vallejo with children under 18, 29% are headed by single females

The Needs Assessment

HOMELESSNESS

Vallejo is part of the Housing First Vallejo/Solano County Continuum of Care. The CoC conducts an annual Point-in Time count of people homeless during the last days of January each year. The 2024 Solano County Point-in Time Count was a communitywide effort conducted on January 31, 2025. For this snapshot in time, it is estimated that there were 1,725 people either in shelters or living on the streets of Solano County.

The Needs Assessment

NA-50 Non-Housing Community Development Needs

The grantee must assess the needs for

- Public Services
- Public Facilities
- Public Infrastructure

Any activity funded in whole or part using CDBG money must be eligible and meet a national objective as defined in 24 CFR 570.

The Market Analysis

The Market Analysis

- The purpose of the Market Analysis section is to provide a clear picture of the environment in which Vallejo's Community Development Department administers its CDBG and HOME-funded activities.
- Most of the tables in the section are pre-populated with data supplied by HUD.
- In many cases more up-to-date data exists, most of which paints a picture of a dynamic housing market driven by population and income growth.

The Market Analysis

Topics covered in this section include:

- Number, Cost, and Condition of Housing Units
- Public and Assisted Housing
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Needs
- Broadband Needs
- Hazard Mitigation

The Strategic plan

The Strategic Plan

The Needs Assessment and Market Analysis, which has been guided by Community Development Department, consultation, interviews, meetings, surveys, and public input, identified two priority needs:

- Affordable Housing
- Community and Public Services

The Strategic Plan

These Priority Needs are addressed with the following Goals:

- Increase Affordable Housing Opportunities
- Owner-Occupied Single-Family Housing Rehabilitation
- Public Services
- Promote Fair Housing
- Enhance Public Facilities/Infrastructure
- Homelessness Prevention Services
- Support programs through program administration

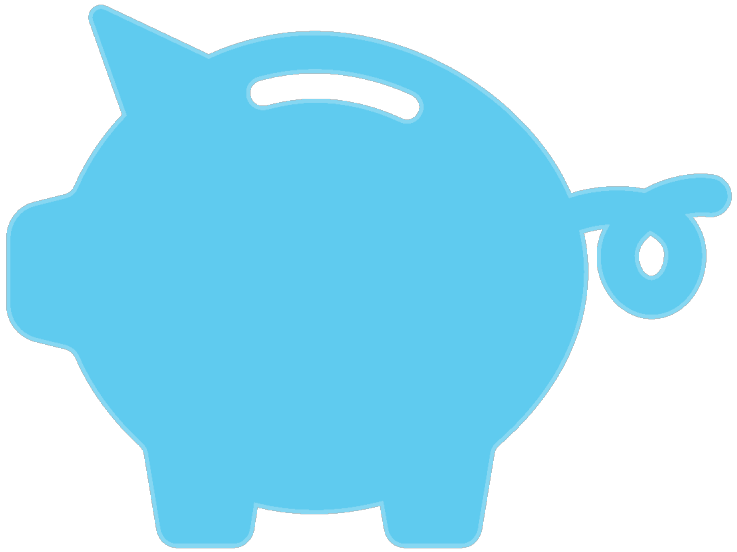
The Strategic Plan

SP-10 Geographic Priorities

Vallejo's 2020-2024 Consolidated Plan designated five local target areas

Based on feedback from consultations, public hearings, and surveys, the City has decided to designate **Citywide** as its geographic priority for the 2025-2029 Consolidated Plan

Citywide gives the City the flexibility to fund activities anywhere in the city



The Strategic Plan

SP-35 Anticipated Resources

Important Reminder

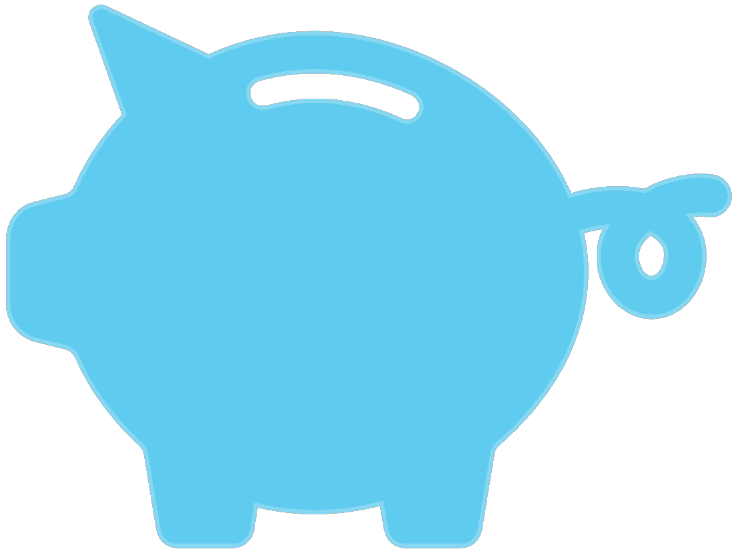
- HUD instructs grantees not to submit plans until HUD has released its annual funding allocations.
- As of today, Congress had not yet approved HUD's budget for FY2025 which began October 1, 2024.
- Vallejo may not know what it's 2025 CDBG allocation is for three or more months from now.
- Proposed funding is provisional and approval by the Mayor and Council will be conditioned on replacing the provisional numbers with numbers based on the actual allocation.

The Strategic Plan

- Over the five years of this plan, the City expects its highest spending priorities to be downpayment assistance, owner-occupied rehab, TBRA, public services, and Admin/Planning. The City typically budgets 15% of its annual allocation, the regulatory cap, to Public Services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Federal	Admin/Planning Acquisition Economic Development Owner-Occupied Rehab Public Services Public Facilities	1,007,083	15,000	1,500,000	2,522,083	4,088 ,332	Funding Estimates are based on level funding throughout life of this Consolidated Plan.
HOME	Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	0	10,000	2,104,926	2,114,926	1,200,000	CHDO, mortgage assistance, TBRA and Program Administration

The first-year action plan



The First-Year action Plan

Important Reminder

- HUD instructs grantees not to submit plans until HUD has released its annual funding allocations.
- As of today, Congress had not yet approved HUD's budget for FY2025 which began October 1, 2024.
- Vallejo may not know what it's 2025 CDBG allocation is for three or more months from now.
- Proposed funding is provisional and approval by the Mayor and Council will be conditioned on replacing the provisional numbers with numbers based on the actual allocation.

The First-Year action Plan

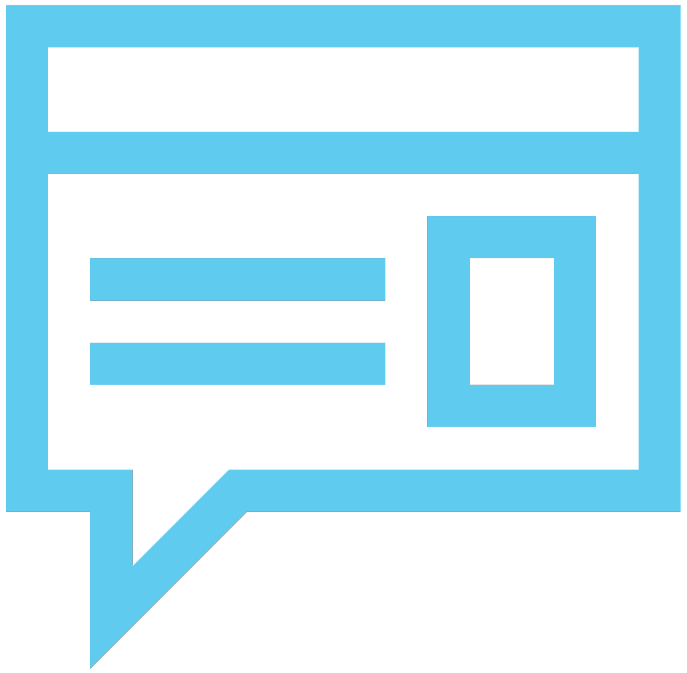
AP-15 Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Federal	Admin/Planning Acquisition Economic Development Owner-Occupied Rehab Public Services Public Facilities	1,007,083	15,000	1,500,000	2,522,083	4,088 ,332	Funding Estimates are based on level funding throughout life of this Consolidated Plan.
HOME	Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	0	10,000	2,104,926	2,114,926	1,200,000	CHDO, mortgage assistance, TBRA and Program Administration

The First-Year action Plan

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing Opportunities	2025	2026	Affordable Housing	Citywide	Households with unmet housing needs	CDBG: 300,000 HOME: 450,000	Homeowner Housing Rehab; TBRA
2	Sonoma Estates Housing Project	2025	2026	Affordable Housing	South Vallejo	Households with unmet housing needs	CDBG: 354,605	Provide Housing for persons with Special Needs – Elderly: 98 units
3	Public Services	2025	2026	Non-homeless special needs	Citywide	Public services to assist special needs populations	CDBG: 151,062	Public service activities other than low/moderate-income housing benefit – 6250 persons
4	Homeless Navigation Center	2025	2026	Homeless	Citywide	Homeless	HOME ARP: 2,183,000	Prior Year Funds: Supportive Services
5	Support programs through program administration	2025	2026	Planning/ Administration	Citywide	All of the above	CDBG: 201,416	Other – Program administration



Questions?

Contact Information

We want to hear what you think… please send us your written comments…

Housing & Community Development Department

200 Georgia Street
Vallejo, CA 94590

housing@cityofvallejo.net

Executive Summary

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

1. Introduction

Vallejo, with a population of 126,090 at the 2020 Census, 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 affordable housing and community development (non-housing) needs data available to the City, the Plan has identified four priority population groups in Vallejo, in this order of need: (1) extremely low- and very low-income renters, (2) homeless persons, (3) very low- and low-income first time homebuyers, and (4) non-homeless persons with special needs, including persons with HIV/AIDS, severe mental illness, and substance abuse addictions. Ongoing community development (non-housing) needs include: (1) comprehensive, health and safety public improvements in neighborhood target areas (Attachment A), (2) curb ramps Citywide, and (3) social services for extremely low- and very low-income persons to meet their basic human needs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

3. Evaluation of past performance

Evaluation of past performance has been completed through the Consolidated Annual Performance and Evaluation Report (CAPER). These documents state the objectives and outcomes identified in each year's Annual Action Plan and include an evaluation of past performance through measurable goals and objectives compared to actual performance. These documents can be found on the City's website:
https://vallejoca.hosted.civiclive.com/cms/One.aspx?portalId=16925451&pageId=17953873

4. Summary of citizen participation process and consultation process

A variety of public outreach and citizen participation was used to develop this Consolidated Plan. The 2019 Housing and Community Development survey was used to help establish priorities for throughout the City by gathering feedback on the level of need for housing and community development categories. A public meeting was held prior to the release of the draft plan to garner feedback on preliminary findings. The Plan was released for public review and a public hearing will be held to offer residents and stakeholders the opportunity to comment on the plan.

5. Summary of public comments

DRAFT

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

7. Summary

This five-year plan identifies the community's affordable housing, homeless, community development, and economic development needs, as well as outlines a comprehensive and coordinated strategy for implementation of programs. The City will use its CDBG and HOME funds to leverage other public and private investment in order to address its goals and priorities.

DRAFT

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities 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	Housing and Community Development Department
HOME Administrator	VALLEJO	Housing and Community Development Department

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Vallejo's Office of the City Manager, Housing and Community Development (HCD) Division, will take the lead role in implementing its affordable housing and community development strategy for Vallejo over the next five years (July 1, 2025 through June 30, 2030). HCD Division is responsible for implementing the City's CDBG, HOME, and NSP Programs, and VHA Housing Successor Agency (formerly Redevelopment) 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 from 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) Voucher, and Section 8 Homeownership Programs. HCD anticipates contracting with a non-profit agency, Community Housing Development Corporation (CHDC), which is also a HOME-eligible CHDO, to deliver its first-time homebuyer mortgage assistance program, and well as its homebuyer education and homebuyer counseling programs. The Housing Authority and social service providers share information and target supportive services where possible on behalf of its FSS participants. Non-profit housing and social service organizations will be invited to submit CDBG and HOME Program proposals to the City, to address the highest priority affordable housing and community development needs in Vallejo. The advisory City Housing and Community Development (HCD) Commission, appointed by the City Council, provided significant input into how these funds will be allocated in FY 2025-26.

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 of Care (CoC) Board for Solano County (Housing First Solano), as well as on the governing board of the Community Action Partnership of Solano (CAP Solano), a joint powers authority, to support Vallejo's ongoing work 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 provides technical assistance where necessary and appropriate to strengthen capacity and identify and

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secure resources, or assist agencies to access resources, to carry out the activities proposed in the Consolidated Plan's Strategic 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 and evaluate outcomes, and develop funding, policies and procedures for the 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 programs on a competitive basis. For the last several years, the County of Solano has been successful in securing funding from HUD, the State, and private sources for homeless assistance centers, transitional housing, supportive services, and permanent housing. The City of Vallejo has been an active and participating member of the Continuum of Care in the County of Solano since its inception, and as noted above, the City's HCD Manager sits on the CoC Board. This provides guidance as to 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 jurisdictions consultations with housing, social service agencies and other entities

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Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for
<TYPE=[pivot_table] REPORT_GUID=[AA4FDEC5439905E0BA7EBD82142E56F5]>			
City of Vallejo	Government	• Housing Need Assessment • Public Housing Needs Homelessness Strategy • Homeless Needs - Chronically homeless, Families with children, • Veterans Homelessness Needs • Non-Homeless Special Needs • Economic Development • Market Analysis • Lead-based Paint Strategy • Anti-poverty Strategy	Invited to participate in survey, public input meetings, and comment on the draft plan
Housing First Solano	Continuum of Care	•	
4th Second		•	
A Place 2 Live		•	
Avian Glen (PBV)		•	
Blue Oak Landing (PBV)		•	
Center for Urban Excellence		•	
Child Start Inc		•	
Faith Food Fridays		•	
Fighting Back Partnership		•	
Filipino Community Center		•	
Future Vallejo Leadership Youth		•	
GVRD		•	
Jesse Bethel High School		•	
JFK Library (downtown)		•	

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John Finney High School		•	
Kaiser Medical Center		•	
La Clincia		•	
Marina Towers		•	
Marina Vista Apartments		•	
Milestones of Development		•	
Moschetti Inc		•	
Moshetti Café		•	
Panama Bay Coffee		•	
PEO Chapter ON		•	
Planned Parenthood		•	
Rebuilding Together Solano County		•	
Senior Citizen's Leadership Council		•	
Sereno Village		•	
Sol Trans (bus system)		•	
Solano Dream Center		•	
Soroptimist International of Vallejo		•	
Springstowne Library (East Vallejo)		•	
Sutter Hospital		•	
The ARC Solano		•	
The Coach Sarna League		•	
Vallejo Adult School		•	
Vallejo Chamber of Commerce		•	
Vallejo Charter School		•	
Vallejo Ferry Building		•	
Vallejo High School		•	
Vallejo Municipal Marina		•	

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Vallejo Project		•	
Vallejo Roots CLT		•	
Vallejo Rotary Club		•	
Vallejo Sun		•	
Vallejo Together		•	
Vallejo Yacht Club		•	
Veterans of Foreign War (post 1123)		•	
Watch Me Grow		•	
Community Development Housing Corporation		•	
Good Compenny		•	
VCUSD Transportation		•	
		•	

Table 2 – Agencies, groups, organizations who participated

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

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?

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Narrative (optional):

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PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

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 1/7/2025	Non-targeted/broad community				
2	Internet Outreach	Non-targeted/broad community	A total of 44 surveys were received.	The results are available as part of the Needs Assessment and Market Analysis		
3	Public Hearing 3/10/2025	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan, combined with input gathered through the consultation/citizen participation process, provides a picture of affordable housing, special needs housing, community development, and homelessness needs in Vallejo. Information contained in the Needs Assessment along with the Market Analysis drive the identification of the Consolidated Plan's priority needs, which serve as the basis for the Strategic Plan and proposed projects to be funded in the Action Plan.

A primary need faced by many low- and moderate-income households is difficulty affording suitable housing. Cost burdens (housing costs that exceed 30% of a household's income) and severe cost burdens (housing costs that exceed 50% of a household's income) impact large shares of Vallejo renters with incomes under 50% of the area median income (AMI). Subsidized housing available through Housing Choice Vouchers, public housing, Home key and Low Income Housing Tax Credit provide some affordable housing options for lower income households, however levels of need outpace the available supply of affordable units. Unable to afford or qualify for higher-priced units, some renter households live in lower-priced, substandard units with maintenance or rehabilitation needs. Housing condition also impacts low- and moderate-income homeowners, including seniors and young families, who may need assistance affording maintenance and upkeep. Housing and services for

In addition to housing needs, stakeholder input and prior plans identify a variety of public services and public infrastructure and facility needs in Vallejo. Among those are street and roadway improvements, sidewalk expansion and improvement, transportation assistance, workforce development, health and mental health services, and youth and senior programs. Stakeholders also identified the need for housing and services for people experiencing homelessness, including homelessness prevention, transitional and supportive housing programs, and permanent supportive housing.

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

According to 2016-2020 Five-Year American Community Survey (ACS) data, the city of Vallejo population is estimated at 121,278, up 2% from the 2000 base year. Households grew at a similar rate over that time period to reach 41,865. The median household income in Vallejo is estimated at $73,869, which is lower than the median household income for the state of California ($89,146) change from the 2000 base year median of $57,028.

Table 6 segments households by income and household type, including small families (2-4 members), large families (5 or more members), households with seniors, and households with young children. As shown, 0-30% HAMFI 5,960 (14%): 30-50% HAMFI 5,150 (12%) 50-80% 8,290 (19%) households in Vallejo have low or moderate incomes (under 80% of HUD Adjusted Median Family Income (HAMFI)) and constitute approximately 46% of the total households.

Tables 7 through 12 identify housing needs by tenure based on Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data is a special tabulation of the U.S. Census Bureau's American Community Survey (ACS) that is largely not available through standard Census products. The special dataset provides counts of the number of households that fit certain combinations of HUD-specified housing needs, HUD-defined income limits (primarily 30, 50, and 80% of HAMFI), and household types of particular interest to planners and policy makers.

To assess affordability and other types of housing needs, HUD defines four housing problems:

1. Cost burden: A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.

2. Overcrowding: A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.

3. Lack of complete kitchen facilities: A household lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.

4. Lack of complete plumbing facilities: A household lack complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly household income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (as described above).

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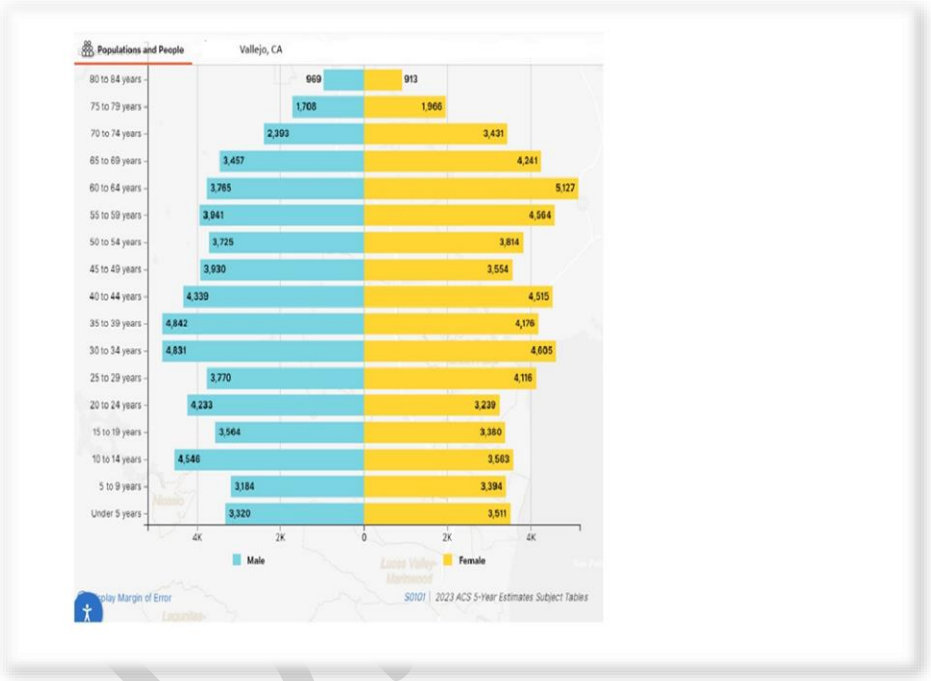
Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	118,995	121,275	2%
Households	41,215	41,865	2%
Median Income	$57,028.00	$73,869.00	30%

Table 5 - Housing Needs Assessment Demographics



Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Race and Ethnicity

American Indian and Alaska Native 1,426
American Indian and Alaska Native alone in Vallejo city, California
Asian 29,723
Asian alone in Vallejo city, California
Black or African American 25,133
Black or African American alone in Vallejo city, California
Hispanic or Latino 35,835
Hispanic or Latino (of any race) in Vallejo city, California
Native Hawaiian and Other Pacific Islander 1,343
Native Hawaiian and Other Pacific Islander alone in Vallejo city, California

Not Hispanic or Latino 26,440
White alone, not Hispanic or Latino in Vallejo city, California
Some Other Race 22,107
Some Other Race alone in Vallejo city, California
Two or More Races 15,907
Two or More Races in Vallejo city, California
White 30,451
White alone in Vallejo city, California

Data source 2020 Decennial Census

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5,960	5,150	8,290	4,870	17,590
Small Family Households	2,080	2,010	3,295	2,135	8,675
Large Family Households	420	730	785	665	2,415
Household contains at least one person 62-74 years of age	1,435	1,345	1,935	1,624	5,545
Household contains at least one person age 75 or older	1,075	770	1,104	475	1,385
Households with one or more children 6 years old or younger	1,129	980	1,440	699	1,744

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Married-couple family	13,427
Male householder, no spouse present	1,443
Female householder, no spouse present	3,111

Data source 2020 Decennial Census

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	95	15	4	0	114	25	0	0	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	235	95	215	200	745	69	10	20	90	189
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	385	430	255	80	1,150	0	65	160	120	345
Housing cost burden greater than 50% of income (and none of the above problems)	2,405	1,335	625	19	4,384	1,135	680	645	85	2,545

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	420	865	1,750	715	3,750	245	415	1,260	749	2,669
Zero/negative Income (and none of the above problems)	115	0	0	0	115	135	0	0	0	135

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,115	1,880	1,100	299	6,394	1,235	750	825	295	3,105
Having none of four housing problems	930	1,070	3,130	1,805	6,935	675	1,450	3,235	2,470	7,830
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

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3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,480	1,220	995	3,695	325	310	895	1,530
Large Related	235	505	165	905	110	115	120	345
Elderly	990	540	490	2,020	820	485	594	1,899
Other	665	390	860	1,915	204	215	320	739
Total need by income	3,370	2,655	2,510	8,535	1,459	1,125	1,929	4,513

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	775	775	300	210	0	510
Large Related	0	0	365	365	100	55	15	170
Elderly	680	185	110	975	610	335	200	1,145
Other	0	635	220	855	200	0	0	200
Total need by income	680	820	1,470	2,970	1,210	600	215	2,025

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	530	415	410	115	1,470	0	45	120	70	235
Multiple, unrelated family households	90	95	45	130	360	69	30	60	140	299

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	15	10	35	60	0	0	0	0	0
Total need by income	620	525	465	280	1,890	69	75	180	210	534

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

Estimates of the number of non-elderly single person households in need of housing assistance are included in the "other, non-family" category of Tables 9 and 10. This category also includes multi-person households whose members are unrelated (e.g. roommates, un-married partners, etc.). There are an estimated 3709 single-person or multi-person unrelated households with incomes under 80% HAMFI who spend more than 30% of their income on housing. As Table 9 shows, single-person or multi-person unrelated households comprise 28% of all households experiencing cost burdens. The majority (74%) are renters and the remaining 26% are homeowners.

