



HOUSING AND COMMUNITY DEVELOPMENT (HCD) COMMISSION SPECIAL MEETING

COMMISSIONERS

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

MAY 20, 2025

HYBRID MEETING
www.Cityofvallejo.net

7:00 PM

**Council Chambers
555 Santa Clara Street
Vallejo, CA 94590**

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://ZoomRegular.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	
<u>Option to Join by Computer</u> From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313	<u>Option to Join by Phone</u> Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# 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 Commission 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 Commission Secretary.	



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AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADMINISTRATION OF OATH OF OFFICE**
- 4. ROLL CALL**
- 5. PRESENTATIONS AND COMMENDATIONS**
- 6. REPORT OF THE CITY COUNCIL LIAISON**
- 7. COMMUNITY FORUM**

Anyone wishing to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Commission to resolve, is requested to submit a completed speaker card to the Secretary. When called upon, each speaker should step to the podium, state his /her name, and address for the record. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

- 8. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS**

Members of the public wishing to address the Commission on Consent Calendar Items are requested to submit a completed speaker card to the Secretary. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310. Requests for removal of Consent Items received from the public are subject to approval by a majority vote of the Commission. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and Agenda.

- 9. CONSENT CALENDAR AND APPROVAL OF AGENDA**

- A. APPROVAL OF AGENDA**

Recommendation: By motion approve the agenda for the May 20, 2025, special meeting of the Housing and Community Development Commission

- B. APPROVAL OF MINUTES**

Recommendation: By motion, approve meeting minutes from March 10, 2025 and April 3, 2025.

- 10. ACTION CALENDAR**

Members of the public wishing to address the Commission on Action Calendar items are requested to submit a completed speaker card to the Secretary. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

- A. ADOPT A RESOLUTION RECOMMENDING A PROJECT-BASED VOUCHER AWARD AND HOUSING ASSISTANCE PAYMENT CONTRACT EXECUTION**

FOR EXISTING HOUSING UNITS TO FIRM FOUNDATION COMMUNITY HOUSING

Recommendation: Adopt a resolution recommending that the Housing Authority of the City of Vallejo Board of Directors award 47 project-based vouchers and approve the execution of the Project-Based Voucher Agreement Housing Assistance Payment (HAP) contract with Firm Foundation Community Housing for the property located at 2441 Broadway Street, Vallejo, CA 94589, commonly known as the Broadway Village Project.

Contact: Alicia M. Jones, Housing Director (707) 648-4408

alicia.jones@cityofvallejo.net

- B. **CONDUCT A PUBLIC HEARING ON THE DRAFT FIVE-YEAR CONSOLIDATED PLAN FOR PROGRAM/FISCAL YEARS 2025-2030, INCLUDING THE ANNUAL ACTION PLAN AND GRANT FUNDING ALLOCATIONS FOR FISCAL YEAR 2025-26 AND ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE CITY OF VALLEJO'S FISCAL YEAR (FY) 2025-26 THROUGH 2029-30 CONSOLIDATED PLAN, INCLUDING PROPOSED FY 2025-26 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING ALLOCATIONS FOR SUBMITTAL TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Recommendation: Conduct a public hearing and adopt a resolution recommending that the City Council approve the City of Vallejo's Fiscal Year (FY) 2025-30 Consolidated Plan, including proposed FY 2025-26 Community Development Block Grant and HOME Investment Partnerships Program funding allocations for submittal to the U.S. Department of Housing and Urban Development

Contact: Alicia M. Jones, Housing Director (707) 648-4408

alicia.jones@cityofvallejo.net

- C. **ADOPT A RESOLUTION RECOMMENDING THAT THE VALLEJO HOUSING AUTHORITY: 1.) ESTABLISH A RAPID REHOUSING PROGRAM AND USE OF FUNDING FROM THE LOW- AND MODERATE-INCOME HOUSING ASSET FUND (LMIHAF), AND 2.) AMEND THE FISCAL YEAR 2024-25 FUND 126 (LMIHAF) BUDGET ALLOCATING \$100,000 TO PROVIDE LIMITED-TERM RENTAL SUBSIDY AND SECURITY DEPOSIT ASSISTANCE UNDER THE RAPID REHOUSING PROGRAM FOR INDIVIDUALS WHO ARE EXPERIENCING HOMELESSNESS OR EXITING HOMELESSNESS.**