As Tables 9 and 10 show, (1,055 households or 58%) of non-family households with cost burdens have housing costs that exceed 50% of their income. Renters make up 78% of severely cost burdened other, non-family households, while owners make up 22%.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

In their 2023 report, *Domestic Violence in California, the* Office of the Attorney General/ California Department of Justice reports that there were 398 domestic violence offenses in Vallejo. While the number of victims of domestic violence, dating violence, sexual assault and stalking in need of housing assistance is not available, services provided by Safe for Solano, a domestic violence shelter in Vallejo , indicate the type of services needed. Safe for Solano provides a variety of in-shelter and out-of-shelter services for survivors of domestic violence, including safe shelter, basic necessities, transportation to

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and from work, children's activities and counseling, legal advocacy and court and hospital accompaniment, supportive counseling, case management, and others

What are the most common housing problems?

Overall, the most common housing problem in Vallejo is cost burdens and severe cost burdens. Approximately 46% of all households with incomes under 80% HAMFI in the city experience cost burdens (see Tables 6 and 9). Severe cost burdens affect 11,505 renter households and 7538 owner households, or 43 % of all households with incomes under 80% HAMFI (see Tables 6 and 10). For those households earning below 30% HAMFI, severe cost burdens have the greatest effect. As Table 10 shows, over one-half (1,890 households or 39%) of the 4,995 severely cost burdened households are extremely low income.

Although cost burdens have the greatest effect on Vallejo households with incomes under 80% HAMFI, overcrowded and substandard facilities also impact these residents. About 1268 households with incomes under 80% AMI experience overcrowding (see Table 11). Around 114 low- to moderate-income households live in substandard housing or lack complete kitchen or plumbing facilities (see Table 7)..

Are any populations/household types more affected than others by these problems?

Cost burdens and severe cost burdens affect renters considerably more than homeowners (Tables 9 and 10). The largest share of renters affected by cost burdens are small family households (4470 or 39 % of the total) followed by other households (2770 or 24% of the total). Elderly households comprise 24% of cost burdened renters. In contrast, elderly households make up 41% of cost burdened owners, indicating that many may face difficulty affording mortgage payments, utilities, real estate taxes, and home maintenance/repairs on fixed incomes Renters are more likely than homeowners to experience overcrowding (Table 11). There are 1470 overcrowded renter households compared to only 235 owner households. Overcrowded renters and owners are more likely to be small families than multiple, unrelated family households. Cost burdens and severe cost burdens tend to skew toward households in the lowest income group (030% AMI). Thirty-nine percent (55%) of cost burdened renters have extremely low incomes. Among the severely cost burdened (Table 7).

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

In Vallejo, (29%) of households earning less than 30% AMI are cost burdened, spending more than 30% of their income on housing, not including childcare, medical or transportation costs (see Tables 6 and 9). Low wages, rising rental costs, and the scarcity of affordable housing for extremely and very low-income households place vulnerable households at even greater risk for eviction or homelessness. Individuals and families at imminent risk of homelessness often face a myriad of barriers including prior histories of

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homelessness or eviction, chronic physical or mental disabilities, poor credit, criminal histories, and limited access to additional education or job skills training.

For formerly homeless families and individuals nearing the termination of assistance, the top needs are for increased, sustainable income; access to Social Security disability and other mainstream benefits; linkages to health, mental health, and legal services; access to affordable transportation and childcare; and ongoing case management and supportive services.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No data/estimates on at risk populations

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The most fundamental risk factor for homelessness is extreme poverty, leading to unaffordable rents or homeowner costs. Renters with incomes under 30% HAMFI and housing cost burdens over 50% are at risk of homelessness, especially if they experience a destabilizing event such as a job loss, reduction in work hours, or medical emergency/condition. Such factors may also put low income homeowners at risk of foreclosure and subsequent homelessness.

Substandard living conditions, including a lack of complete kitchen or plumbing, is also an indicator of homelessness risk. The 2015 CHAS data identifies 139 units without complete facilities, including 114 rental units and 25 homeowner units.

Discussion

To summarize, in Vallejo, (32%) of the population experience a housing problem. Cost burdens are the most common housing problem, which tend to have their greatest effects on extremely low-income households and small families. Severe cost burdens, too, have great impacts on extremely low-income households, as well as non-family households. Where overcrowding occurs, this housing problem also tends to have its greatest effect on small families.

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NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Introduction

This section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. The purpose of this assessment is to identify if any racial or ethnic group has disproportionately greater needs than all other groups at this income level.

According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 13 to 16 identify the number of households experiencing one or more of four housing problems by householder race, ethnicity, and income level. The four housing problems include: (1) cost burdens (paying more than 30% of income for housing); (2) overcrowding (more than 1 person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

Income classifications include:

- Extremely low income – up to 30% of area median income (AMI);
- Low income – greater than 30% AMI to 50% AMI; • Moderate income – greater than 50% AMI to 80% AMI; and
- Middle income – greater than 80% AMI to 100% AMI.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,305	585	355
White	1,290	200	160
Black / African American	2,160	125	95
Asian	610	155	35
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,025	80	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,045	1,030	0
White	1,140	455	0
Black / African American	1,160	260	0
Asian	520	115	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	1,025	145	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,490	2,465	0
White	1,250	1,080	0
Black / African American	985	420	0
Asian	935	380	0
American Indian, Alaska Native	0	4	0
Pacific Islander	70	25	0
Hispanic	1,010	485	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

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80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,890	2,140	0
White	565	735	0
Black / African American	495	525	0
Asian	450	285	0
American Indian, Alaska Native	0	0	0
Pacific Islander	40	35	0
Hispanic	315	510	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

The preceding tables show that housing need increases as incomes become lower. For lowest income households in Vallejo (0- 30% AMI) (5305 households or 12%) have a housing need. The majority of these households are African Americans, of whom 5% have a housing need (2160 households). Hispanic households also have an above-average rate of housing needs at 2% (or 1025 households).

At low incomes (30 to 50% AMI), housing needs remain relatively common, impacting 9% of households (or 4045 households). Two groups have higher rates of housing need than the city as a whole, including African Americans (1160 households with needs or 2%) and Hispanics (1025 households with needs or 2%). The latter have a disproportionate rate of needs.

For the 50 to 80% AMI income category, the share of households with a housing problem is 4,490 at 10% African American and Asian households have similar rates of (2%). Hispanic however, have a disproportionate rate of needs at 1010 at (2.5%).

At middle incomes (80 to 100% AMI), 1,890 households have a housing problem. at (5%) The majority of these households are white (565 households) African American (495 households). Asian households number 450, and Hispanic 315.

In summary, the groups that have a disproportionate rate of housing problems include extremely low income, and moderate income Hispanic, Black/African American and Asian households.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section assesses the severe housing needs of racial and ethnic groups at various income levels in comparison to severe needs at that income level as a whole. The purpose of this assessment is to identify if any racial or ethnic group has disproportionately greater severe housing needs than all other groups at this income level.

Like the preceding analysis, this section uses HUD's definition of disproportionately greater need, which occurs when one racial or ethnic group at a given income level experiences housing problems at a rate that is at least 10 percentage points greater than the income level as a whole.

Tables 17 through 20 identify the number of households with one or more of the severe housing needs by householder race and ethnicity. The four severe housing problems include: (1) severe cost burden (paying more than 50% of income for housing and utilities); (2) severe crowding (more than 1.5 people per room); (3) lack of complete kitchen facilities; and (4) lack of complete plumbing facilities.

Income classification include:

- Extremely low income – up to 30% of area median income (AMI);
- Low income – greater than 30% AMI to 50% AMI; • Moderate income – greater than 50% AMI to 80% AMI; and

Middle income – greater than 80% AMI to 100% AMI

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,830	1,065	355
White	1,150	340	160
Black / African American	2,045	240	95
Asian	535	235	35
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	900	200	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,765	2,315	0
White	705	890	0
Black / African American	925	500	0
Asian	250	390	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	750	420	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,895	5,055	0
White	440	1,890	0
Black / African American	425	975	0
Asian	455	865	0
American Indian, Alaska Native	0	4	0
Pacific Islander	10	90	0
Hispanic	460	1,030	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

DRAFT

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	525	3,500	0
White	155	1,145	0
Black / African American	100	915	0
Asian	125	605	0
American Indian, Alaska Native	0	0	0
Pacific Islander	25	55	0
Hispanic	110	710	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section looks at levels of need by race and ethnicity to identify groups that are disproportionately likely to have housing needs compared to the city overall. While the preceding sections assessed all housing and severe housing problems, Table 21 focuses only on what share of their income households spend on housing. Data is broken down into groups spending less than 30% of income on housing costs, those paying between 30 and 50% (i.e., with a cost burden), and those paying over 50% (i.e., with a

severe cost burden). The final column, "no/negative income," identifies households without an income, for whom housing as a share of income was not calculated. Although several groups have households with no computed income, the share of these households is generally low, not exceeding 4% for any racial or ethnic group.

Housing Cost Burden

As Table 21 shows, 24,100 of all households in Vallejo spend 30% of their income on housing costs. 8,190, spending between 30-50% of their income on housing costs, 8979 spending more than 50% of their income on housing costs. Combined, 40% of the city's households spend more than 30% of their income on housing (17,160 households).

By race and ethnicity, the share of households spending more than 30% of income on housing ranges from Black/African American, Asian, Hispanic at 27% these groups have a disproportionate rate of cost burden

The data in Table 21 also allows for a comparison between housing cost burdens among white households and households of other races and ethnicities. These figures show that white households have a higher cost burden than the remaining groups.

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	24,100	8,190	8,979	365
White	8,880	2,570	2,369	160
Black / African American	4,375	2,005	3,225	95
Asian	5,210	1,670	1,160	45
American Indian, Alaska Native	35	0	0	0
Pacific Islander	255	115	15	0
Hispanic	4,475	1,510	1,795	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

As Table 21 shows, 58% of all households in Vallejo spend less than 30% of their income on housing costs. Approximately 20% are cost burdened, spending between 30-50% of their income on housing costs, and an additional 21% are severely cost burdened, spending more than 50% of their income on housing costs. Combined, 40% of the city's households spend more than 30% of their income on housing (17,160 households).

By race and ethnicity, the share of households spending more than 30% of income on housing ranges from White 4,939 (11%), Black 5,230 (12%), Asian 2,830 (7%), Pacific Islander 130, Hispanic 3,305 (8%).

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The data in Table 21 also allows for a comparison between housing cost burdens among white households and households of other races and ethnicities.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

In several income categories, there are racial and ethnic groups with disproportionate housing needs relative to the needs of the income group as a whole. These include:

- Households with incomes under 30% AMI –White households have a disproportionate housing need and severe housing need. Hispanic, Asian, Black households also have a disproportionate severe housing need at this income level.
- Households with incomes from 30 to 50% AMI - Hispanic and Black/African American households have a disproportionate rate of housing need and severe housing needs. One other, relative group Asian) has disproportionately high rates of severe housing needs:
- Households with incomes from 50 to 80% AMI – Black/African America and Hispanic households have a disproportionate rate of housing need and severe housing need. Asian households also show a disproportionately high rate of severe housing needs.
- Households with incomes from 80 to 100% AMI – Hispanica have a disproportionate rate of housing need No races or ethnicities show a disproportionate rate of severe housing needs.

If they have needs not identified above, what are those needs?

Input collected during the community engagement process identified housing affordability for low- and moderate-income households as the priority housing need in Vallejo. Community members also discussed issues related to housing quality/condition for both rental and owned units. Stakeholders explained that low-income renters are often only able to afford units that are substandard and in need of repair and/or that have absentee or neglectful landlords.

In addition to housing needs, stakeholders identified the following needs experienced by low- and moderate-income households in Vallejo: transportation assistance, youth and teen activities, affordable childcare, affordable healthcare, resources for new moms, and youth centers with safe and affordable activities and programs.

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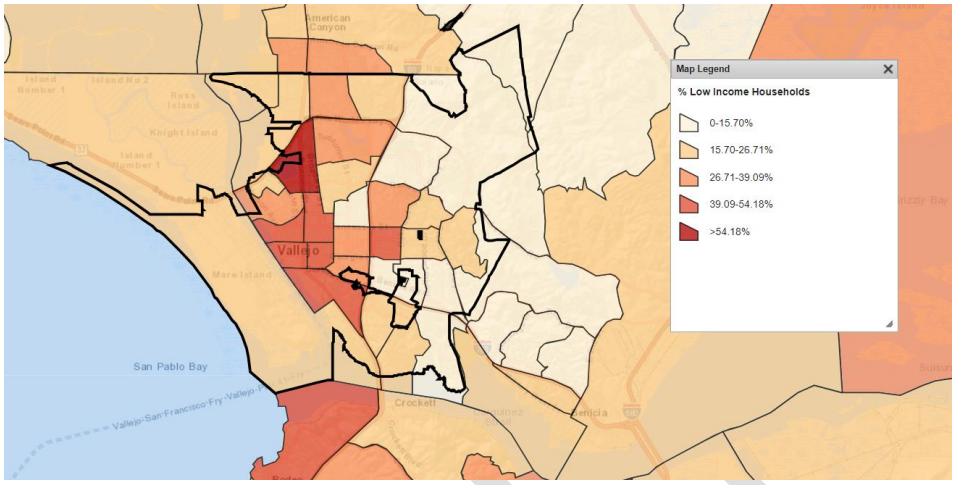
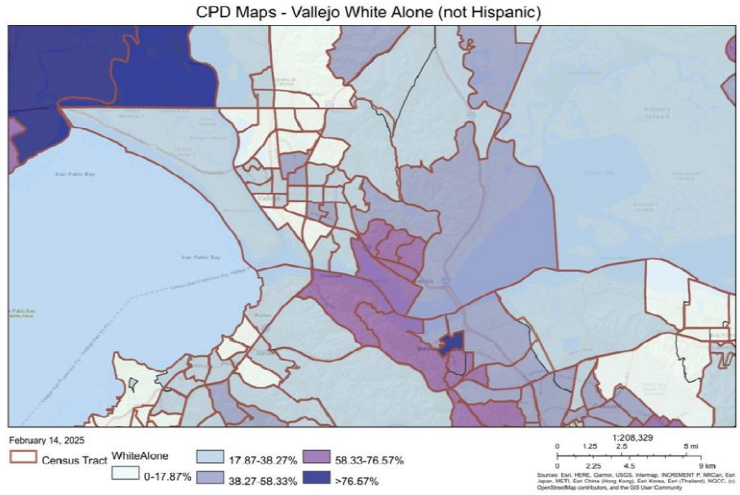
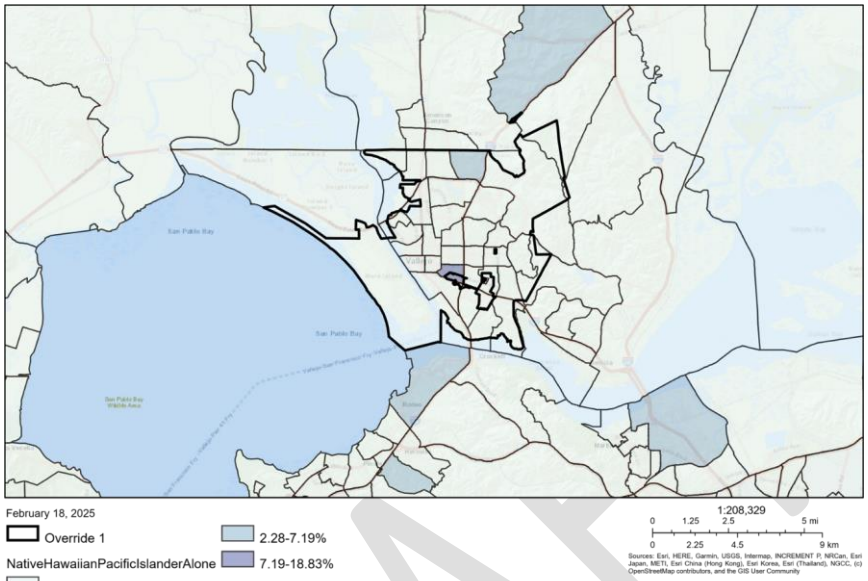
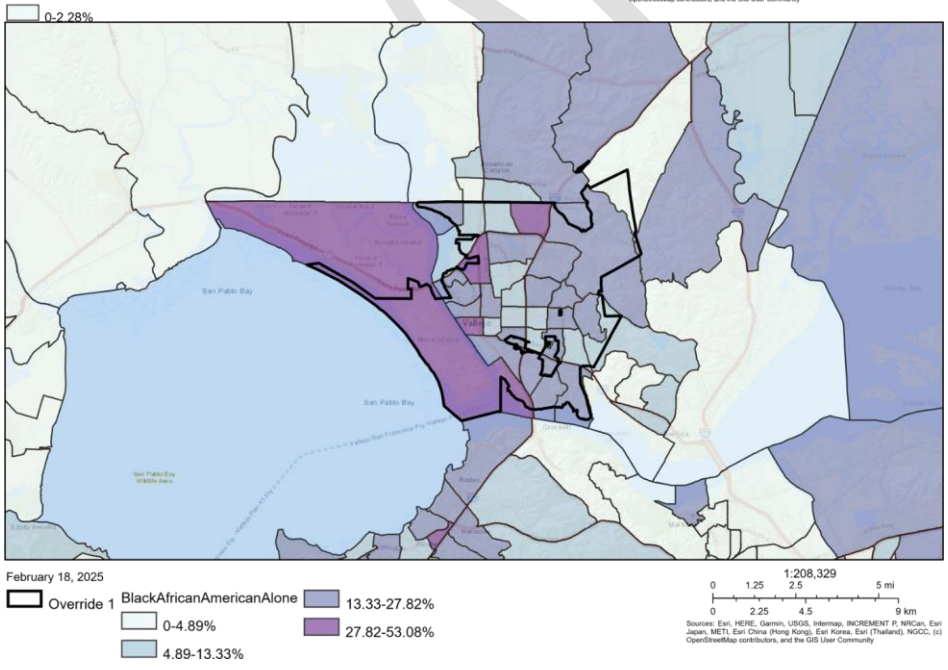
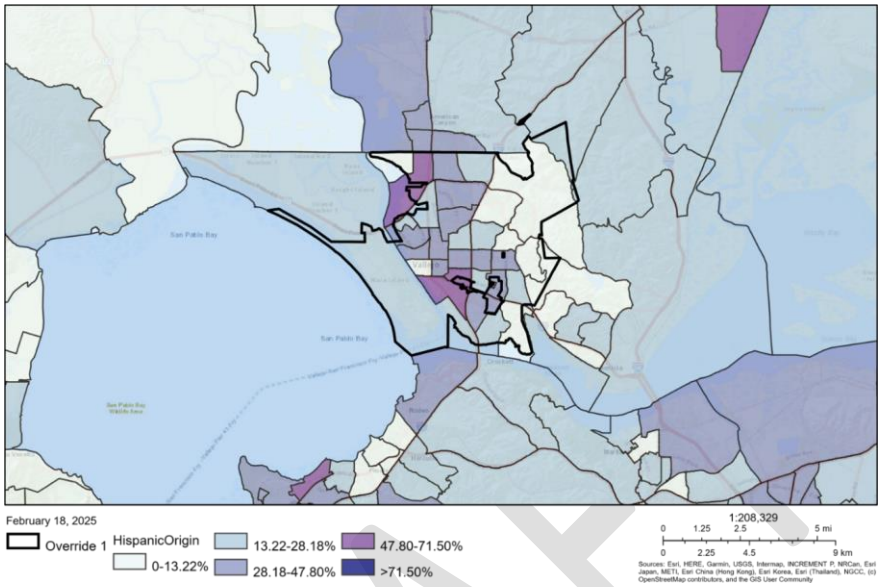


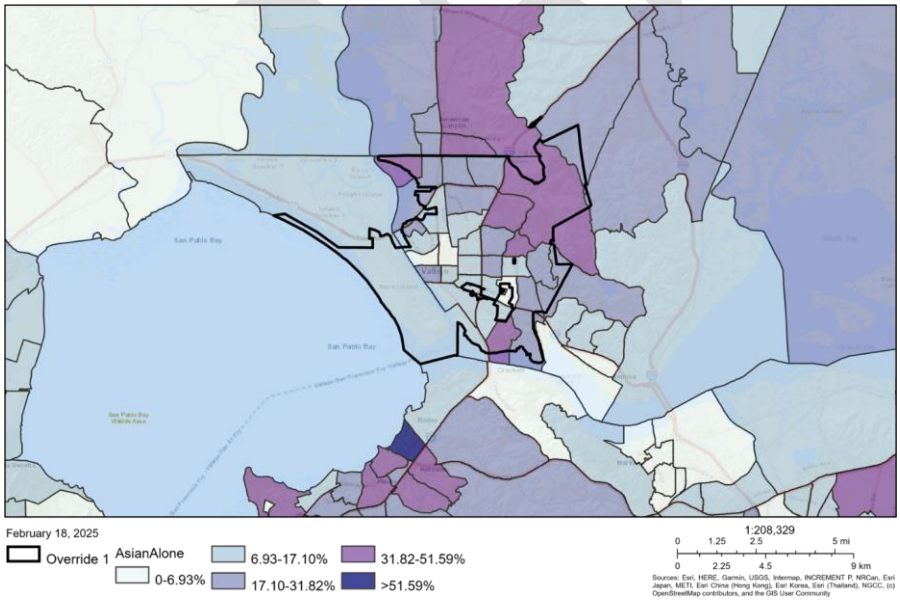
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?