Recommendation: Adopt a Resolution by the Housing and Community Development Commission recommending that the Housing Authority of the City of Vallejo Board of Directors approve the establishment of a rapid rehousing program and the amendment of the Fiscal Year (FY) 2024-25 Fund 126 (Low- and Moderate-Income Housing Asset Fund, "LMIHAF") Budget to allocate \$100,000 from the LMIHAF fund balance to provide rental subsidies and move-in assistance for unhoused families or individuals exiting homelessness.

Contact: Alicia M. Jones, Housing Director (707) 648-4408,

alicia.jones@cityofvallejo.net

D. ADOPT A RESOLUTION RECOMMENDING THAT THE HOUSING AUTHORITY BOARD OF DIRECTORS ADOPT THE PROPOSED FISCAL YEAR 2025-26 BUDGET OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO

Recommendation: Adopt the enclosed Resolution recommending that the Board of Directors of the Housing Authority of the City of Vallejo (HACV) approve the proposed Budget of the HACV for Fiscal Year 2025-26, (July 1, 2025, through June 30, 2026) as set forth in Attachment 2, and also shown as Exhibit 1 to Attachment 1.

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

11. WRITTEN COMMUNICATIONS

12. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

A. REPORT OF THE SECRETARY

The Secretary may, from time to time, report on items that may be of interest to the Commission and the general public.

B. REPORT OF THE CITY ATTORNEY

The City Attorney may, from time to time, report on items that may be of interest to the Commission and the general public.

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

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.

D. REPORT OF AD HOC COMMITTEES

None

13. OTHER AGENDA ITEMS

14. ADJOURNMENT

ADDITIONAL CITY INFORMATION

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- 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 6:30pm, May 19, 2025.

Dated: May 19, 2025



Chari Francisco, Secretary

ACTION MINUTES

1. Call to Order

The Housing and Community Development (HCD) Commission of the City of Vallejo met in a regular meeting at 7:08 p.m. on Thursday, March 10, 2025.

2. Pledge of Allegiance

3. Roll Call

Present: Jackson, Bunde, Patrick

Absent/Excused: Smith

Absent/Unexcused: None

Liaison: Councilmember Lediju, 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

None

7. Public Comment Regarding Consent Calendar Items

None

8. Consent Calendar and Approval of the Agenda

A. Approval of Agenda

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

ROLL CALL:

Ayes: Jackson, Bunde, Patrick

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Smith

Absent/Unexcused: Commissioners: None

The motion passed unanimously by commission members present, 3-0-0.

B. Approval of Minutes

1. December 5, 2024 – Regular
2. January 7, 2025 – Special

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

ROLL CALL:

Ayes: Jackson, Bunde, Patrick

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Smith

Absent/Unexcused: Commissioners: None

The motion passed unanimously by commission members present, 3-0-0.

C. Other Consent Items

None

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

Jones presented the purpose of 5-Year PHA Plan. Jones responded to questions from the Commissioners. Commissioners provided feedback to staff.

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

ROLL CALL:

Ayes: Jackson, Bunde, Patrick

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Smith

Absent/Unexcused: Commissioners: None

The motion passed unanimously by commission members present, 3-0-0.

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

Consultant John Callow presented the purpose and background of amendments to the Citizen Participation Plan. Callow responded to questions from the Commissioners.

Patrick made the motion to recommend through a resolution by the Housing and Community Development Commission to the City Council to authorize the Executive Director to execute approval of amendments to the City of Vallejo Citizen Participation Plan (Citizen Participation Plan). This was seconded by Bunde.

ROLL CALL:

Ayes: Jackson, Bunde, Patrick

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Smith

Absent/Unexcused: Commissioners: None

The motion passed unanimously by commission members present, 3-0-0.

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

Callow presented the purpose and background of the Consolidated Plan. Callow responded to questions from the Commissioners. Jones responded to questions from the Commissioners.

The Chair requested that staff provide an update to Commissioners on the amount of NSP funds available.

Bunde made the motion to conduct a public hearing. This was seconded by Patrick.

ROLL CALL:

Ayes: Jackson, Bunde, Patrick

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Smith

Absent/Unexcused: Commissioners: None

The motion passed unanimously by commission members present, 3-0-0.

10. Written Communications

None

11. Regular Reports

A. Report of the Secretary

Assistant City Manager Haen will provide an update on Sonoma Estates during the April Commission meeting scheduled for April 3, 2025.

B. Report of the City Attorney

None

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

Patrick commented that a food distribution will be held on the first and third Saturdays beginning in April at 500 Arkansas Street.

D. Report of Subcommittees

None

12. Other Agenda Items

None

13. Adjournment

There being no further business, at 9:21 p.m., the meeting was adjourned.

S. BRE JACKSON, Chair

ATTEST:

CHARI FRANCISCO, Secretary

ACTION MINUTES

1. Call to Order

The Housing and Community Development (HCD) Commission of the City of Vallejo met in a regular meeting at 7:11 p.m. on Thursday, April 3, 2025.

2. Pledge of Allegiance

Commission Chair Jackson led the pledge of allegiance

3. Roll Call

Present: Chair Jackson, Commissioner Patrick, Commissioner Bunde

Absent/Excused: None

Absent/Unexcused: Commissioner Smith

Liaison: Councilmember Lediju, Absent

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

4. Presentations and Commendations

None

5. Report of the City Council Liaison

None

6. Community Forum

None

7. Public Comment Regarding Consent Calendar Items

None

8. Consent Calendar and Approval of the Agenda

A. Approval of Agenda

Commissioner Bunde made the motion to approve the agenda. This was seconded by Commission Chair Jackson.

ROLL CALL:

Ayes: Chair Jackson, Commissioner Patrick, Commissioner Bunde

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: Commissioner Smith

The motion passed unanimously by commission members present, 3-0-0.

9. Action Calendar

None

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

Commissioner Patrick reported on a community food drive. Commission Chair Jackson reported on a community Easter event.

D. Report of Subcommittees

None

12. Other Agenda Items

A. SONOMA ESTATES PROJECT AND NEIGHBORHOOD STABILIZATION PROGRAM UPDATES

Community Housing Development Corporation presented on the status of the Sonoma Estates Project. Community Housing Development Corporation responded to questions from commissioners. Commission members provided comment.

Staff presented updates on the Sonoma Estates project. Staff responded to questions from commissioners. Commissioners provided comment.

Commission member Bunde recommended that Council does not move forward with the a loan extension for the Sonoma Estates Project. Commission member Patrick recommended that Council move forward with a loan extension for the Sonoma Estates Project. Commission Chair Jackson recommended that Council make the loan conditional on strong performance metrics.

13. Adjournment

There being no further business, at 8:55 p.m., the meeting was adjourned.

S. BRE JACKSON, Chair

ATTEST:

CHARI FRANCISCO, Secretary



DATE: May 20, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Alicia M. Jones, Housing Director
SUBJECT: **ADOPT A RESOLUTION RECOMMENDING A PROJECT-BASED VOUCHER AWARD AND HOUSING ASSISTANCE PAYMENT CONTRACT EXECUTION FOR EXISTING HOUSING UNITS TO FIRM FOUNDATION COMMUNITY HOUSING**

RECOMMENDATION

Adopt a resolution recommending that the Housing Authority of the City of Vallejo Board of Directors award 47 project-based vouchers and approve the execution of the Project-Based Voucher Agreement Housing Assistance Payment (HAP) contract with Firm Foundation Community Housing for the property located at 2441 Broadway Street, Vallejo, CA 94589, commonly known as the Broadway Village Project.

REASON FOR RECOMMENDATION

BACKGROUND AND DISCUSSION

Project-based vouchers (PBVs) are a component of a public housing agency's (PHA's) Housing Choice Voucher (HCV) Program. The Housing Authority of the City of Vallejo (HACV) is allocated 2,358 housing choice vouchers and is allowed to contract up to 30 percent of these vouchers under the PBV Program. The HCV Program is currently utilized at 62 percent. Staff issued a request for proposals for up to 200 PBVs due to the HCV Program's under-utilization. Utilizing project-based vouchers will increase housing opportunities for low to moderate-income households and increase HACV's HCV Program utilization and budget expenditures.