February 18, 2025
Override 1
NativeHawaiianPacificIslanderAlone
0-2.28%
2.28-7.19%
7.19-18.83%
1:208,329
0 1.25 2.5 5 mi
0 2.25 4.5 9 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community


February 18, 2025
Override 1
BlackAfricanAmericanAlone
0-4.89%
4.89-13.33%
13.33-27.82%
27.82-53.08%
1:208,329
0 1.25 2.5 5 mi
0 2.25 4.5 9 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community


February 18, 2025
Override 1
HispanicOrigin
0-13.22%
13.22-28.18%
28.18-47.80%
47.80-71.50%
>71.50%
1:208,329
0 1.25 2.5 5 mi
0 2.25 4.5 9 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community


February 18, 2025
Override 1
AsianAlone
0-6.93%
6.93-17.10%
17.10-31.82%
31.82-51.59%
>51.59%
1:208,329
0 1.25 2.5 5 mi
0 2.25 4.5 9 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

NA-35 Public Housing – 91.205(b)

Introduction

Residents in the City of Vallejo are served with public housing by the Vallejo Housing Authority (VHA). Currently, the Vallejo Housing Authority provides over 2088 publicly supported housing units: 2041 units of traditional public housing and 20 housing choice vouchers. HUD Public and Indian Housing (PIH) Information Center data also lists one of the housing choice vouchers as a VASH voucher, which is designated to provide housing for a military/veteran family. Demographic data from the HUD PIH Information Center (PIC) indicates that the majority of Vallejo Housing Authority households are African American 1568 (85%). Eight percent (8%) of DHA households are white 396, while 1% is Hispanic. Approximately one-eighth of DHA households house elderly residents.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	2,088	20	2,041	13	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	14,532	13,042	14,517	8,502	0
Average length of stay	0	0	0	7	0	7	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	0	2	2	2	1	0
# Homeless at admission	0	0	0	4	0	0	4	0
# of Elderly Program Participants (>62)	0	0	0	399	1	396	1	0
# of Disabled Families	0	0	0	683	6	671	2	0
# of Families requesting accessibility features	0	0	0	2,088	20	2,041	13	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	396	2	385	5	0	0
Black/African American	0	0	0	1,568	15	1,537	8	0	0

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Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	0	79	1	76	0	0	0
American Indian/Alaska Native	0	0	0	20	0	20	0	0	0
Pacific Islander	0	0	0	25	2	23	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	146	1	143	1	0	0
Not Hispanic	0	0	0	1,942	19	1,898	12	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The VHA waiting list does not track the need for accessible units. The HCD Division maintains a list of accessible units for the public.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Current residents in public and other assisted housing units are most immediately in need of opportunities and supports to grow and attain a level of self-sufficiency. These supports include programs in areas such

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as transportation, health-related assistance, childcare, after school programs, youth and teen activities, adult education, and job training and assistance. Residents also noted needs for physical improvements in their neighborhoods, such as road repair, maintenance of existing playgrounds, and development of new parks.

How do these needs compare to the housing needs of the population at large

The needs of public housing residents and voucher holders are different from those of the city's overall low- and moderate-income population primarily in that these residents are housed in stable and decent housing. With this need met, residents are able to work on other needs that families typically face in addition to housing insecurity. These other needs frequently include childcare, healthcare, employment, transportation, and food.

Discussion

In summary, public housing allows low-income households an opportunity to focus on other needs besides housing. While the VHA has a combined 2088 publicly supported units, these house less than one-fourth of the total number of households earning between 0-50% HAMFI. Housing need estimates and stakeholder input indicates that additional affordable housing resources are needed in the Vallejo.

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NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This section provides estimates of the population experiencing homelessness in the region and details the needs of people experiencing homelessness in the city of Vallejo. Vallejo is part of the Housing First Vallejo/Solano County Continuum of Care. The CoC conducts an annual Point-in Time count of people homeless during the last days of January each year. The 2024 Solano County Point-in Time Count was a communitywide effort conducted on January 31, 2025. For this snapshot in time, it is estimated that there were 1,725 people either in shelters or living on the streets of Solano County.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

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Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Unsheltered: 1436 83.2% Sheltered: 289 16.8%

Veterans: 5% Chronically Homeless: 29.2% Unaccompanied Youth: 3.6%

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section discusses the characteristics and needs of people in various subpopulations in Vallejo who are not homeless but may require supportive services, including people with HIV/AIDS, the elderly, people with disabilities (mental, physical, or developmental), people with alcohol or drug addiction, survivors of domestic violence, and individuals with a criminal record and their families.

Describe the characteristics of special needs populations in your community:

ELDERLY AND FRAIL ELDERLY

13,709 residents ages 65-74 of those 4,207 (30%) with a disability. Vallejo's elderly, aged 75 and over, 8434 of those 4127 (48.9%) with a disability. ACS 2023 1-year survey. An estimated 17,014 (13.9%) in the city have a disability.

PEOPLE WITH DISABILITIES

Vallejo residents with one or more disabilities. The figure below shows shares of population with a disability-by-disability type, indicating that the most common types of disabilities are ambulatory difficulties, independent living difficulties, and cognitive difficulties.

With hearing difficulty: 4,551 3.7%

With vision difficulty: 2,656 2.2%

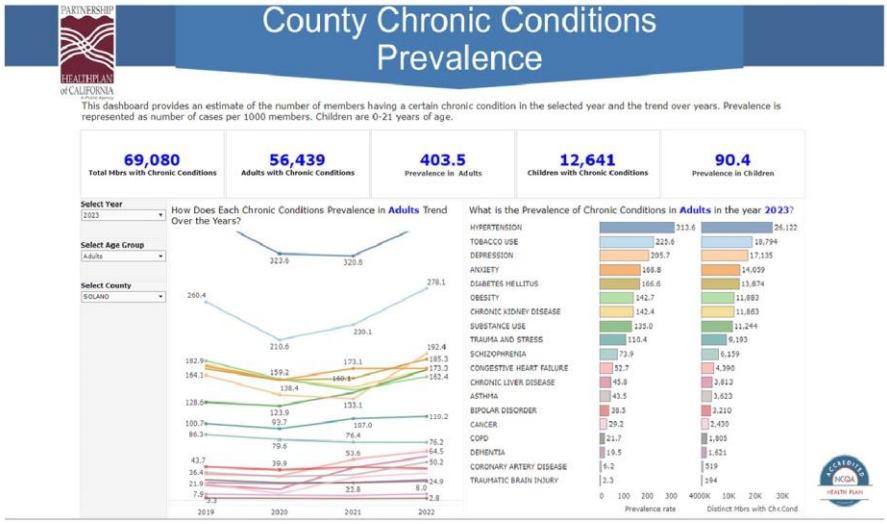
Cognitive difficulty: 5,323 4.7%

Ambulatory difficulty: 9,822 8.6%

With self-care difficulty: 4,090 3.6%

With an independent living difficulty: 6,843 6.9%

PERSONS WITH ALCOHOL OR DRUG ADDICTION



VICTIMS OF DOMESTIC VIOLENCE

State of California Department of Justice - Open Justice

Domestic Violence-Related Calls for Assistance Agencies: Vallejo. Years: 2014 - 2023. 1 Penal Code section 13730 does not require that the type of weapon involved in a domestic violence-related call be reported.2 Hands, feet, etc.3 Data for cases with strangulation or suffocation are not available prior to 2018.

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
TOTAL CALLS	572	663	671	664	637	650	678	594	518	398
Weapon Involved1	255	225	237	215	167	158	189	207	237	398
Firearm	8	4	8	4	5	4	17	14	11	10
Knife or Cutting Instrument	12	17	24	16	8	23	17	19	11	9
Other Dangerous Weapon	39	32	34	30	34	48	35	45	64	133
Personal Weapon2	196	172	171	165	120	83	120	129	151	246
Not Reported	0	0	0	0	0	0	0	0	0	0
Total Strangulation and Suffocation3	0	0	0	0	36	36	46	31	33	22
Cases with Strangulation	0	0	0	0	34	32	43	29	31	21
Cases with Suffocation	0	0	0	0	2	4	3	2	2	1

What are the housing and supportive service needs of these populations and how are these needs determined?

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, survivors of domestic violence, were determined by input from both service providers and the public through the Housing and Community Needs Survey, public meetings, focus groups, and stakeholder interviews.

HOUSING THAT IS AFFORDABLE, ACCESSIBLE, LOW-BARRIER, AND SAFE

High housing costs make it difficult for populations with special needs--who often live on very low incomes--to afford housing. Residents with special needs often live at or below the federal poverty level. Low incomes force many residents to live in congregate care, have roommates, or live with family. HUD's fair market rent documentation for FY 2024 HOME program rents for a two-bedroom unit in the Vallejo metro area at $1818 per month, and a three-bedroom unit at $2092 per month.[1] Because of the high cost of housing, there is a need to increase the availability of affordable housing for populations with special needs. This could include options such as smaller housing units; multifamily 'missing middle housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability. Residents and stakeholders who participated in public meetings and stakeholder interviews also discussed a need to provide support and training to increase homeownership. Housing may be inaccessible to populations with special needs for a variety of reasons. Persons with disabilities may find that their housing options are not ADA compliant or are outside the service range for public transportation. People living with HIV/AIDS, immigrants and refugees, people with criminal histories, and other populations with special needs are often discriminated against in housing application processes. People living with HIV/AIDS have a particular need for low-barrier housing that is free from requirements surrounding drug testing, sobriety, criminal background, and medical appointments. For these reasons, there is a need to ensure that accessible, low-barrier housing is available and to take actions to reduce discrimination, such as providing fair housing services.

For the elderly and frail elderly, people with disabilities, and others that may not have access to vehicles, there is also a need for housing that is accessible to transportation, recreation, and employment. Group homes and other housing options for seniors and people with disabilities are often located away from walkable areas with access to transit. These populations need housing options that are integrated into the community to provide access to needed services and to reduce social isolation. Similar to other populations with special needs, people living with HIV/AIDS need housing that provides easy access to health services, resources, and employment.

Housing that is safe and clean is another need for people with special needs. Units that are not clean or have other unhealthy conditions can worsen health issues for people who are already vulnerable.

[1] HUD User. HUD Metro FMR Area Small Area FY 2020 Fair Market Rents. Retrieved from: https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/select_Geography.odn

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

As of 2022, there were approximately 1,446 people living with HIV in Solano County, 1% with a rate of 322.0. Seventy (70) new cases were diagnosed in 2020, a rate of 1.4% rate of 15.6 per 100,000 population.[2]

California HIV Surveillance Report — 2022

Table 2c. Persons living with diagnosed HIV infection, by year and current local health jurisdiction, 2018–2022 — California

	2018			2019			2020			2021			2022		
County of current residence	N	%	Rate	N	%	Rate	N	%	Rate	N	%	Rate	N	%	Rate
Alameda	6,334	4.7%	381.5	6,332	4.6%	379.4	6,258	4.5%	374.3	6,231	4.4%	371.3	6,239	4.4%	369.3
Alpine	2	0.0%	176.2	2	0.0%	178.1	2	0.0%	179.4	2	0.0%	176.5	2	0.0%	175.6
Amador	213	0.2%	563.9	191	0.1%	506.3	188	0.1%	500.3	182	0.1%	479.1	186	0.1%	487.4
Butte	275	0.2%	121.4	263	0.2%	122.6	270	0.2%	130.8	263	0.2%	115.9	273	0.2%	119.9
Calaveras	46	0.0%	103.2	51	0.0%	114.9	54	0.0%	121.9	54	0.0%	122.3	59	0.0%	133.6
Colusa	17	0.0%	77.4	18	0.0%	81.7	19	0.0%	86.1	19	0.0%	83.4	22	0.0%	96.2
Contra Costa	2,749	2.0%	240.2	2,771	2.0%	241.5	2,811	2.0%	244.5	2,819	2.0%	243.1	2,868	2.0%	245.5
Del Norte	31	0.0%	114.3	35	0.0%	128.6	40	0.0%	147.1	46	0.0%	171.4	50	0.0%	186.6
El Dorado	219	0.2%	116.5	227	0.2%	120.2	222	0.2%	115.6	236	0.2%	124.8	234	0.2%	123.2
Fresno	2,033	1.5%	201.5	2,105	1.5%	206.7	2,187	1.6%	213.1	2,255	1.6%	220.7	2,375	1.7%	230.8
Glenn	24	0.0%	83.9	22	0.0%	75.7	23	0.0%	77.9	19	0.0%	65.1	20	0.0%	68.5
Humboldt	230	0.2%	170.6	235	0.2%	175.6	228	0.2%	171.8	249	0.2%	185.5	260	0.2%	193.8
Imperial	338	0.2%	179.8	361	0.3%	191.0	372	0.3%	197.8	405	0.3%	211.4	419	0.3%	217.1
Inyo	19	0.0%	102.6	20	0.0%	108.3	21	0.0%	114.0	21	0.0%	115.6	24	0.0%	132.3
Kern	1,772	1.3%	196.6	1,855	1.3%	203.9	2,008	1.4%	219.9	2,178	1.5%	236.6	2,345	1.6%	252.2
Kings	202	0.1%	132.3	206	0.1%	134.2	208	0.1%	134.4	197	0.1%	127.0	213	0.1%	136.4
Lake	151	0.1%	233.8	150	0.1%	234.1	145	0.1%	227.4	143	0.1%	222.8	148	0.1%	230.8
Lassen	29	0.0%	97.7	29	0.0%	100.1	23	0.0%	79.7	30	0.0%	100.1	32	0.0%	107.2
Los Angeles	51,832	38.1%	506.8	52,387	38.0%	513.0	52,688	37.8%	518.0	52,741	37.4%	517.2	52,563	36.8%	514.9
Madera	193	0.1%	122.5	190	0.1%	120.5	220	0.2%	138.5	245	0.2%	152.1	271	0.2%	166.5
Marin	829	0.6%	316.1	835	0.6%	320.0	815	0.6%	314.7	805	0.6%	311.8	795	0.6%	308.4
Mariposa	20	0.0%	111.7	22	0.0%	123.3	18	0.0%	101.2	21	0.0%	119.5	23	0.0%	131.0
Mendocino	175	0.1%	197.8	172	0.1%	195.2	177	0.1%	202.3	180	0.1%	203.9	176	0.1%	199.2
Merced	304	0.2%	109.4	319	0.2%	113.3	352	0.3%	123.6	401	0.3%	140.3	429	0.3%	148.6
Modoc	4	0.0%	42.2	3	0.0%	31.7	4	0.0%	42.5	3	0.0%	32.0	2	0.0%	21.3
Mono	9	0.0%	66.4	9	0.0%	66.2	9	0.0%	66.9	9	0.0%	65.0	9	0.0%	64.8
Monterey	750	0.6%	169.8	773	0.6%	174.3	786	0.6%	178.1	796	0.6%	178.8	791	0.6%	176.8
Napa	270	0.2%	192.4	275	0.2%	196.6	293	0.2%	211.2	294	0.2%	211.0	297	0.2%	212.9
Nevada	129	0.1%	131.8	143	0.1%	146.2	145	0.1%	148.8	145	0.1%	147.9	142	0.1%	144.7
Orange	7,243	5.3%	226.7	7,302	5.3%	228.5	7,449	5.3%	233.5	7,599	5.4%	236.8	7,728	5.4%	240.1
Placer	360	0.3%	92.4	377	0.3%	95.5	386	0.3%	97.1	423	0.3%	106.7	429	0.3%	107.1
Plumas	20	0.0%	109.2	20	0.0%	108.4	22	0.0%	120.6	24	0.0%	125.5	29	0.0%	152.3
Riverside	9,426	6.9%	391.4	9,768	7.1%	402.2	10,200	7.3%	416.4	10,607	7.5%	428.1	11,065	7.8%	441.5
Sacramento	4,507	3.3%	293.8	4,589	3.3%	296.3	4,721	3.4%	302.2	4,810	3.4%	308.0	4,854	3.4%	308.8
San Benito	50	0.0%	82.3	52	0.0%	83.8	59	0.0%	94.0	62	0.0%	100.5	60	0.0%	96.6
San Bernardino	4,659	3.4%	215.6	4,911	3.6%	225.7	5,040	3.6%	230.8	5,263	3.7%	239.2	5,466	3.8%	246.0
San Diego	13,772	10.1%	412.5	13,869	10.1%	414.4	13,975	10.0%	416.9	14,199	10.1%	424.6	14,438	10.1%	430.2
San Francisco	12,733	9.4%	1424.7	12,531	9.1%	1396.8	12,204	8.8%	1356.2	11,901	8.4%	1333.6	11,828	8.3%	1318.0
San Joaquin	1,359	1.0%	179.6	1,403	1.0%	182.7	1,472	1.1%	189.7	1,548	1.1%	199.7	1,646	1.2%	210.0
San Luis Obispo	359	0.3%	129.1	391	0.3%	141.0	388	0.3%	140.5	402	0.3%	144.3	407	0.3%	145.7
San Mateo	1,650	1.2%	213.0	1,658	1.2%	213.7	1,644	1.2%	212.1	1,631	1.2%	210.5	1,653	1.2%	212.6
Santa Barbara	562	0.4%	124.8	594	0.4%	131.4	609	0.4%	134.9	629	0.4%	138.7	642	0.4%	141.1
Santa Clara	3,539	2.6%	180.7	3,650	2.6%	186.1	3,721	2.7%	189.6	3,776	2.7%	191.2	3,935	2.8%	197.9
Santa Cruz	528	0.4%	193.1	542	0.4%	199.1	558	0.4%	206.6	560	0.4%	203.6	556	0.4%	201.4
Shasta	220	0.2%	123.6	225	0.2%	126.7	226	0.2%	127.2	229	0.2%	129.8	230	0.2%	130.2
Sierra	6	0.0%	191.3	5	0.0%	159.9	4	0.0%	128.3	3	0.0%	96.8	3	0.0%	97.5
Siskiyou	72	0.1%	163.2	65	0.0%	147.7	67	0.0%	153.0	62	0.0%	143.1	66	0.0%	152.9
Solano	1,318	1.0%	300.5	1,332	1.0%	302.7	1,371	1.0%	311.5	1,421	1.0%	319.1	1,446	1.0%	322.1
Sonoma	1,477	1.1%	296.1	1,440	1.1%	292.7	1,476	1.1%	300.5	1,450	1.0%	289.5	1,484	1.0%	295.1
Stanislaus	815	0.6%	147.7	851	0.6%	153.6	855	0.6%	153.8	880	0.6%	156.6	924	0.6%	163.1
Sutter	100	0.1%	99.1	110	0.1%	107.0	121	0.1%	119.6	126	0.1%	126.0	126	0.1%	126.3
Tehama	50	0.0%	77.6	46	0.0%	70.6	47	0.0%	72.0	46	0.0%	71.9	54	0.0%	84.3
Trinity	15	0.0%	112.1	16	0.0%	119.6	15	0.0%	112.9	13	0.0%	98.6	14	0.0%	106.4
Tulare	475	0.3%	100.2	497	0.4%	104.0	522	0.4%	108.6	552	0.4%	114.6	586	0.4%	120.8
Tuolumne	50	0.0%	94.6	54	0.0%	102.7	61	0.0%	116.5	57	0.0%	110.2	57	0.0%	110.3
Ventura	1,139	0.8%	134.3	1,161	0.8%	137.5	1,211	0.9%	143.9	1,261	0.9%	148.3	1,306	0.9%	153.4
Yolo	304	0.2%	137.8	323	0.2%	146.3	328	0.2%	147.9	338	0.2%	149.6	360	0.3%	157.6
Yuba	93	0.1%	120.6	94	0.1%	120.4	100	0.1%	126.4	107	0.1%	137.0	113	0.1%	143.6
Total	**136,100**		**343.1**	**137,886**		**346.8**	**139,438**		**350.5**	**140,967**		**352.8**	**142,772**		**355.6**
Berkeley city	479	0.4%	393.7	466	0.3%	384.0	485	0.3%	390.1	473	0.3%	403.8	462	0.3%	388.4
Long Beach city	4,279	3.1%	915.6	4,296	3.1%	928.6	4,276	3.1%	916.1	4,212	3.0%	923.6	4,088	2.9%	905.8
Pasadena city	608	0.4%	430.1	613	0.4%	434.6	624	0.4%	449.9	628	0.4%	462.6	604	0.4%	450.0

Note: Rates are per 100,000 population. Numbers for the city health jurisdictions of Berkeley, Long Beach and Pasadena are subsets of the numbers for the counties in which they are located (numbers on Alameda, and Los Angeles counties (above) include the respective city LHJ numbers).