Project-based vouchers provide long-term affordable housing contracts for households with very low or extremely low incomes. These vouchers are part of the HCV Program, and are attached to specific units, unlike most housing choice vouchers, which are tenant-based. The PBV Program aims to encourage new housing development, increase the use of vouchers, and assist senior, family, and workforce housing. PBVs can be used for new construction, rehabilitation, or units in existing buildings. The property owner agrees to rehabilitate or construct the units or set aside a portion of the units in an existing development. Rehabilitation or existing units for PBV projects must enter into a Housing Assistance Payment (HAP) contract with the local public housing authority for a contract term of one year up to 20 years, including the option for extensions of up to an additional 20 years. Prior to the execution of the PBV HAP contract, the PHA must inspect each contract unit and determine that the unit complies with HUD's Housing Quality Standards (HQS). The owner must furnish all required evidence of the project completion, and all PBV units must be occupied by an eligible household referred to the project by the HACV.

On May 20, 2024, the Housing Authority issued a PBV RFP for existing, new construction, and rehabilitation and awarded 131 vouchers. The awardees of project-based vouchers were Sereno Village for 31 vouchers, Vallejo Housing Collaborative for two, and Community Housing Development Corporation for 97 vouchers.

On December 3, 2024, the 2024 PBV Request for Proposals (RFPs) for new construction, existing housing, and rehabilitated units was published. The Housing Authority received four completed proposals in response to the RFP. On January 22, 2025, through an application review panel, the proposal for the Broadway Village Project for existing housing units was ranked, scored, and selected according to the application requirements.

**Subject: ADOPT A RESOLUTION RECOMMENDING A PROJECT-BASED VOUCHER AWARD
AND HOUSING ASSISTANCE PAYMENT CONTRACT EXECUTION FOR EXISTING
HOUSING UNITS TO FIRM FOUNDATION COMMUNITY HOUSING**

Page 2

and scoring criteria.

ATTACHMENTS

1.	Resolution to Recommend Approving the Award and PBV HAP Contract between the HACV and Firm Foundation Community Housing CAO Stamp
2.	Exhibit A - Section 8 PBV Program HAP Contract - Existing Housing Part 1
3.	Exhibit B - Section 8 PBV Program HAP Contract - Existing Housing Part 2

FISCAL IMPACT

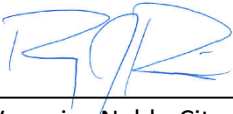
No fiscal impact to the General Fund as the funding for project-based vouchers comes directly from HUD to the City.

CONTACT

Alicia M. Jones, Housing Director (707) 648-4408

alicia.jones@cityofvallejo.net

Approved as to form:

By:  for
Veronica Nebb, City Attorney

**A RESOLUTION OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
RECOMMENDING THAT THE HOUSING AUTHORITY BOARD OF DIRECTORS APPROVE
THE AWARD OF A PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENT
(HAP) CONTRACT WITH FIRM FOUNDATION COMMUNITY HOUSING FOR THE
PROPERTY LOCATED AT 2441 BROADWAY STREET, VALLEJO, CA 94589**

WHEREAS, Housing Authority of the City of Vallejo receives 2,358 housing choice vouchers from HUD and is authorized to utilize up to 30 percent (up to 706 if funding is available) for the Project-Based Voucher Program; and

WHEREAS, the Housing Choice Voucher Program is currently utilized at 62 percent; and

WHEREAS, because of the underutilization of vouchers, staff issued a Request for Proposals (RFPs) for up to 200 project-based vouchers; and

WHEREAS, in response to the “2024 Project-Based Voucher” RFPs, Firm Foundation Community Housing requested 47 project-based vouchers for 2441 Broadway Street under the existing housing category; and

WHEREAS, all proposals were reviewed and scored by a panel of professionals on January 22, 2025; and

WHEREAS, staff recommend awarding Firm Foundation Community Housing 47 project-based vouchers; and

NOW, THEREFORE, BE IT RESOLVED that the Housing and Community Development Commission of the City of Vallejo hereby recommends that the Housing Authority Board of Directors award a contract for 47 project-based vouchers to Firm Foundation Community Housing; and

BE IT FURTHER RESOLVED that the Housing and Community Development Commission recommends that the Executive Director of the Housing Authority, or his designee, be granted authority to execute the contract in substantially the same form as Exhibit A and B (HAP Contract) attached hereto and incorporated by this reference and to take such other actions and execute such other documents and agreements as are necessary to carry out the intent of this resolution but only with the advice and consent of the City Attorney; and

BE IT FURTHER RESOLVED that the Secretary shall certify to the adoption of this Resolution and the same shall be in full force and effect immediately upon adoption.

Adopted by the Housing and Community Development Commission at a special meeting held on May 20, 2025, with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

S. BRE JACKSON, Chair

ATTEST:

CHARI FRANCISCO, Secretary

EXHIBIT B

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

SECTION 8 PROJECT-BASED VOUCHER PROGRAM
HOUSING ASSISTANCE PAYMENTS CONTRACT

EXISTING HOUSING

PART 1 OF HAP CONTRACT

OMB Burden Statement. The public reporting burden for this collection of information is estimated to average 1 hour. This form is required to establish terms between a PHA and owner to provide housing assistance. This contract allows a PHA to enter into a HAP contract with the owner to provide housing assistance payments for eligible families. Assurances of confidentiality are not provided under this collection. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Office of Public and Indian Housing, US. Department of Housing and Urban Development, Washington, DC 20410. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

Privacy Notice. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by 24 CFR § 983.202. This contract allows a PHA to enter into a HAP contract with the owner to provide housing assistance payments for eligible families. Assurances of confidentiality are not provided under this collection. The Personally Identifiable Information (PII) data collected on this form are not stored or retrieved within a system of record.

1. **CONTRACT INFORMATION**

a. **Parties**

This housing assistance payments (HAP) contract is entered into between:

_____ (PHA) and

_____ (owner).

b. **Contents of contract**

The HAP contract consists of Part 1, Part 2, and the contract exhibits listed in paragraph c.

c. **Contract exhibits**

The HAP contract includes the following exhibits:

Previous editions are obsolete

**Project-Based Voucher Program
HAP Contract for Existing Housing**

**HUD 52530B Page - 1 of Part 1
(04/2023)**

- EXHIBIT A: TOTAL NUMBER OF UNITS IN PROJECT COVERED BY THIS HAP CONTRACT; INITIAL RENT TO OWNER; AND DESCRIPTION OF THE CONTRACT UNITS. (See 24 CFR 983.203 for required items.)
- EXHIBIT B: SERVICES, MAINTENANCE AND EQUIPMENT TO BE PROVIDED BY THE OWNER WITHOUT CHARGES IN ADDITION TO RENT TO OWNER
- EXHIBIT C: UTILITIES AVAILABLE IN THE CONTRACT UNITS, INCLUDING A LISTING OF UTILITY SERVICES TO BE PAID BY THE OWNER (WITHOUT CHARGES IN ADDITION TO RENT TO OWNER) AND UTILITIES TO BE PAID BY THE TENANTS
- EXHIBIT D: FEATURES PROVIDED TO COMPLY WITH PROGRAM ACCESSIBILITY FEATURES OF SECTION 504 OF THE REHABILITATION ACT OF 1973 AND IMPLEMENTING REGULATIONS AT 24 CFR PART 8

ADDITIONAL EXHIBITS

d. Effective date and term of the HAP contract

1. Effective date

- a. The PHA may not enter into a HAP contract for any contract unit until the PHA (or an independent entity, as applicable) has determined that the unit meets the PBV inspection requirements.
- b. For all contract units, the effective date of the HAP contract is:
_____.
- c. The term of the HAP contract begins on the effective date.

2. Length of initial term

- a. Subject to paragraph 2.b, the initial term of the HAP contract for all contract units is:
_____.
- b. The initial term of the HAP contract may not be less than one year,

nor more than twenty years.