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[2] Centers for Disease Control and Prevention. (2020). AtlasPlus. Retrieved from: https://www.cdc.gov/nchhstp/atlas/index.htm [3] Substance Abuse & Mental Health Data Archive. "Interactive National Survey on Drug Use and Health Substate Estimates." https://pdas.samhsa.gov/saes/substate AtlasPlus - Maps

California HIV Surveillance Report — 2022

Table 1c. Persons newly diagnosed with HIV infection, by year of diagnosis and local health jurisdiction, 2018–2022 — California

	2018			2019			2020			2021			2022		
County of residence at diagnosis	N	%	Rate	N	%	Rate	N	%	Rate	N	%	Rate	N	%	Rate
Alameda	205	4.2%	12.3	224	4.8%	13.4	163	3.9%	9.7	192	4.2%	11.4	208	4.3%	12.3
Alpine	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0
Amador	3	0.1%	7.9	0	0.0%	0.0	1	0.0%	2.7	0	0.0%	0.0	1	0.0%	2.6
Butte	10	0.2%	4.4	10	0.2%	4.7	12	0.3%	5.8	12	0.3%	5.3	16	0.3%	7.0
Calaveras	2	0.0%	4.5	2	0.0%	4.5	1	0.0%	2.3	1	0.0%	2.3	0	0.0%	0.0
Colusa	2	0.0%	9.1	5	0.1%	22.7	1	0.0%	4.5	3	0.1%	13.2	1	0.0%	4.4
Contra Costa	113	2.3%	9.9	99	2.1%	8.6	74	1.8%	6.4	109	2.4%	9.4	121	2.5%	10.4
Del Norte	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0	1	0.0%	3.7	2	0.0%	7.5
El Dorado	5	0.1%	2.7	6	0.1%	3.2	6	0.1%	3.1	8	0.2%	4.2	6	0.1%	3.2
Fresno	119	2.3%	10.9	116	2.5%	11.4	129	3.1%	12.6	151	3.3%	14.8	171	3.5%	16.6
Glenn	1	0.0%	3.5	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0
Humboldt	15	0.3%	11.1	6	0.1%	4.5	4	0.1%	3.0	8	0.2%	6.0	10	0.2%	7.5
Imperial	34	0.7%	18.1	32	0.7%	16.9	26	0.6%	13.8	22	0.5%	11.5	16	0.3%	8.3
Inyo	1	0.0%	5.4	0	0.0%	0.0	1	0.0%	5.4	1	0.0%	5.5	0	0.0%	0.0
Kern	155	3.2%	17.2	181	3.9%	19.9	166	4.0%	18.2	184	4.0%	20.0	203	4.2%	21.8
Kings	10	0.2%	6.6	9	0.2%	5.9	8	0.2%	5.2	10	0.2%	6.4	11	0.2%	7.0
Lake	4	0.1%	6.2	4	0.1%	6.2	3	0.1%	4.7	1	0.0%	1.6	4	0.1%	6.2
Lassen	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0	1	0.0%	3.3	2	0.0%	6.7
Los Angeles	1766	36.3%	17.3	1619	35.0%	15.9	1453	35.2%	14.3	1542	33.7%	15.1	1619	33.2%	15.9
Madera	15	0.3%	9.5	7	0.2%	4.4	9	0.2%	5.7	13	0.3%	8.1	17	0.3%	10.4
Marin	21	0.4%	8.0	13	0.3%	5.0	14	0.3%	5.4	11	0.2%	4.3	18	0.4%	7.0
Mariposa	2	0.0%	11.2	0	0.0%	0.0	1	0.0%	5.6	0	0.0%	0.0	0	0.0%	0.0
Mendocino	5	0.1%	5.7	4	0.1%	4.5	5	0.1%	5.7	4	0.1%	4.5	3	0.1%	3.4
Merced	28	0.6%	10.1	27	0.6%	9.6	31	0.8%	10.9	39	0.9%	13.6	24	0.5%	8.3
Modoc	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0
Mono	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0	2	0.0%	14.4
Monterey	43	0.9%	9.7	29	0.6%	6.5	28	0.7%	6.3	37	0.8%	8.3	25	0.5%	5.6
Napa	7	0.1%	5.0	11	0.2%	7.9	6	0.1%	4.3	11	0.2%	7.9	16	0.3%	11.5
Nevada	3	0.1%	3.1	7	0.2%	7.2	3	0.1%	3.1	4	0.1%	4.1	2	0.0%	2.0
Orange	287	5.9%	9.0	245	5.3%	7.7	265	6.4%	8.3	268	5.9%	8.4	256	5.2%	8.0
Placer	11	0.2%	2.8	13	0.3%	3.3	17	0.4%	4.3	14	0.3%	3.5	9	0.2%	2.2
Plumas	0	0.0%	0.0	1	0.0%	5.4	1	0.0%	5.5	1	0.0%	5.2	0	0.0%	0.0
Riverside	264	5.4%	11.0	271	5.9%	11.2	241	5.8%	9.8	272	5.9%	11.0	323	6.6%	12.9
Sacramento	182	3.7%	11.9	168	3.6%	10.8	157	3.8%	10.0	184	4.0%	11.8	192	3.9%	12.2
San Benito	3	0.1%	4.9	2	0.0%	3.2	5	0.1%	8.0	2	0.0%	3.2	1	0.0%	1.6
San Bernardino	269	5.5%	12.4	304	6.6%	14.0	266	6.4%	12.2	304	6.6%	13.8	291	6.0%	13.1
San Diego	399	8.2%	12.0	419	9.0%	12.5	338	8.2%	10.1	399	8.7%	11.9	406	8.3%	12.1
San Francisco	240	4.9%	26.9	210	4.5%	23.4	157	3.8%	17.4	190	4.2%	21.3	216	4.4%	24.1
San Joaquin	69	1.4%	9.1	75	1.6%	9.8	88	2.1%	11.3	101	2.2%	13.0	101	2.1%	12.9
San Luis Obispo	15	0.3%	5.4	15	0.3%	5.4	11	0.3%	4.0	10	0.2%	3.6	12	0.2%	4.3
San Mateo	61	1.3%	7.9	54	1.2%	7.0	47	1.1%	6.1	49	1.1%	6.3	64	1.3%	8.2
Santa Barbara	31	0.6%	6.9	36	0.8%	8.4	25	0.6%	5.5	27	0.6%	6.0	32	0.7%	7.0
Santa Clara	167	3.4%	8.5	165	3.6%	8.4	116	2.8%	5.9	129	2.8%	6.5	161	3.3%	8.1
Santa Cruz	13	0.3%	4.8	14	0.3%	5.1	16	0.4%	5.9	20	0.4%	7.3	21	0.4%	7.6
Shasta	7	0.1%	3.9	7	0.2%	3.9	3	0.1%	1.7	2	0.0%	1.1	2	0.0%	1.1
Sierra	0	0.0%	0.0	0	0.0%	0.0	0	0.0%	0.0	1	0.0%	32.3	0	0.0%	0.0
Siskiyou	3	0.1%	6.8	0	0.0%	0.0	4	0.1%	9.1	0	0.0%	0.0	2	0.0%	4.6
Solano	46	0.9%	10.5	41	0.9%	9.3	52	1.3%	11.8	43	0.9%	9.7	70	1.4%	15.6
Sonoma	33	0.7%	6.6	24	0.5%	4.8	37	0.9%	7.5	30	0.7%	6.0	42	0.9%	8.4
Stanislaus	60	1.2%	10.9	40	0.9%	7.2	28	0.7%	5.0	47	1.0%	8.4	57	1.2%	10.1
Sutter	9	0.2%	8.9	8	0.2%	7.8	8	0.2%	7.9	4	0.1%	4.0	3	0.1%	3.0
Tehama	4	0.1%	6.2	0	0.0%	0.0	2	0.0%	3.1	4	0.1%	6.3	4	0.1%	6.2
Trinity	0	0.0%	0.0	1	0.0%	7.5	0	0.0%	0.0	0	0.0%	0.0	1	0.0%	7.6
Tulare	50	1.0%	10.6	33	0.7%	6.9	32	0.8%	6.7	39	0.9%	8.1	45	0.9%	9.3
Tuolumne	1	0.0%	1.9	1	0.0%	1.9	0	0.0%	0.0	2	0.0%	3.9	3	0.1%	5.8
Ventura	54	1.1%	6.4	47	1.0%	5.6	59	1.4%	7.0	49	1.1%	5.8	55	1.1%	6.5
Yolo	21	0.4%	9.5	21	0.5%	9.5	10	0.2%	4.5	13	0.3%	5.8	13	0.3%	5.7
Yuba	4	0.1%	5.2	4	0.1%	5.1	3	0.1%	3.8	3	0.1%	3.8	2	0.0%	2.5
Total	4,863		12.3	4,632		11.6	4,133		10.4	4,572		11.4	4,882		12.2
Berkeley city	9	0.2%	7.4	8	0.2%	6.6	10	0.2%	8.0	9	0.2%	7.7	6	0.1%	5.0
Long Beach city	107	2.2%	22.9	109	2.4%	23.6	96	2.3%	20.6	94	2.1%	20.6	88	1.8%	19.5
Pasadena city	20	0.4%	14.1	17	0.4%	12.1	16	0.4%	11.5	12	0.3%	8.8	10	0.2%	7.5

Note: Rates are per 100,000 population. Numbers for the city health jurisdictions of Berkeley, Long Beach and Pasadena are subsets of the numbers for the counties in which they are located (numbers on Alameda, and Los Angeles counties (above) include the respective city LHJ numbers).

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If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

High housing costs make it difficult for populations with special needs--who often live on very low incomes--to afford housing. Residents with special needs often live at or below the federal poverty level. Low incomes force many residents to live in congregate care, have roommates, or live with family. HUD's fair market rent documentation for FY 2020 estimates fair market rent for a two-bedroom unit in the Vallejo at $1818 per month, and a three-bedroom unit at $2092 per month.[3] Because of the high cost of housing, there is a need to increase the availability of affordable housing for populations with special needs. This could include options such as smaller housing units; multifamily 'missing middle housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability. Residents and stakeholders who participated in public meetings and stakeholder interviews also discussed a need to provide support and training to increase homeownership and to support housing rehabilitation for low-income homeowners.

Housing may be inaccessible to populations with special needs for a variety of reasons. Persons with disabilities may find that their housing options are not ADA compliant or are outside the service range for public transportation. People living with HIV/AIDS, immigrants and refugees, people with criminal histories, and other populations with special needs are often discriminated against in housing application processes. People living with HIV/AIDS have a particular need for low-barrier housing that is free from requirements surrounding drug testing, sobriety, criminal background, and medical appointments. For these reasons, there is a need to ensure that accessible, low-barrier housing is available and to take actions to reduce discrimination, such as providing fair housing services.

For the elderly and frail elderly, people with disabilities, and others that may not have access to vehicles, there is also a need for housing that is accessible to transportation, recreation, and employment. Group homes and other housing options for seniors and people with disabilities are often located away from walkable areas with access to transit. These populations need housing options that are integrated into the community to provide access to needed services and to reduce social isolation. Similar to other populations with special needs, people living with HIV/AIDS need housing that provides easy access to health services, resources, and employment.

Housing that is safe and clean is another need for people with special needs. Units that are not clean or have other unhealthy conditions can worsen health issues for people who are already vulnerable. Specialized housing is often needed to target needs of specific populations, although the Housing First model emphasizes that supportive services should not be required in order for people to access housing.

[3] HUD User. HUD Metro FMR Area Small Area FY 2020 Fair Market Rents. Retrieved from: https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/select_Geography.odn

People with intellectual or developmental disabilities, people living with HIV/AIDS, and people with alcohol or drug addiction have specific housing needs that may be addressed through housing with wraparound services, such as case management, life skills programming, and health services.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

How were these needs determined?

Public facility needs were determined based on input from stakeholders engaged through interviews, meetings, and the community survey completed by 101 respondents. See Table 2 for a list of participating organizations. Needs were also determined based on a review of the City's 2030 Long Range Development Plan.

Describe the jurisdiction's need for Public Improvements:

How were these needs determined?

Describe the jurisdiction's need for Public Services:

How were these needs determined?

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis is comprised of the following sections:

-General Characteristics of the Housing Market highlights the significant characteristics of Vallejo's Housing Market, including supply, demand, and condition and cost of housing. In addition, other local, state, and federally funded programs that assist with housing development/preservation are listed along with the income ranges targeted by each program. .

-Lead-Based Paint Hazards provides an estimate of the number of housing units in Vallejo that are occupied by LMI families that contain lead-based paint hazards.

-Public and Assisted Housing includes the identification of public/affordable housing developments, a description of the physical condition of these units, and a discussion on the restoration and revitalization needs. This section addresses Vallejo's strategies for improving the management and operation of its housing and for improving the living environment of its tenants.

-Facilities, Housing, and Services for Homeless Persons is an inventory of facilities, housing, and services that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of services includes both services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent these services complement services targeted to homeless persons.

-Special Needs Facilities and Services describes the housing stock available to serve persons with disabilities and other low-income persons with special needs, including persons with HIV/AIDS and their families. To the extent that information is available, this section also describes facilities and services that assist persons who are not homeless but who require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

-Barriers to Affordable Housing discusses regulatory barriers to affordable housing, such as public policies that affect the cost of housing, and incentives to develop, maintain, or improve affordable housing in Vallejo.

-Needs and Market Analysis Discussion summarizes needs and opportunities in areas of minority concentration and low-income areas.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	29,950	68%
1-unit, attached structure	1,585	4%
2-4 units	4,360	10%
5-19 units	4,220	10%
20 or more units	3,000	7%
Mobile Home, boat, RV, van, etc	1,170	3%
Total	***44,285***	***100%***

Table 26 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

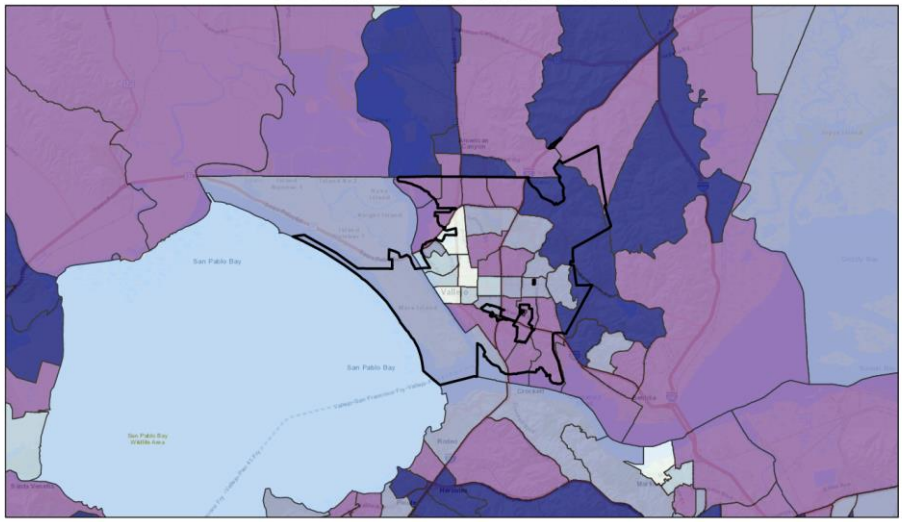
Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	170	1%	1,110	6%
1 bedroom	490	2%	3,960	22%
2 bedrooms	4,300	18%	5,755	32%
3 or more bedrooms	18,935	79%	7,150	40%
Total	***23,895***	***100%***	***17,975***	***100%***

Table 27 – Unit Size by Tenure

Data Source: 2016-2020 ACS

CPD Maps - Owner Occupied Housing



February 20, 2025

Override 1

OwnerOccupiedHousing

0-26.16% Owner Occupied

26.16-45.84% Owner Occupied

45.84-62.90% Owner Occupied

62.90-78.23% Owner Occupied

>78.23% Owner Occupied

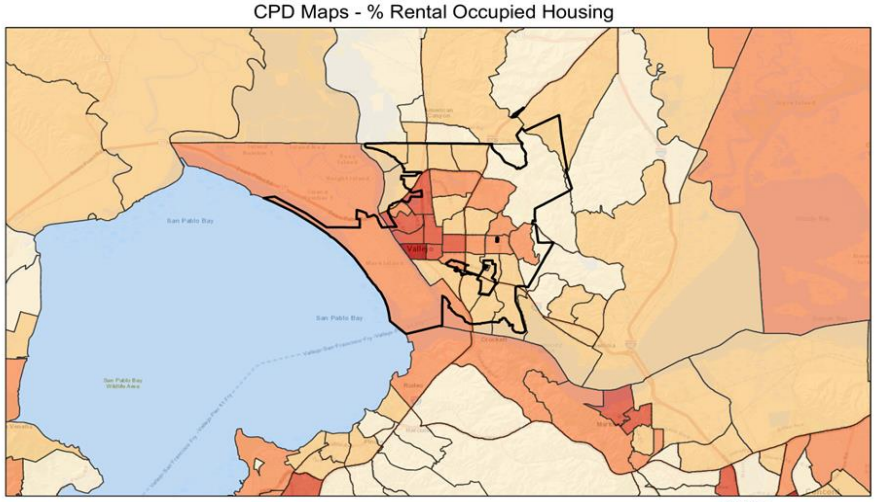
1:208,329

0 1.25 2.5 5 mi

0 2.25 4.5 9 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps - % Rental Occupied Housing



February 20, 2025

Override 1

PercentRenterOccupiedHousing

0-22.40%

22.40-38.35%

38.35-55.86%

55.86-75.72%

>75.72%

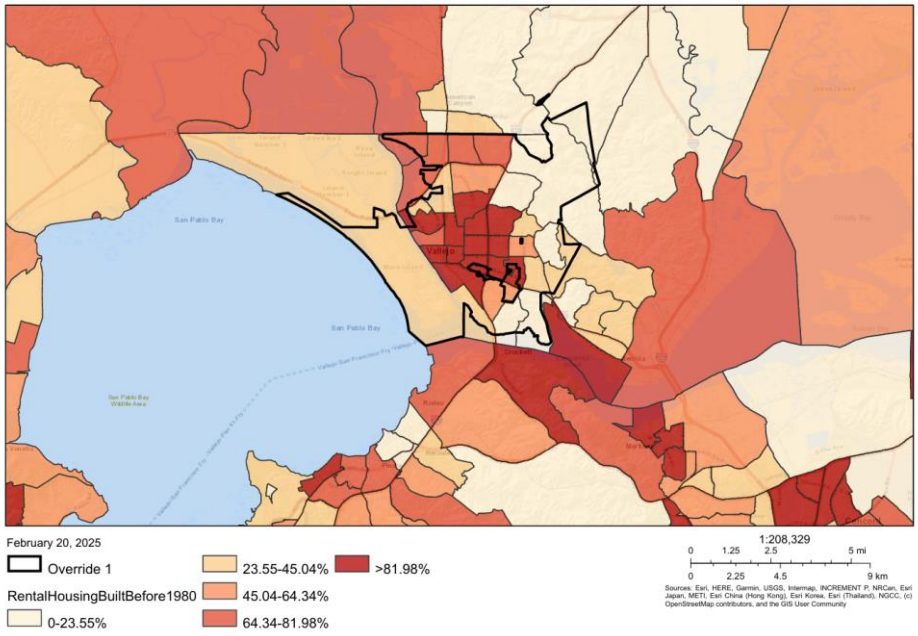
1:208,329

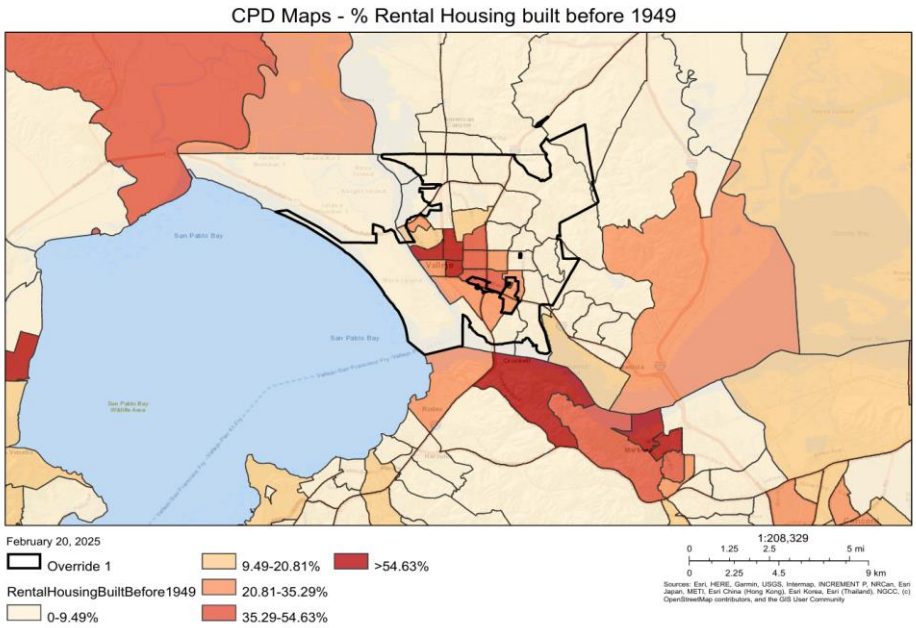
0 1.25 2.5 5 mi

0 2.25 4.5 9 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps - % Rental Housing built before 1980





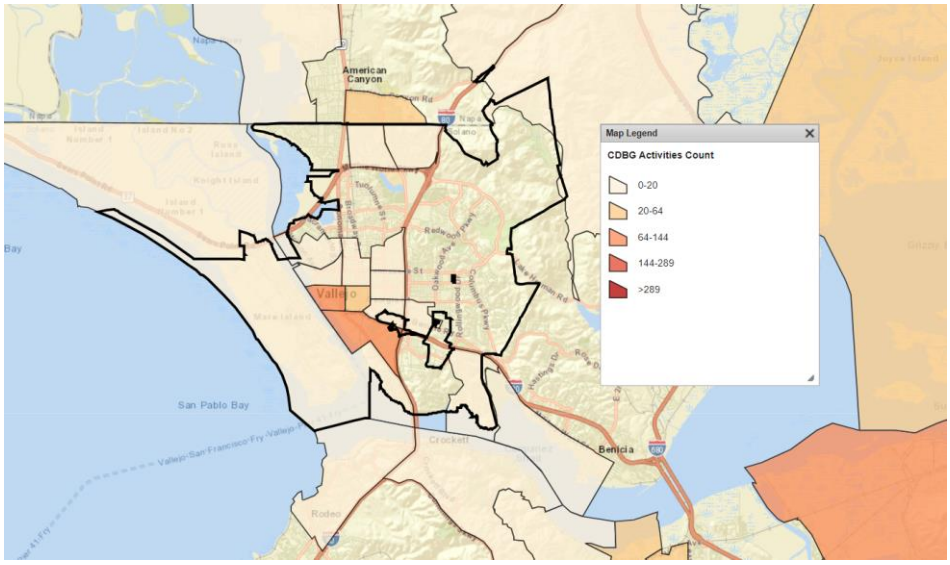
Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

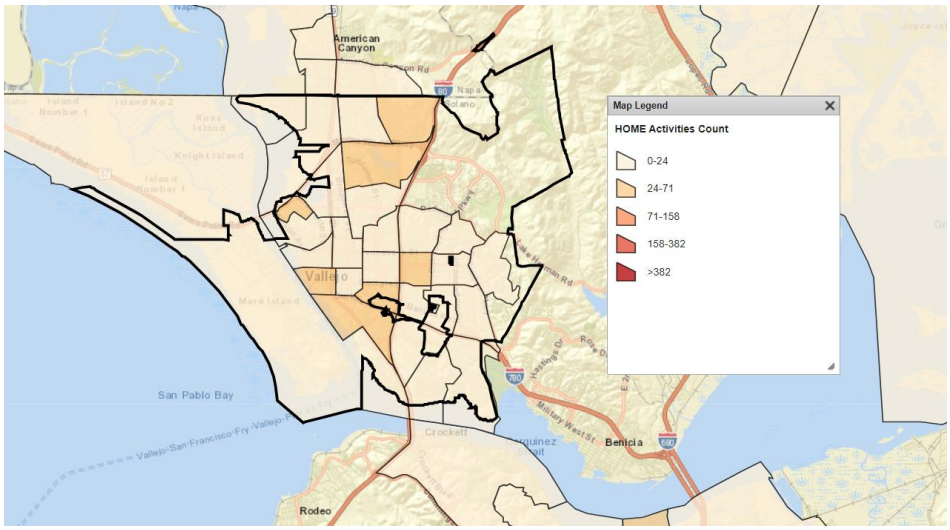
New construction rental – HOME – 0-80% AMI

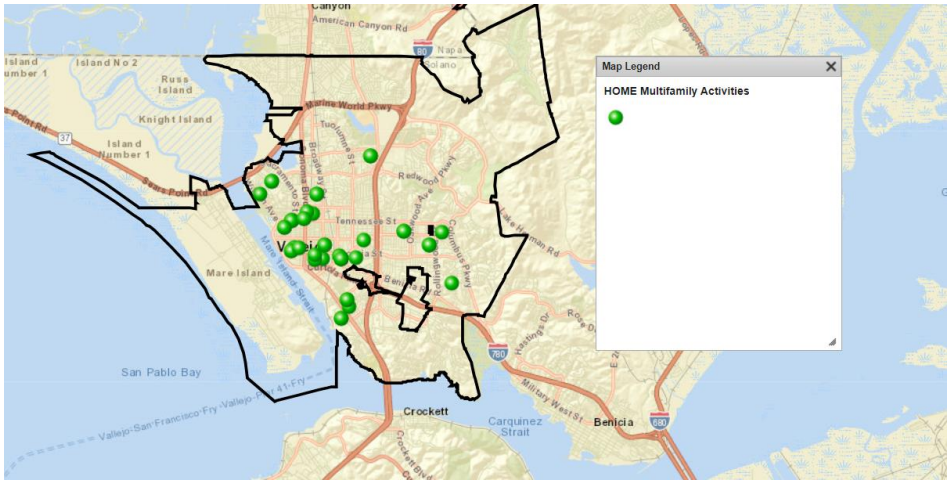
Rental Assistance – HOME Voucher 0 -80% AMI

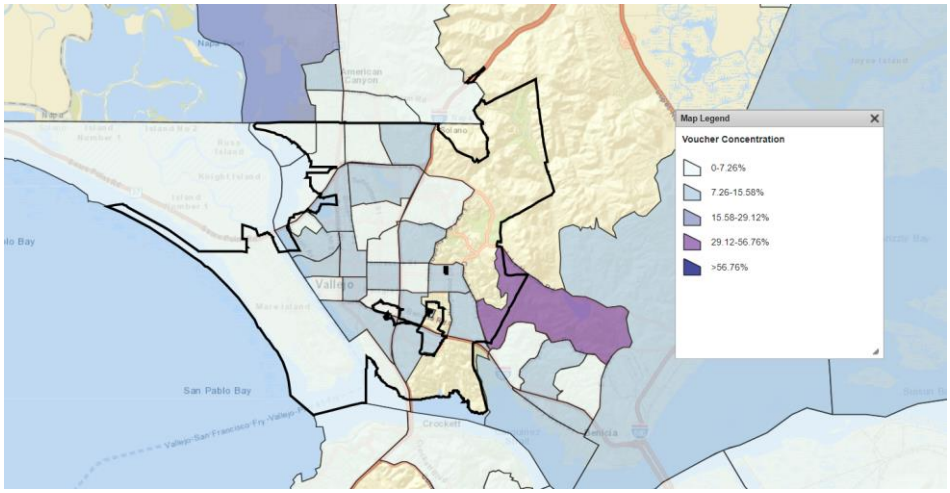
Down Payment Assistance – HOME – 0-80% AMI

Homeowner Housing (REHAB)- CDBG – 0-80% AMI


American Canyon
Map Legend
CDBG Activities Count
0-20
20-64
64-144
144-289
>289
Vallejo
San Pablo Bay
Benicia
Rodeo

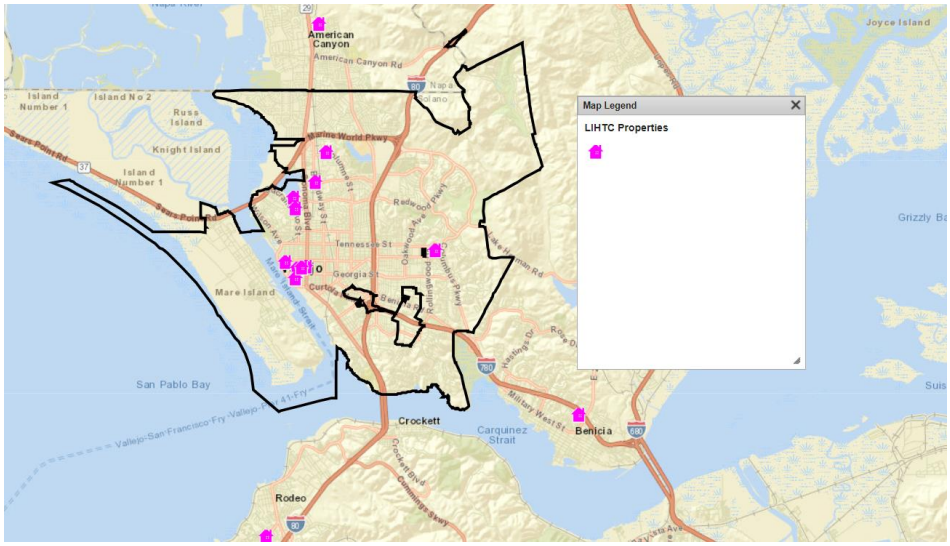

American Canyon
Map Legend
HOME Activities Count
0-24
24-71
71-158
158-382
>382
Vallejo
San Pablo Bay
Benicia
Rodeo





Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Low-Income Housing Tax Credit (LIHTC) properties in which the compliance period/extended use period ends or property owners can “Opt Out” of the program during the Consolidated Plan Period.



Does the availability of housing units meet the needs of the population?

Cost burden data from the Needs Assessments clearly indicate that the availability of housing units in Nashville does not meet the needs of the population

Commented [JA1]: Should this be Vallejo

Describe the need for specific types of housing:

Overcrowding is the second most common housing problem reported across all income ranges, highlighting a need for housing to accommodate larger families. However, as discussed in the Needs Assessment, there is also a need for more housing for single-person households. Unlike families that experience overcrowding due to the lack of housing units to accommodate the household size, single persons may be “overhoused” because they cannot find smaller housing. This exacerbates the cost burden for single person households

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

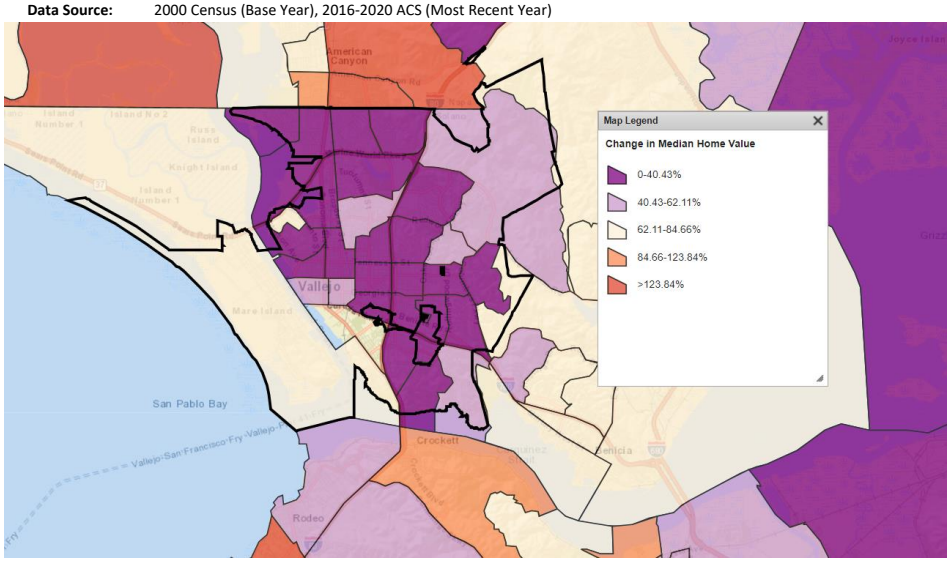
From 2009 to 2020, home prices increased by 75% (from a median sale price of $231,700 to $404,600).[4] Rents increased by 32% the same amount, finishing 1,448 per month.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	231,700	404,600	75%
Median Contract Rent	1,099	1,448	32%

Table 28 – Cost of Housing

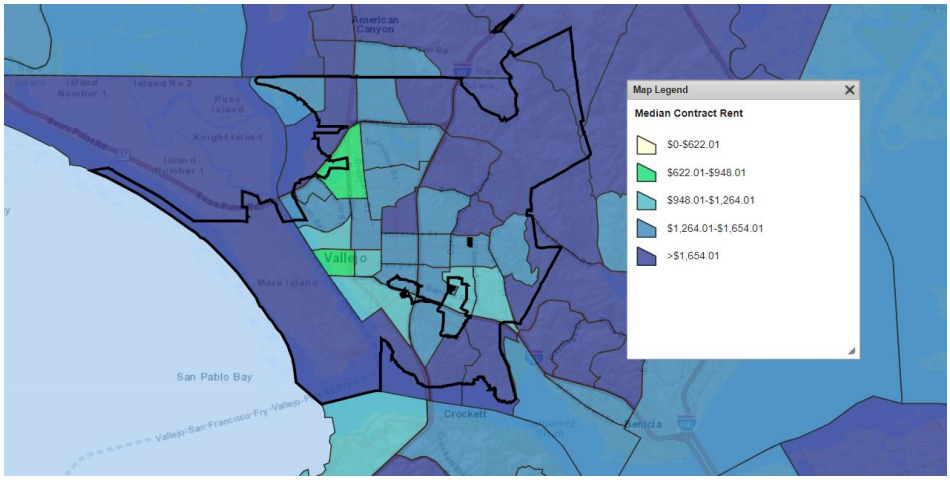
Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)



Rent Paid	Number	%
Less than $500	1,370	7.6%
$500-999	3,055	17.0%
$1,000-1,499	5,395	30.0%
$1,500-1,999	5,140	28.6%
$2,000 or more	3,015	16.8%
Total	***17,975***	***100.0%***

Table 29 - Rent Paid

Data Source: 2016-2020 ACS



Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	990	No Data
50% HAMFI	2,910	770
80% HAMFI	8,900	2,440
100% HAMFI	No Data	5,079
Total	***12,800***	***8,289***

Table 30 – Housing Affordability

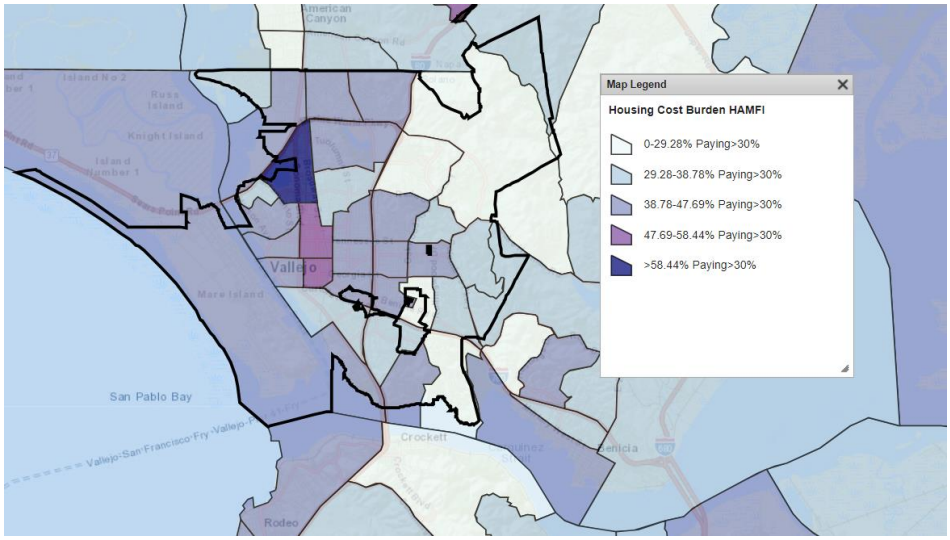
Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,428	1,620	1,963	2,790	3,266
High HOME Rent	955	1,025	1,232	1,415	1,559
Low HOME Rent	750	803	965	1,114	1,243

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents



Is there sufficient housing for households at all income levels?

This housing affordability data, when supplemented with cost burden data displayed in Sections NA-25 and NA-30, reveals a deficit in affordable housing stock across income levels.

How is affordability of housing likely to change considering changes to home values and/or rents?

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The "selected" conditions of housing presented in the table below are like housing problems in the Needs Assessment and are defined as (1) lacking complete plumbing facilities; (2) lacking complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30%. Updated ACS data for this analysis is not available; however, the data is consistent with the Housing Problems Analysis shown in Table 8. Definitions

Similarly, Vallejo defines substandard housing as having at least one of the following conditions:

1. Physical Defects such as lack of complete plumbing (i.e., no usable flush toilet or piped water)
2. Lack of complete kitchen facilities such as an installed sink with piped water or a refrigerator or does not have electricity or a safe source of heat.
3. Is overcrowded, with more than one person per room.
4. Meets the definition of Cost Burden (paying more than 30% of household income for housing expenses, or severe cost burden (paying more than 50%).

Housing with a "substandard condition but suitable for rehabilitation" must be structurally or financially feasible. Vallejo will provide rehab assistance to address health and safety items and install weatherization measures even if a substandard condition exists. However, homes that need reconstruction are not suitable for the Rehab Program.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,005	29%	9,420	52%
With two selected Conditions	190	1%	1,255	7%
With three selected Conditions	4	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	16,690	70%	7,295	41%
Total	***23,889***	***100%***	***17,970***	***100%***

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,660	11%	1,175	7%
1980-1999	7,750	32%	5,415	30%
1950-1979	8,855	37%	7,625	42%
Before 1950	4,630	19%	3,765	21%
Total	***23,895***	***99%***	***17,980***	***100%***

Table 33 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	13,485	56%	11,390	63%
Housing Units build before 1980 with children present	2,624	11%	1,290	7%

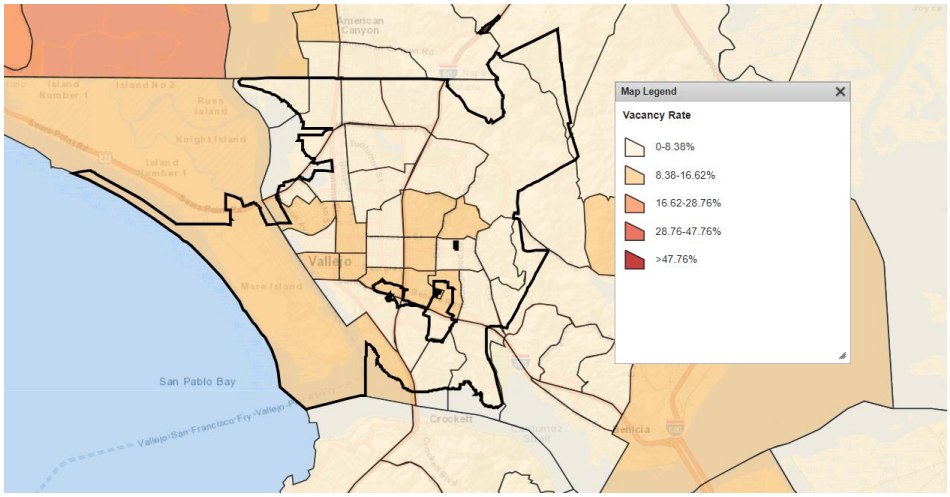
Table 34 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units



Need for Owner and Rental Rehabilitation

In interviews, stakeholders emphasized the demand for rehabilitation in the county coupled with the rising cost to preserve and maintain these structures. Seniors or those on a fixed or limited income oftentimes cannot afford to maintain their home or to make necessary safety accommodations. Stakeholders also noted that much of the housing stock is old and in need of weatherization improvements, which are costly. As costs of materials for new builds continue to rise, rehabilitation assistance for low-income families and those on fixed incomes such as seniors and those with disabilities will be an important tool in allowing them to maintain their housing and lessen the risks of homelessness

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Discussion

Housing units built prior to 1980 may contain lead-based paint in portions of the home (window and door frames, walls, ceilings, etc.) or throughout the entire home. Housing units built before 1980 have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. According to 2023 ACS data, there are 24,875 housing units in Vallejo that were built prior to 1980 and are therefore at-risk of lead-based paint hazards. There are 1,290 units with children. These risks increase as the housing units age and if the rehabilitation needs are not met. Testing for lead-based paint and the repair, if needed, is another added cost for home rehabilitation, there is a large amount of housing units built before 1980 that would benefit in getting tested.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0		2,292	21	2,271	13	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

No public housing developments

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	64		24	21	
Households with Only Adults	21		51	52	75
Chronically Homeless Households	68		64	60	
Veterans	0				
Unaccompanied Youth	0				

Table 38 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Two non-profit agencies in the City of Vallejo provide and coordinate a variety of supportive services for homeless individuals and families, and at-risk homeless persons. They are: (1) the Global Center for Success on Mare Island, established in 2005, which served over ~~200~~ unduplicated persons in 2024; and (2) Catholic Charities of Yolo-Solano which, through its Family Assistance Program, served over ~~500~~ temporarily homeless and at-risk homeless persons in 2024.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

There is currently one emergency family shelter in Vallejo, the Christian Help Center, with 85 beds: 21 for single men, and 64 for women and their children. Renaissance Family Center is the only transitional family shelter, (24 beds). Safe quest Solano operates the only domestic violence shelter, for women and their children, (eighteen beds). The House of Acts operates in Vallejo; two of their facilities are an eight bed sober living residency for men, and an eight-bed house for women, both located in South Vallejo. Bi-Bett Corporation provides five emergency beds for adults in recovery from substance abuse (detox), and 30 beds of permanent sober living residency ("stage two housing"), for women and their children, and for single men, at two different facilities. His Lord's Fellowship provides twelve total transitional beds for single men, at two different locations.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

There is a gap in supportive services that are likely to be needed by the following subpopulations in Vallejo: (1) extremely low-income elderly, (2) frail elderly who are living below the federal poverty level, (3) severely mentally ill persons who are in need of affordable housing, and who also need supportive services, (4) developmentally disabled persons who could benefit from being in an independent living setting with supportive services, (5) persons with substance abuse addictions, and (6) persons with HIV/AIDS who need rental, mortgage, and utility assistance; the supportive services being provided for persons with HIV/AIDS currently meet approximately one-third of the estimated need.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

<TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686] PLAN_SECTION_ID=[1350402000]>

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City will collaborate with other entities (e. g., non-profit agencies), to meet the service needs of these populations, and they receive other (non-City) funding. The following emergency support facilities and services will be available to serve up to 125 non-homeless persons with special needs in Vallejo in FY 2020-21: Safequest Solano, Bi-Bett Corporation, The House of Acts, and His Lord's Fellowship.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

According to the updated Housing Element (2015-23), while the City of Vallejo's land use controls offer limited options for the new construction of extremely low- and very low-income housing units, the City does control where housing can be constructed, through its Zoning Ordinance. Planned Development Residential zoning can and does exceed the number of housing units normally allowed per acre (27), when density bonuses are granted for the provision of certain features, such as affordable units, senior units, etc.. In Vallejo, one factor that has negatively influenced the development of affordable housing has been NIMBYism in some neighborhoods. In the last five-year Consolidated Plan period (2015-19), the City of Vallejo completed a community-driven, comprehensive update of its development regulations, known as "Propel Vallejo", including the City's entire General Plan and zoning code.

Additionally, in FY 2020-21, the City Council is scheduled to consider and adopt a City-wide Housing Strategy, that will guide overall housing policy (priorities and project development), in future years. This will be a policy tool that the City has not previously approved, and which will complement the goals in the Housing Element, scheduled to be updated in 2023; and the 2020-24 Consolidated Plan.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	649	8	1	0	-1
Arts, Entertainment, Accommodations	6,786	4,692	14	17	3
Construction	3,340	1,524	7	5	-1
Education and Health Care Services	11,267	11,817	23	42	19
Finance, Insurance, and Real Estate	2,500	763	5	3	-2
Information	997	105	2	0	-2
Manufacturing	3,928	725	8	3	-5
Other Services	1,889	875	4	3	-1
Professional, Scientific, Management Services	4,057	736	8	3	-6
Public Administration	0	0	0	0	0
Retail Trade	5,679	3,693	12	13	1
Transportation and Warehousing	2,047	885	4	3	-1
Wholesale Trade	1,684	509	3	2	-2
Total	44,823	26,332	--	--	--

Table 39 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	63,449
Civilian Employed Population 16 years and over	58,735
Unemployment Rate	7.42
Unemployment Rate for Ages 16-24	28.57
Unemployment Rate for Ages 25-65	4.37

Table 40 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	11,715
Farming, fisheries and forestry occupations	2,485
Service	7,715
Sales and office	12,980
Construction, extraction, maintenance and repair	5,690
Production, transportation and material moving	3,755

Table 41 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,520	44%
30-59 Minutes	18,018	33%
60 or More Minutes	12,351	23%
Total	***53,889***	***100%***

Table 42 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	4,565	395	2,720

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	11,865	925	3,770
Some college or Associate's degree	17,915	1,060	5,415
Bachelor's degree or higher	14,085	485	2,350

Table 43 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	70	415	1,035	2,075	1,760
9th to 12th grade, no diploma	1,395	965	1,395	1,795	930
High school graduate, GED, or alternative	4,050	4,619	4,195	7,770	4,505
Some college, no degree	4,220	4,835	3,670	8,860	4,290
Associate's degree	595	1,909	1,580	3,570	1,894
Bachelor's degree	840	3,550	2,950	5,645	3,925
Graduate or professional degree	80	930	1,135	2,715	1,720

Table 44 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	29,389
High school graduate (includes equivalency)	93,032
Some college or Associate's degree	88,045
Bachelor's degree	160,214
Graduate or professional degree	220,426

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education, health, and social services; arts, entertainment, and accommodations; retail trade; manufacturing; and professional, scientific, and management services.

Describe the workforce and infrastructure needs of the business community:

The business community needs are specific education and training, or hard skills and soft skills. The top soft skills the business community is seeking are:

- Customer Service
- Problem Solving
- Interpersonal Skills
- Customer Service Skills
- Time Management
- And, Flexibility

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Current economy allows for more employment opportunities for individuals with less skills. This results in individuals not investing in skill upgrades. During less successful economic time periods the skill upgrades are necessary for the individuals to be considered or maintained in employment.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City has been challenged in recent years in its efforts to provide more job opportunities to its residents, as a high percentage of the workforce has historically commuted outside of Vallejo to work. City Economic Development staff and its partners will continue to work on the re-use and development of Mare Island.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The VHA shares information with appropriate agencies and service providers, and targets supportive services where possible, on behalf of Housing Authority clients who are participating in the FSS Program. This will assist the Consolidated Plan's efforts to support programs and activities that enhance family functioning, skill development, and educational opportunities for children, young adults, and parents.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

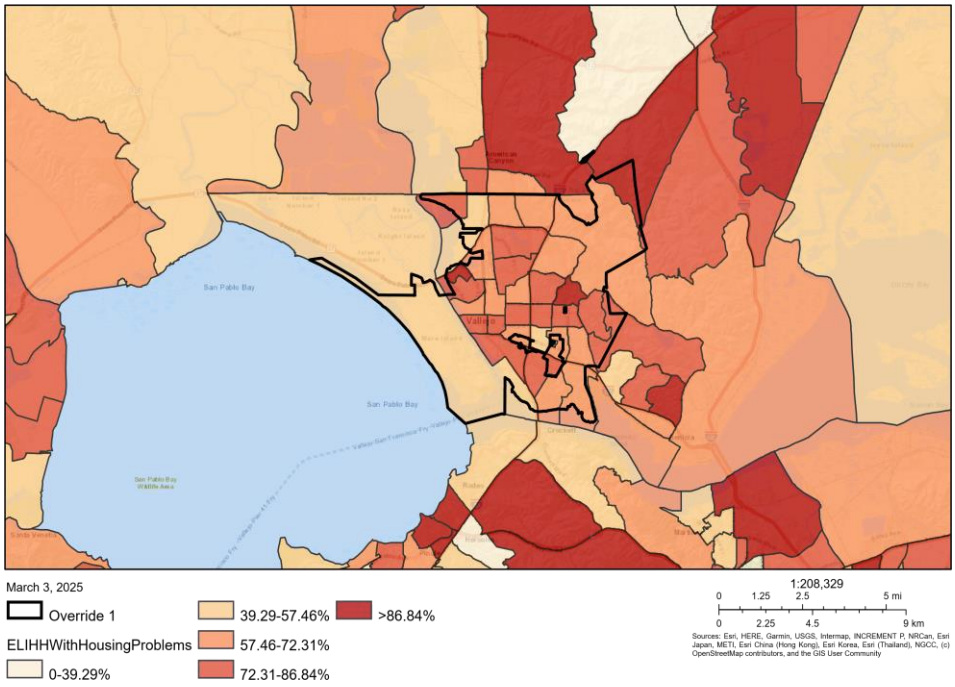
<TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686] PLAN_SECTION_ID=[1370705000]>

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

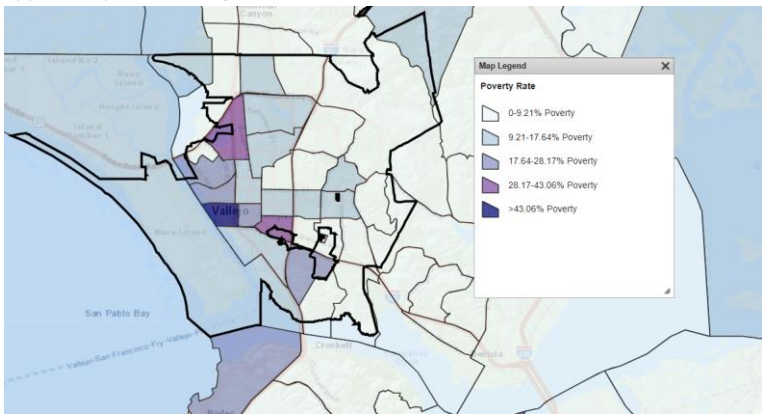
HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than 1 person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The HUD provided map shows the share of households within each census tract that have at least one of these housing problems.

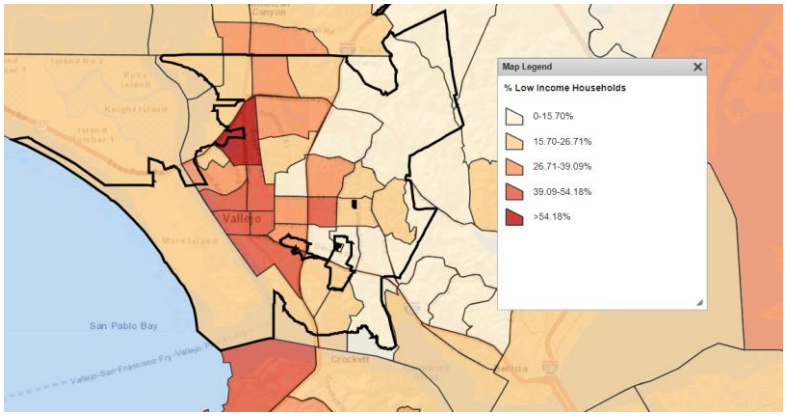


Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City defines "area of racial and ethnic minority concentration" as any Census Tract or Block Group in Vallejo with a non-White population that is over 70 percent. There are certain 2010 Census Tracts and Block Groups in Vallejo where racial or ethnic minorities are concentrated, and which are located in CDBG neighborhood target areas. They are: (1) the Florida-Hilton neighborhood in East Vallejo (Census Tract 2503, Block Group 2, which is 52.85 percent at 0 to 80 percent AMI); and (2) Census Tract 2507.01,

Block Group 2, in South Vallejo, which is 63.51 percent at 0 to 80 percent AMI. Census Tract 2519.02, Block Group 2, known as College Park in North Vallejo, and which is 69.72 percent at 0 to 80 percent is not in a CDBG neighborhood target area. One reason that a large concentration of non-Whites reside in Florida-Hilton and College Park is historic redlining by lending institutions, which predated the implementation of the Community Reinvestment Act (CRA), and other fair housing and equal opportunity laws and regulations.





What are the characteristics of the market in these areas/neighborhoods?

There is a strong connection between higher poverty areas, access to quality schools, and access to the labor market. There are few if any major employers, e. g., no large food shopping stores, located in Vallejo's CDBG neighborhood target areas, where disinvestment has occurred.

Are there any community assets in these areas/neighborhoods?

There are a few city parks in the area, and the waterfront.

Are there other strategic opportunities in any of these areas?

The City will use its CDBG Program, HOME Program, to support neighborhood revitalization projects in neighborhood target areas, when opportunities are present.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

While nearly all of Vallejo has access to some form of residential broadband service,[5] analysis found that investment in networks—specifically, fiber networks—has not occurred consistently throughout Vallejo. The near ubiquity of cable and DSL means that most residents have connectivity, but only select areas of the City have fiber as a competitive wireline broadband option. This lack of competitive alternatives for high-speed broadband is increasingly impactful as symmetrical 100/100 Mbps wireline service, offered most reliably over a fiber network, emerges as a de facto standard to fully participate in today's digital world increasingly impactful as symmetrical 100/100 Mbps wireline service, offered most reliably over a fiber network, emerges as a de facto standard to fully participate in today's digital world.

This update to the City of Vallejo's Broadband Master Plan (originally prepared in 2016 by the City's independent broadband consultants, CTC Technology & Energy) addresses broadband in the City of Vallejo through the lens of digital equity. To prepare this update, CTC analyzed the current state of reliable high-speed internet connections in the City in terms of access to infrastructure, affordability, access to devices, digital literacy, and training. Those data and insights informed the development of actionable recommendations, including identification of potential federal and State funding sources that might enable Vallejo to address its community's needs.

- **Closing the digital divide:** recommending opportunities to develop community resources to help all Vallejo residents connect to the internet via comparable, high-speed connections.
- **Increasing competition:** helping the City to utilize existing resources and encourage new partnerships to bring more internet service providers' (ISP) networks and services to the City.
- **Maximizing the use of City assets:** recognizing the work the City has already accomplished over the past five years and building on that work to ensure that City assets (e.g., data connections to municipal facilities,

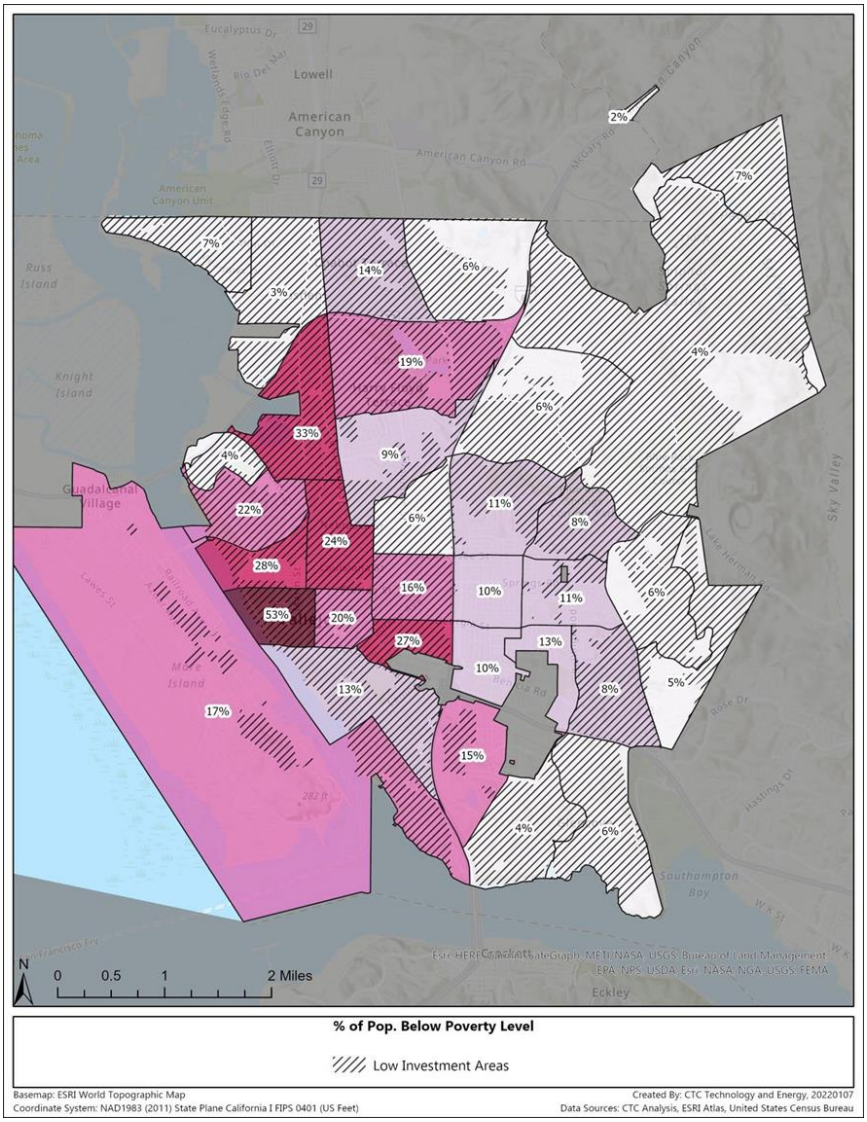
[5] This analysis identified the residential areas within Vallejo in which no broadband service is currently available. These areas are primarily concentrated on Mare Island. While the data show that these areas are zoned residentially, they may not actually be inhabited. Many of the areas identified on Mare Island appear to be without homes. Additionally, the northernmost area, just east of I-80, is a shopping center, and the eastern area south of the Blue Rock Springs Golf Course is a small road off of Ascot Parkway that leads to an industrial area.

municipal fiber routes, and existing conduit) are part of a comprehensive connectivity strategy.

Severe housing problems are considerably more prevalent in the lowest income categories. **0%-30% AMI** Jurisdiction as a whole 4,830 households have severe housing problems at (12%). 2045 Black/African American households at (5%). 535 Asian households at (1%). 900 Hispanic Households at (2%)

30%-50% AMI Jurisdiction 1,895 households have severe housing problems at (5%). 440 Black/African American households at (1%). 455 Asian households at (1%). 460 Hispanic Households at (1%)

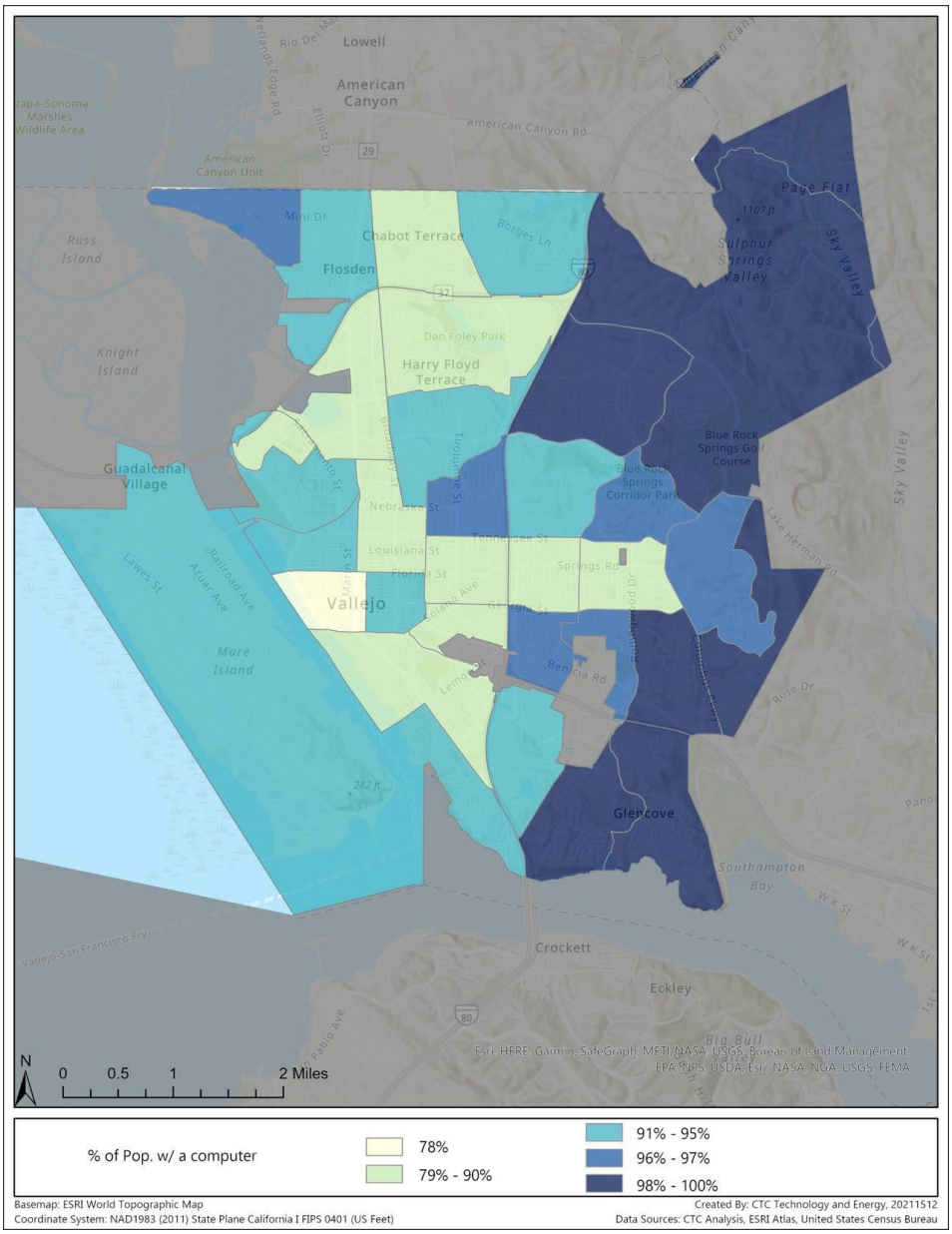
Low-investment areas and poverty levels in Vallejo figure 1



Combining data on these low-investment areas with data on poverty levels in Vallejo illustrates the lack of significant alignment between these two measures, which indicates that other factors have limited investment in the City.

However, the western parts of the City see both lower rates of computer ownership (as seen in Figure 2) and higher overall participation in the Emergency Broadband Benefit Program (as seen in Figure 9). Not surprisingly, there is a loose correlation between these areas and the areas with higher rates of poverty, as seen in Figure 1. It is important for the City to recognize that even in areas with three or four choices for broadband service—cable, fixed wireless, DSL, and in some instances fiber—these neighborhoods and communities are not adequately connected due to affordability and device access concerns. It is also likely that these same communities are lacking in digital literacy skills and the comfort with the technology to support online learning and telemedicine for example. These data inform the recommendations to focus the City's digital equity efforts.

Percentage of population with a computer figure 2



Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

To understand the current service offerings available to Vallejo residents, a market assessment was conducted between December 2021 and January 2022. This process of researching the service offerings of ISPs operating in Vallejo included online and phone conversations with representatives of ISPs to collect market data on residential broadband pricing, availability, and level of competition in the area. Leaving aside satellite providers, which do not provide consistent or adequate residential broadband speeds or service quality, there are four main residential broadband ISPs in the City:

- **AT&T** offers DSL services through almost all of Vallejo, as well as fiber services in select areas.
- **Comcast** is the dominant cable provider and serves nearly the entire City.
- **Sonic** provides DSL services in scattered areas of downtown Vallejo.
- **T-Mobile** offers its wireless Home 5G service throughout some of the City.

CTC randomly selected residential addresses in respective providers' service areas to determine available service offerings and advertised pricing and terms.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Vallejo, situated in Solano County, faces a relatively high risk of natural disasters such as droughts, floods, and earthquakes. The areas' proximity to the San Pablo Bay and San Francisco Bay increases the likelihood of flooding, especially during heavy precipitation events. Additionally, Vallejo is located near several fault lines, including the San Andreas fault, which poses a significant earthquake hazard. The region's geological features, such as mountain peaks and water bodies, also contribute to the overall hazard risk.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Generally, more vulnerable and LMI populations are at greater risk of being impacted by natural disasters, especially flooding, due to geographic location, housing structure, or both. Historic zoning policies and demographic migration trends have resulted in low income and minority populations often residing in more undesirable and low-lying areas that are more prone to flooding or are closer to floodplains. These areas also tend to be where trailer parks and mobile homes are located, putting them at greater risk. Mobile homes and manufactured housing units are typically more affordable for LMI populations, but the lack of a foundation and/or other structural elements puts those living inside these units at greater risk of straight-line wind activity and tornados, as well.

Climate factors in Vallejo include moderate temperatures and high humidity, creating conditions conducive to wildfires during dry periods. The areas' vulnerability to extreme weather events is further exacerbated by its location in a hydrologic region known for its susceptibility to flooding. Historical events like the 1906 earthquake, serve as a reminder of of the potential for catastrophic natural disasters in the region. Vallejo' s landscape characterized by hills and valleys, adds to the complexity of the hazard risk assessment.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This strategic plan will guide the allocation of HUD funding during the 2025-2029 planning period to address Vallejo's most critical needs. Goals for the 2025-2029 period focus on high priority needs identified through data analysis; community input; consultation with City staff, elected officials, and partner agencies; and a review of relevant recently completed plans and studies. The priority and goal sections of this strategic plan describe anticipated activities within the City. The City relies heavily on partnerships to achieve its Consolidated Plan goals. The Housing and Community Development Department anticipates continuing to work with other City departments, the Vallejo Housing Authority, local nonprofit and housing agencies, and others to address priority needs.

Grantees are required to submit new Consolidated Plans at least 45 days before the start of its program year. Vallejo's program year runs from July 1 to June 30. Because of the required 30-day comment period, the City conducted the second of two required public hearings on the plan March 13, 2025. HUD instructs grantees not to submit plans until HUD has released its annual funding allocations. At the time of the second public hearing, Congress had not yet approved HUD's budget for FY2025 which began October 1, 2024. The City is presenting this Consolidated Plan using provisional funding levels. The sections requiring specific funding levels have been built on the assumption of level funding for the five years, with a funding level of FY2024 program year: CDBG - $1,007,083 and HOME - $463,688 per year. Given that these amounts are estimates all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels described here in to match actual allocation amounts.

Should the City determine at any point during the life of this plan that a substantial amendment is required, it will follow the procedures described in the City's Citizen Participation Plan.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Citywide

General Allocation Priorities

In Vallejo's 2020-2024 Consolidated Plan, the City designated five local target areas. Based on feedback from consultations, public hearings, and surveys, the City has decided not to restrict its activities to specific areas. As the map below indicates funding needs exist throughout the city. Five census tracts are considered high poverty and three more are possibly high poverty area. With downpayment assistance a high priority and given the tightness of the local single-family home market, prospective homeowners will need the flexibility to pursue available properties anywhere in the city.

INSERT MAP HERE

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

All affordable housing and community development projects and services will be made available Citywide. Many of the participants in the City's various community development and affordable housing programs will also reside in CDBG neighborhood target areas. Eligibility for these services on a direct or indirect basis will be based on a person's annual household income.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	South Vallejo Central City Country Club Crest Eastern City
	Associated Goals	Permanent Supportive Housing Sonoma Estates Housing Project TBRA Homebuyer Assistance

	Description	Priority group are, in this order: (1) extremely low- and very low-income renters, (2) homeless persons, (3) very low- and low-income first time homebuyers, and (4) non-homeless persons with special needs.
	Basis for Relative Priority	VHA, non-profit agency waiting lists; community input; Census/HUD housing needs data.
2	**Priority Need Name**	Community Development
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights

	Associated Goals	Homeless Navigation Center Non-Homeless Special Needs Services Social Services
	Description	Comprehensive public facility projects in neighborhood target areas, curb ramps City-wide, and social services,
	Basis for Relative Priority	Community input, non-profit agency client waiting lists, City Public Works Department and County of Solano data.

Table 46 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High demand exists for Housing Choice Vouchers: the number of households in need of housing assistance is significantly greater than the resources available to the VHA.
TBRA for Non-Homeless Special Needs	High demand exists for Housing Choice Vouchers: the number of households in need of housing assistance is significantly greater than the resources available to the VHA.
New Unit Production	More permanent supportive housing rental units are needed for homeless individuals and families. New for-ownership affordable housing units would be beneficial for first time homebuyers seeking workforce housing.
Rehabilitation	Vallejo has a mature housing stock. Over 1,200 housing units are suitable for rehabilitation.
Acquisition, including preservation	See "Rehabilitation" above

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

During the five-year plan period, the City expects to receive approximately $6,235,425 in new funding. The City expects to have approximately $6,834,000 available from program income and prior year funds. Total estimated available funds for the five-year plan period is $13,070,000. CDBG funds are used by the City for homeowner-occupied rehabilitation, social services, and program administration. HOME funds are used by the City for CHDO, homebuyer assistance/closing cost, TBRA, and program administration. The table below provides a breakdown of these anticipated resources which are based on FY 2024-2025 allocations. Given that congress has not yet approved HUD's budget for FY2025. These amounts are estimates, all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels described here to match actual allocation amounts.

On June 14, 2016 HUD issued the Notice of Neighborhood Stabilization Program: NSP projects are on going and are added in the table below as prior year funds.

Additionally, HOME ARP projects are on going and are added in the table below as prior year funds.

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	Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,007,083	15,000	1,500,000	2,522,083	4,088,332	The City will use the funds to support housing programs, Homebuyer Assistance/Closing Cost, Homeowner-occupied rehabilitation, public services, Program Administration
HOME	Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	0	10,000	2,104,926	2,114,926	1,240,000	CHDO, mortgage assistance, TBRA and Program Administration
NSP	Federal	Acquisition Homebuyer assistance Homeowner rehab Reconstruction	0	0	921,000	921,000	0	
HOME ARP	Federal		0	0	2,183,000	2,183,000	0	Homeless Navigation Center

Table 48 - Anticipated Resources

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 Plan include but are not limited to: (1) Federal Housing Choice Voucher funds for rental assistance; (2) Federal HOME Program, federal NSP, low-income housing tax credits, private donations, and owner's funds, for mortgage assistance, and new construction of affordable rental and for-ownership (workforce) housing; (3) a variety of private, State, and federal funds to enable non-profit agencies to provide emergency shelter, supportive services, and transitional housing;

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

N/A

Discussion

No comments.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Vallejo	Government	Homelessness Non-homeless special needs Ownership Planning Public Facilities Public Services	Jurisdiction
Vallejo Housing Authority	Public Housing Authority (PHA)	Public Housing	Jurisdiction
Housing First Salano	Continumn of Care	Homelessness	Countywide

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The major strength of the delivery system will be that the work of the City, the VHA, and non-profit and for-profit entities will be closely coordinated. Gaps in the delivery system are anticipated to be minimal and will be related to a lack of resources to implement the necessary activities or to expand programs, rather than inadequate institutional capacity.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care			
Education			
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills		X	
Mental Health Counseling	X	X	
Transportation		X	X
Other			
Navigation Center	X		

Table 50 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Homeless navigation services, and permanent supportive housing units, are needed**.**

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will be a participating member of the Continuum of Care (CoC) in the County of Solano, and the HCD Manager sits on the CoC Board (Housing First Solano); this collaboration provides guidance as to the City's choice of priority needs and funding allocations. The City will also continue its membership and hold a seat on the governing board of a joint powers authority, Community Action Partnership (CAP) Solano, which develops housing project proposals and safety net services for the homeless, including permanent housing, transitional housing, and supportive services.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing Opportunities	2025	2029	Affordable Housing	Citywide	Households with unmet housing needs	CDBG: $300,000 HOME: $450,,000	Homeowner Housing Rehab; TBRA
2	Sonoma Estates Housing Project	2025	2029	Affordable Housing	South Vallejo	Households with unmet housing needs	CDBG: $354,605	98 Senior Housing Units
3	Social Services	2025	2029	Non-Housing Community Development	Citywide	Public Services to assist special needs population	CDBG: $151,062	Public service activities other than Low/Moderate Income Housing Benefit: 6250 Persons Assisted
4	Homeless Navigation Center	2025	2029	Homeless	Citywide	Homeless	HOME ARP: $2,183,000	Prior year funds: Supportive Services
5	Support Programs through Program Administration	2025	2029	Planning/ Administration	Citywide	All the above	CDBG: $201,416 HOME: $40,000*	Other: Program Administration

Table 51 – Goals Summary

Goal Descriptions

1	**Goal Name**	Increase Affordable Housing Opportunities
	Goal Description	Homeowner Housing Rehab; TBRA
2	**Goal Name**	Sonoma Estates Housing Project
	Goal Description	Construction of 98 Senior Housing Units
3	**Goal Name**	Social Services
	Goal Description	Public service activities other than Low/Moderate Income Housing Benefit: 6250 Persons Assisted
4	**Goal Name**	Homeless Navigation Center
	Goal Description	Supportive Services
5	**Goal Name**	Support Programs through Program Administration
	Goal Description	Program Administration

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Annually, 2,348 households will be provided with affordable housing, as follows: (1) extremely low-income: 1,289; (2) very low-income: 516; and (3) low-income: 543

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable. The jurisdiction does not own or administer any public housing.

Activities to Increase Resident Involvements

Not applicable. The jurisdiction does not own or administer any public housing.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

According to the updated Housing Element (2015-23), while the City of Vallejo's land use controls offer limited options for the new construction of extremely low- and very low-income housing units, the City does control where housing can be constructed, through its Zoning Ordinance. Planned Development Residential zoning can and does exceed the number of housing units normally allowed per acre (27), when density bonuses are granted for the provision of certain features, such as affordable units, senior units, etc.. In Vallejo, one factor that has negatively influenced the development of affordable housing has been NIMBYism in some neighborhoods. In the Consolidated Plan period (2015-19), the City of Vallejo completed a community-driven, comprehensive update of its development regulations, known as "Propel Vallejo", including the City's entire General Plan and zoning code.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

(1) Development costs may be reduced through fee subsidies, property acquisition, rehabilitation, and other mechanisms. (2) The cost of public facility improvements (e. g., a Homeless Navigation Center), in neighborhood target areas will be supported with CDBG Program and private or in-kind funds. (3) The City will work with a non-profit partner to expand opportunities for very low- and low-income first time homebuyers. (4) The City uses an environmental review planning process for the development of large geographic areas, that includes an expedited CEQA review for projects within a Specific Project Area, which reduces EIR and pre-development costs

SP-60 Homelessness Strategy – 91.215(d)

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

The City will establish a Homeless Navigation Center on a vacant City-owned parcel in order to assist the homeless persons that the City and homeless service providers encounter.

Addressing the emergency and transitional housing needs of homeless persons

The City will provide HOME ARP Program funds to the Homeless Navigation Center, set to open in March 2025, and to non-profit agencies serving special needs populations, e. g., The House of Acts, a sober living residency program for adult men, and adult women, who are on parole.

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 received $1.6 million from health care providers to operated the Homeless Navigation Center.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

CDBG Program funds will be allocated to support The House of Acts.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead-based paint educational materials, inspections, and referrals will be made available to VHA Housing Choice Voucher participants, and participating rental property owners, as well as to prospective first time homebuyers or housing rehabilitation loan recipients.

How are the actions listed above related to the extent of lead poisoning and hazards?

It is estimated that at least 125 households in the City may contain lead hazards. The activities noted in the previous response will help to arrest and reduce lead-based paint in the housing stock within the community during the life of the Plan.

How are the actions listed above integrated into housing policies and procedures?

Contractors performing work on City-assisted affordable housing units must be lead-certified, per HUD requirements.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Through direct assistance, and indirect benefit from neighborhood and public facility improvements. Strategies will include such things as: targeting resources to programs and activities benefitting extremely low- and low-income households; and encouraging supportive service linkages with job training, education, and employment services for families and individuals living in poverty. The VHA shares information and targets supportive services, where possible, on behalf of its FSS Program participants; supporting programs and activities that enhance family functioning, skill development, and educational opportunities for children, young adults, and parents; developing programs and facilities to fill gaps in the continuum of care for homeless persons, including homeless prevention and permanent supportive housing.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

CDBG Program funds will be allocated for substance abuse prevention and recovery, and homeless case management and information and referral. These programs are intended to remove obstacles to self-sufficiency. In past years, the City has allocated funds in support of emergency shelter expansion, and operating and renovating sober living facilities and domestic violence shelters, for the homeless and other low-income populations. Case management and supportive services offered by the agencies operating these facilities are geared to stabilizing the individual's or family's situation, through a combination of life skills training, including parenting skills, and the development of a plan for education, job training, job search, resume preparation, computer literacy, and eventually, permanent housing.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Pursuant to the HCD Division's CDBG Program and HOME Program Policy and Procedures Manual(s), the City will conduct monitoring reviews to determine whether programs are in accordance with this Plan and HUD requirements, are timely, and that information entered into IDIS is correct and complete, including the CAPER. Quarterly and annual progress reports required by funding sources will also be completed. Information on VHA expenditures and the lease-up rate will be submitted monthly into HUD's Voucher Management System (VMS). The City will also compile, periodically, inventories of any current development projects, ascertain vacancy rates, and conduct rent surveys for purposes of rent reasonableness.

The City will prepare an annual report on progress made through all housing programs, as required by the Housing Element of its General Plan. The City's Planning Division will implement this in conjunction with its annual review of Housing Element implementation.

The City anticipates receiving inquiries from minority and women-owned businesses, contractors, and subcontractors who wish to participate in the City's federally-assisted affordable housing development programs. They will be sent a copy of the program's contractor's list, and subcontractors will be encouraged to contact each general contractor on the list for work. The City's minority outreach efforts will include such things as: (1) sending or posting copies, as applicable, of plans and specifications for federally-funded programs and projects to the City website and small business exchanges, and (2) including MBE/WBE language in all public notices and advertisements, including periodically utilizing the City's local cable television access channel.

Expected Resources

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

Introduction

The table below provides a breakdown of these anticipated resources which are based on FY 2024-2025 allocations. Given that congress has not yet approved HUD's budget for FY2025. These amounts are estimates, all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels described here to match actual allocation amounts.

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	Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,007,083	15,000	1,500,000	2,522,083	4,088,332	Housing programs, Homebuyer Assistance/Closing Cost, Homeowner-occupied rehabilitation, public services, Program Administration
HOME	Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	0	10,000	0	10,000	1,200,000	CHDO, mortgage assistance, TBRA and Program Administration
NSP	Federal	Acquisition Homebuyer assistance Homeowner rehab Reconstruction	0	0	921,000	921,000	0	
Other	Private	Public Services	0	0	6,100,000	6,100,000	4,880,000	Private funding from health care providers to support operation of Homeless Navigation Center

Table 52 - 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 Plan include but are not limited to: (1) Federal Housing Choice Voucher funds for rental assistance; (2) Federal HOME Program, federal NSP, low-income housing tax credits, private donations, and owner's funds, for mortgage assistance, and new construction of affordable rental and for-ownership (workforce) housing; (3) a variety of private, State, and federal funds to enable non-profit agencies to provide emergency shelter, supportive services, and transitional housing;

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

N/A

Discussion

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

Table 53 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
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Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name

Table 54 – Project Information

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

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Pl
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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

Geographic Distribution

Target Area	Percentage of Funds
Citywide	**100%**

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Based on feedback from consultations, public hearings, and surveys, the City has decided not to restrict its activities to specific areas. As the map in SP-10 of the 2025-2029 Consolidated Plan indicates, funding needs exist throughout the city.

Discussion

Choosing to allocate funds citywide gives Community Development Department staff the flexibility to respond to needs throughout the community as they become apparent.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

Table 56 - One Year Goals for Affordable Housing by Support Requirement

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

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

Discussion

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

Introduction

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

Addressing the emergency shelter and transitional housing needs of 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

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

Discussion

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

Introduction:

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

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

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

Discussion:

Program Specific Requirements

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

Introduction:

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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

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 as follows:

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:

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:

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:

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). *<TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>*

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Appendix - Alternate/Local Data Sources

Sort order	Type	Data Source Name	List the name of the organization or individual who originated the data set.	Provide a brief summary of the data set.	What was the purpose for developing this data set?	Provide the year (and optionally month, or month and day) for when the data was	Briefly describe the methodology for the data collection.	Describe the total population from which the sample was taken.	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among	What time period (provide the year, and optionally month, or month and day) is covered by	What is the status of the data set (complete, in progress, or planned)?

						collected.			**or units surveyed.**	**a certain population?**	**this data set?**	
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VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

Account Number:	3559929
Ad Order Number:	0006880565
Customer's Reference / PO Number:	CONPLAN ENGLISH / CONPLAN ENGLISH
Publication:	Vallejo Times-Herald
Publication Dates:	02/23/2025
Amount:	$432.87
Payment Amount:	$0.00

Invoice Text: **NOTICE OF DOCUMENT AVAILABILITY,
PUBLIC COMMENT PERIOD, AND PUBLIC HEARING PROPOSED FISCAL YEAR (FY) 2025-26 THROUGH FY 2029-30
CONSOLIDATED PLAN, INCLUDING
PROPOSED FY 2025-26 COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING
ALLOCATIONS**

DATE OF NOTICE: February 23, 2025
FOR MORE INFORMATION: Brianna Todaro-Ellsworth, Administrative Analyst
(707) 648-4357
Brianna.Todaro-Ellsworth@cityofvallejo.net

The City is required by the U. S. Department of Housing and Urban Development (HUD) to prepare a Consolidated Plan in order to receive funds under several federal affordable housing and community development programs. The Consolidated Plan includes a number of elements. It contains a profile of the affordable housing needs of extremely low-, very low-, low-, and moderate-income households in Vallejo; the homeless; and persons with special needs who require supportive housing. The Plan includes characteristics of the housing stock; a strategy for housing investment; and a one-year plan for applying available resources to the identified needs. The Consolidated Plan also provides an analysis and identification of community development (non-housing) needs.

DOCUMENT AVAILABILITY
The draft Consolidated Plan is available to the public for review at the following locations:
1. Housing and Community Development Department, at 200 Georgia Street, Vallejo, CA 94590
2. The City's Web Page at: www.cityofvallejo.net under Our City, Departments & Divisions, Housing and Community Development, Document Library, Consolidated Plans. (For Internet access, you may go to the John F. Kennedy Library, at 505 Santa Clara Street)

PUBLIC COMMENT PERIOD
The public comment period **begins February 23, 2025, and goes on through March 31, 2025**. All comments must be received by Monday, March 31, 2025, at 4:00 p.m.

Written comments may be submitted via:
1. Email: Public.Comment@cityofvallejo.net, or
2. Mail: Attention: Alicia M. Jones, 200 Georgia St., Vallejo, CA 94590, or
3. Office Dropbox or Counter: Attention: Alicia M. Jones, 200 Georgia St., Vallejo, CA 94590, or
4. Fax: (707) 648-5249

PUBLIC HEARING
The Housing and Community Development Commission will hold a public hearing at a special meeting on the City 's Consolidated Plan proposed for FY 2025-26 through 2029-30, (July 1, 2025 through June 30, 2030). on **March 10, 2025, after 7:00 p.m.** at the Vallejo Room located at 505 Santa Clara St., Vallejo CA 94590, or via Zoom (https://zoomvallejoroom.cityofvallejo.net/), or phone, by dialing (669) 900-6833.

The Consolidated Plan is scheduled for consideration and action by the Vallejo City Council at a meeting after 7:00 p. m. on Tuesday, April 22, 2025.

If you have any questions concerning this public notice, please call the Housing and Community Development Department at (707) 648-4507.

The City of Vallejo provides its programs and services in a non-discriminatory manner, and is an Equal Opportunity Employer. The City of Vallejo also encourages women and minority-owned businesses to submit bids and proposals for Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program contracts For further information, contact the City of Vallejo Housing and Community Development Department at (707) 648-4507.
The Vallejo Room is ADA compliant. Devices for the hearing impaired are available by contacting by email the Housing and Development Department at housing@cityof vallejo.net or by phone at (707) 648-4507.

Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability email the Housing and Community Development Department no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof

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VALLEJO, CA 94590

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

FILE NO. CONPLAN ENGLISH

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Vallejo Times-Herald, a newspaper published in the English language in the City of Vallejo, County of Solano, State of California.

I declare that the Vallejo Times-Herald is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated June 12, 1952 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of Vallejo Times-Herald as a Newspaper of General Circulation, Case Number 25864. Said order states "Vallejo Times-Herald" has been established, printed and published in the City of Vallejo, County of Solano, State of California; That it is a newspaper published daily for the dissemination of local and telegraphic news and intelligence of general character and has a bona fide subscription list of paying subscribers; and...THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:...That "Vallejo Times-Herald" is a newspaper of general circulation for the City of Vallejo, County of Solano, California. Said order has not been revoked.

I declare that this notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/23/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Vallejo, California, this
24th day of February 2025

(Signature) Melanie Irmer

Legal No. **0006880565**

NOTICE OF DOCUMENT AVAILABILITY, PUBLIC COMMENT PERIOD, AND PUBLIC HEARING PROPOSED FISCAL YEAR (FY) 2025-26 THROUGH FY 2029-30 CONSOLIDATED PLAN, INCLUDING PROPOSED FY 2025-26 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING ALLOCATIONS

DATE OF NOTICE: February 23, 2025
FOR MORE INFORMATION: Brianna Todaro-Ellsworth, Administrative Analyst
(707) 648-4357
Brianna.Todaro-Ellsworth@cityofvallejo.net

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If you have any questions concerning this public notice, please call the Housing and Community Development Department at (707) 648-4507.

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Publication:	Vallejo Times-Herald
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Payment Amount:	$0.00

Invoice Text: **AVISO DE DISPONIBILIDAD DE DOCUMENTOS, PERÍODO DE COMENTARIOS PÚBLICOS Y AUDIENCIA PÚBLICA PLAN CONSOLIDADO PROPUESTO PARA EL AÑO FISCAL (AF) 2025-26 HASTA EL AF 2029-30, INCLUYENDO LA SUBVENCIÓN EN BLOQUE DE DESARROLLO COMUNITARIO (CDBG) PROPUESTA PARA EL AF 2025-26 ASIGNACIONES DE FINANCIAMIENTO PARA PROGRAMAS Y ASOCIACIONES DE INVERSIÓN EN VIVIENDAS**

FECHA DE AVISO: 23 de febrero de 2025
PARA MÁS INFORMACIÓN: Brianna Todaro-Ellsworth, Administrative Analyst
(707) 648-4357
brianna.todaro-ellsworth@cityofvallejo.net

El Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD) require que la ciudad prepare un Plan Consolidado para recibir fondos en virtud de varios programas federales de desarrollo comunitario y vivienda asequible. El Plan Consolidado incluye una serie de elementos. Contiene un perfil de las necesidades de vivienda asequible de hogares de ingresos extremadamente bajos, muy bajos, bajos y moderados en Vallejo; las personas sin hogar; y personas con necesidades especiales que requieren vivienda de apoyo. El Plan incluye características del parque de viviendas; una estrategia para la inversión en vivienda; y un plan de un año para aplicar los recursos disponibles a las necesidades identificadas. El Plan Consolidado también proporciona un análisis e identificación de las necesidades de desarrollo comunitario (no relacionadas con la vivienda).

DISPONIBILIDAD DE DOCUMENTOS
El borrador del Plan Consolidado está disponible al público para su revisión en los siguientes lugares:
1. Departamento de Vivienda y Desarrollo Comunitario, en 200 Georgia Street, Vallejo, CA 94590
2. La página web de la Ciudad en: www.cityofvallejo.net bajo Our City, Departments & Divisions, Housing and Community Development, Document Library, Consolidated Plans. (Para acceso a Internet, puede dirigirse a la Biblioteca John F. Kennedy, en 505 Santa Clara Street)

PERIODO DE COMENTARIOS PÚBLICOS
El período de comentarios públicos comienza el **23 de febrero de 2025 y continúa hasta el 31 de marzo de 2025**. Todos los comentarios deben recibirse antes del Lunes 31 de marzo de 2025 a las 4:00 p. m.

Los comentarios escritos podrán enviarse a través de:
1. Email: Public.Comment@cityofvallejo.net, o
2. Correo: Atención: Alicia M. Jones, 200 Georgia St., Vallejo, CA 94590, o
3. Buzón o Mostrador de Oficina: Atención: Alicia M. Jones, 200 Georgia St., Vallejo, CA 94590, o
4. Fax: (707) 648-5249

AUDIENCIA PÚBLICA
La Comisión de Vivienda y Desarrollo Comunitario realizará audiencia pública en reunión especial sobre el Plan Consolidado de la Ciudad propuesto para los años fiscales 2025-26 al 2029-30 (1 de julio de 2025 al 30 de junio de 2030). El **10 de marzo de 2025, después de las 7:00 p.m.** en el Salón Vallejo ubicado en 505 Santa Clara St., Vallejo CA 94590, o vía Zoom (https://zoomvallejoroom.cityofvallejo.net/), o telefónicamente, marcando (669) 900-6833.

El Plan Consolidado está programado para consideración y acción por parte del Concejo Municipal de Vallejo en una reunión después de las 7:00 p.m. el Martes 22 de abril de 2025.

Si tiene alguna pregunta sobre este aviso público, llame al Departamento de Vivienda y Desarrollo Comunitario al (707) 648-4507.

La Ciudad de Vallejo ofrece sus programas y servicios de manera no discriminatoria y es un Empleador de Igualdad de Oportunidades. La Ciudad de Vallejo también anima a las mujeres y a los propietarios de empresas de minorías presentar ofertas y propuestas para el Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG) y el Programa HOME Contratos de Inversión de Casa. Para obtener más información, comuníquese con la División de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo at (707) 648-4507.

La Sala Vallejo cumple con la ADA. Los dispositivos para personas con discapacidad auditiva están disponibles contactando por correo electrónico al Departamento de Vivienda y Desarrollo Comunitario en housing @cityofvallejo.net o por teléfono al (707) 648-4507. Las solicitudes de modificaciones o adaptaciones, ayudas o servicios relacionados con la discapacidad pueden ser realizadas por una persona con discapacidad enviando un correo electrónico al Departamento de Vivienda y Desarrollo Comunitario al menos 72 horas antes de la reunión según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 y las reglas y regulaciones federales adoptadas en implementación de la misma.

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c/o Legals 57 Commerce Place, Suite A
Vacaville, CA 95687
530-406-6223
legals@thereporter.com

3559929

VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

Legal No. **0006880570**

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

FILE NO. CONPLAN SPANISH

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Vallejo Times-Herald, a newspaper published in the English language in the City of Vallejo, County of Solano, State of California.

I declare that the Vallejo Times-Herald is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated June 12, 1952 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of Vallejo Times-Herald as a Newspaper of General Circulation, Case Number 25864. Said order states "Vallejo Times-Herald" has been established, printed and published in the City of Vallejo, County of Solano, State of California; That it is a newspaper published daily for the dissemination of local and telegraphic news and intelligence of general character and has a bona fide subscription list of paying subscribers; and...THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:...That "Vallejo Times-Herald" is a newspaper of general circulation for the City of Vallejo, County of Solano, California. Said order has not been revoked.

I declare that this notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/23/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Vallejo, California, this
24th day of February 2025

(Signature) Melanie Irmer

AVISO DE DISPONIBILIDAD DE DOCUMENTOS, PERÍODO DE COMENTARIOS PÚBLICOS Y AUDIENCIA PÚBLICA PLAN CONSOLIDADO PROPUESTO PARA EL AÑO FISCAL (AF) 2025-26 HASTA EL AF 2029-30, INCLUYENDO LA SUBVENCIÓN EN BLOQUE DE DESARROLLO COMUNITARIO (CDBG) PROPUESTA PARA EL AF 2025-26 ASIGNACIONES DE FINANCIAMIENTO PARA PROGRAMAS Y ASOCIACIONES DE INVERSIÓN EN VIVIENDAS

FECHA DE AVISO: 23 de febrero de 2025
PARA MÁS INFORMACIÓN: Brianna Todaro-Ellsworth, Administrative Analyst
(707) 648-4357
brianna.todaro-ellsworth@cityofvallejo.net

El Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD) require que la ciudad prepare un Plan Consolidado para recibir fondos en virtud de varios programas federales de desarrollo comunitario y vivienda asequible. El Plan Consolidado incluye una serie de elementos. Contiene un perfil de las necesidades de vivienda asequible de hogares de ingresos extremadamente bajos, muy bajos, bajos y moderados en Vallejo; las personas sin hogar; y personas con necesidades especiales que requieren vivienda de apoyo. El Plan incluye características del parque de viviendas; una estrategia para la inversión en vivienda; y un plan de un año para aplicar los recursos disponibles a las necesidades identificadas. El Plan Consolidado también proporciona un análisis e identificación de las necesidades de desarrollo comunitario (no relacionadas con la vivienda).

DISPONIBILIDAD DE DOCUMENTOS
El borrador del Plan Consolidado está disponible al público para su revisión en los siguientes lugares:
1. Departamento de Vivienda y Desarrollo Comunitario, en 200 Georgia Street, Vallejo, CA 94590
2. La página web de la Ciudad en: www.cityofvallejo.net bajo Our City, Departments & Divisions, Housing and Community Development, Document Library, Consolidated Plans. (Para acceso a Internet, puede dirigirse a la Biblioteca John F. Kennedy, en 505 Santa Clara Street)

PERIODO DE COMENTARIOS PÚBLICOS
El período de comentarios públicos comienza el **23 de febrero de 2025 y continúa hasta el 31 de marzo de 2025**. Todos los comentarios deben recibirse antes del Lunes 31 de marzo de 2025 a las 4:00 p. m.

Los comentarios escritos podrán enviarse a través de:
1. Email: Public.Comment@cityofvallejo.net , o
2. Correo: Atención: Alicia M. Jones, 200

Georgia St., Vallejo, CA 94590, o
3. Buzón o Mostrador de Oficina: Atención: Alicia M. Jones, 200 Georgia St., Vallejo, CA 94590, o
4. Fax: (707) 648-5249

AUDIENCIA PÚBLICA

La Comisión de Vivienda y Desarrollo Comunitario realizará audiencia pública en reunión especial sobre el Plan Consolidado de la Ciudad propuesto para los años fiscales 2025-26 al 2029-30 (1 de julio de 2025 al 30 de junio de 2030). El **10 de marzo de 2025, después de las 7:00 p.m.** en el Salón Vallejo ubicado en 505 Santa Clara St., Vallejo CA 94590, o vía Zoom (https://zoomvallejoroom.cityofvallejo.net/), o telefónicamente, marcando (669) 900-6833.

El Plan Consolidado está programado para consideración y acción por parte del Concejo Municipal de Vallejo en una reunión después de las 7:00 p.m. el Martes 22 de abril de 2025.

Si tiene alguna pregunta sobre este aviso público, llame al Departamento de Vivienda y Desarrollo Comunitario al (707) 648-4507.

La Ciudad de Vallejo ofrece sus programas y servicios de manera no discriminatoria y es un Empleador de Igualdad de Oportunidades. La Ciudad de Vallejo también anima a las mujeres y a los propietarios de empresas de minorías presentar ofertas y propuestas para el Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG) y el Programa HOME Contratos de Inversión de Casa. Para obtener más información, comuníquese con la División de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo at (707) 648-4507.

La Sala Vallejo cumple con la ADA. Los dispositivos para personas con discapacidad auditiva están disponibles contactando por correo electrónico al Departamento de Vivienda y Desarrollo Comunitario en housing@cityofvallejo.net o por teléfono al (707) 648-4507. Las solicitudes de modificaciones o adaptaciones, ayudas o servicios relacionados con la discapacidad pueden ser realizadas por una persona con discapacidad enviando un correo electrónico al Departamento de Vivienda y Desarrollo Comunitario al menos 72 horas antes de la reunión según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 y las reglas y regulaciones federales adoptadas en implementación de la misma.

Times-Herald
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Account Number:	3559929
Ad Order Number:	0006880572
Customer's Reference / PO Number:	CONPLAN TAGALOG / CONPLAN TAGALOG
Publication:	Vallejo Times-Herald
Publication Dates:	02/23/2025
Amount:	$496.38
Payment Amount:	$0.00

Invoice Text: **NOTICE NG DOCUMENT AVAILABILITY, PERIOD NG PAMPUBLIKONG KOMENTO, AT PAMPUBLIKONG PAGDINIG SA IMINUNGKAHING FISCAL YEAR (FY) 2025-26 HANGGANG SA FY 2029-30 CONSOLIDATED PLAN, KASAMA ANG IMINUNGKAHING FY 2025-26 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AT HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING ALLOCATIONS**

PETSA NG NOTICE: Pebrero 23, 2025
PARA SA KARAGDAGANG IMPORMASYON: Brianna Todaro-Ellsworth (707) 648-4357
Brianna.todaro-ellsworth@cityofvallejo.net

Ang Lungsod ay inaatasan ng U. S. Department of Housing and Urban Development (HUD) na maghanda ng Consolidated Plan upang makatanggap ng mga pondo sa ilalim ng ilang pederal na abotkayang pabahay at mga programa sa pagpapaunlad ng komunidad. Kasama sa Consolidated Plan ang ilang elemento. Naglalaman ito ng profile ng abot-kayang pabahay ng mga,pinakamababa, napakababa, mababa, at katamtamang kita na mga sambahayan sa Vallejo; ang mga walang tirahan; at mga taong may espesyal na pangangailangan na kinakailangan ng suportang pabahay. Kasama sa Plano ang mga katangian ng housing stock; isang estratehiya para sa housing investment; at isang isang taong plano para sa paggamit ng mga maaringng mapagkukunan para sa mga tinukoy na pangangailangan. Ang Consolidated Plan ay nagbibigay din ng pagsusuri at pagkakakilanlan ng mga pangangailangan sa pagpapaunlad ng komunidad (hindi pabahay).

AVAILABILITY NG DOKUMENTO
Ang draft ng Consolidated Plan ay available sa publiko para sa pagsusuri sa mga sumusunod na lokasyon:
1. Housing and Community Development Department, sa 200 Georgia Street, Vallejo, CA 94590
2. Web Page ng lungsod sa: www.cityofvallejo.net sa ilalim ng Our City, Departments & Divisions, Housing and Community Development, Document Library, Consolidated Plans. (Para sa Internet access, maaring magtungo sa John F. Kennedy Library, at 505 Santa Clara Street)

PUBLIC COMMENT PERIOD
Ang public comment period **ay mula Pebrero 23, 2025, hanggang Marso 31, 2025**. Ang lahat ng komento ay dapat matanggap bago sa Lunes, Marso 31, 2025, ng 4:00 p.m.
Ang mga nakasulat na komento ay maaring isumite sa pamamagitan ng:
1. Email: Public.Comment@cityofvallejo.net, o kaya
2. Mail: Attention: Alicia M. Jones, 200 Georgia St., Vallejo, CA 94590, or
3. Office Dropbox or Counter: Attention: Alicia M. Jones, 200 Georgia St., Vallejo, CA 94590, o
4. Fax: (707) 648-5249

PAMPUBLIKONG PANDINIG
Ang Housing and Community Development Commission ay magsasagawa ng pampublikong pandinig sa special meeting ng City's Consolidated Plan proposed para sa FY 2025-26 hanggang 2029-30, (Hulyo 1, 2025 hanggang Hunyo 30, 2030). sa **Marso 10, 2025, makaraan and 7:00 p.m.** sa Vallejo
Room na nasa 505 Santa Clara St., Vallejo CA 94590, o kaya sa pamamagitan ng Zoom (https://zoomvallejoroom.cityofvallejo.net/), o telepono, sa pamamagitan ng pag-dial ng (669) 900-6833.

Ang Consolidated Plan ay naka-iskedyul para sa pagsasaalang-alang at pagkilos ng Vallejo City Council sa isang pulong makaraan ang 7:00 p. m. sa Martes, Abril 22, 2025

Kung mayroon kang anumang katanungan tungkol sa pampublikong abiso na ito, mangyaring tawagan ang Housing and Community Development Department sa (707) 648-4507.

Ang Lungsod ng Vallejo ay nagbibigay ng mga programa at serbisyo nito sa paraang walang diskriminasyon, at isang Equal Opportunity Employer. Hinihikayat din ng Lungsod ng Vallejo ang mga kababaihan at mga negosyong pag-aari ng minorya na magsumite ng mga bid at panukala para sa mga kontrata ng Community Development Block Grant (CDBG) at HOME Investment Partnerships Program. Para sa karagdagang impormasyon, makipag-ugnayan sa City of Vallejo Housing and Community Development Division sa (707) 648-4507.

Ang Vallejo Room ay sumusunod sa ADA. Ang mga kagamitan para sa may kapansanan sa pandinig ay makukuha sa pamamagitan ng pagkontak sa pamamagitan ng email sa Housing and Community Development Department sa housing@cityofvallejo.net o sa pamamagitan ng telepono sa (707) 648-4507. Ang mga kahilingan para sa mga pagbabago na may kaugnayan sa kapansanan o akomodasyon, tulong o serbisyo ay maaaring gawin ng isang taong may kapansanan na mag-email sa Housing and Community Development Department nang hindi bababa sa 72 oras bago ang pagpupulong gaya ng iniaatas ng Seksyon 202 ng Americans with Disabilities Act of 1990 at ang mga pederal na tuntunin at regulasyon na pinagtibay sa pagpapatupad nito

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02/23/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Vallejo, California, this
24th day of February 2025

(Signature) Melanie Irmer

Legal No. **0006880572**

NOTICE NG DOCUMENT AVAILABILITY, PERIOD NG PAMPUBLIKONG KOMENTO, AT PAMPUBLIKONG PAGDINIG SA IMINUNGKAHING FISCAL YEAR (FY) 2025-26 HANGGANG SA FY 2029-30 CONSOLIDATED PLAN, KASAMA ANG IMINUNGKAHING FY 2025-26 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AT HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING ALLOCATIONS

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DATE: March 10, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Attorney to the Commission
SUBJECT: **REPORT OF THE CITY ATTORNEY**

RECOMMENDATION

The Secretary may, from time to time, report on items that maybe of interest to the Commission and the General Public.

BACKGROUND AND DISCUSSION

Provide update as necessary.

ATTACHMENTS

None

CONTACT

Attorney to the Commission, Title, Phone Number
Attorney email

INFORMATIONAL ITEM 11.C.

DATE: March 10, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Chari Francisco, Housing & Community Development Commission Secretary
SUBJECT: **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION**

RECOMMENDATION

The Presiding Officer and any Commissioner may, from time to time, wish to make certain announcements, requests information from staff and report on items of activity that may be of interest to the Commission and the General Public.

BACKGROUND AND DISCUSSION

Commissioners provide verbal or written reports.

ATTACHMENTS

None

CONTACT

Chari Francisco, Housing & Community Development Commission Secretary (707) 222-2222
Chari.Francisco@cityofvallejo.net