3. Extension of term

The PHA and owner may agree to enter into an extension of the HAP contract at the time of initial HAP contract execution, or any time prior to expiration of the contract. Any extension, including the term of such extension, must be in accordance with HUD requirements. A PHA must determine that any extension is appropriate to achieve long-term affordability of the housing or expand housing opportunities.

4. Requirement for sufficient appropriated funding

- a. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or by the PHA in accordance with HUD requirements, of sufficient appropriated funding (budget authority), as provided in appropriations acts and in the PHA's annual contributions contract (ACC) with HUD, to make full payment of housing assistance payments due to the owner for any contract year in accordance with the HAP contract.
- b. The availability of sufficient funding must be determined by HUD or by the PHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, the PHA has the right to terminate the HAP contract by notice to the owner for all or any of the contract units. Such action by the PHA shall be implemented in accordance with HUD requirements.

e. Occupancy and payment

1. Payment for occupied unit

During the term of the HAP contract, the PHA shall make housing assistance payments to the owner for the months during which a contract unit is leased to and occupied by an eligible family. If an assisted family moves out of a contract unit, the owner may keep the housing assistance payment for the calendar month when the family moves out (“move-out month”). However, the owner may not keep the payment if the PHA determines that the vacancy is the owner’s fault.

2. Vacancy payment

THE PHA HAS DISCRETION WHETHER TO INCLUDE THE
VACANCY PAYMENT PROVISION (PARAGRAPH e.2), OR TO
STRIKE THIS PROVISION FROM THE HAP CONTRACT FORM.

- a. If an assisted family moves out of a contract unit, the PHA may provide vacancy payments to the owner for a PHA-determined vacancy period extending from the beginning of the first calendar month after the move-out month for a period not exceeding two full months following the move-out month.
- b. The vacancy payment to the owner for each month of the maximum two-month period will be determined by the PHA, and cannot exceed the monthly rent to owner under the assisted lease, minus any portion of the rental payment received by the owner (including amounts available from the tenant's security deposit). Any vacancy payment may cover only the period the unit remains vacant.
- c. The PHA may make vacancy payments to the owner only if:
 - 1. The owner gives the PHA prompt, written notice certifying that the family has vacated the unit and the date when the family moved out (to the best of the owner's knowledge and belief);
 - 2. The owner certifies that the vacancy is not the fault of the owner and that the unit was vacant during the period for which payment is claimed;
 - 3. The owner certifies that it has taken every reasonable action to minimize the likelihood and length of vacancy; and
 - 4. The owner provides any additional information required and requested by the PHA to verify that the owner is entitled to the vacancy payment.
- d. The PHA must take every reasonable action to minimize the likelihood and length of vacancy.
- e. The owner may refer families to the PHA for placement on the PBV waiting list.

- f. The owner must submit a request for vacancy payments in the form and manner required by the PHA and must provide any information or substantiation required by the PHA to determine the amount of any vacancy payments.

3. PHA is not responsible for family damage or debt to owner

Except as provided in this paragraph e (Occupancy and Payment), the PHA will not make any other payment to the owner under the HAP contract. The PHA will not make any payment to the owner for any damages to the unit, or for any other amounts owed by a family under the family's lease.

f. Income-mixing requirement

1. Except as provided in paragraphs f.2 through f.5 below, the PHA will not make housing assistance payments under the HAP contract for more than the greater of 25 units or 25 percent of the total number of dwelling units (assisted or unassisted) in any project. The term "project" means a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land assisted under this HAP contract.
2. The limitation in paragraph f.1 does not apply to single-family buildings.
3. In referring eligible families to the owner for admission to the number of contract units in any project exceeding the 25 unit or 25 percent limitation under paragraph f.1, the PHA shall give preference to the applicable families as listed in f.8 below, for the number of contract units exclusively made available for occupancy by such families. The owner shall rent that number of contract units to such families referred by the PHA from the PHA waiting list.
4. Up to the greater of 25 units or 40 percent of units (instead of the greater of 25 units or 25 percent of units) in a project may be project-based if the project is located in a census tract with a poverty rate of 20 percent or less.
5. Units that were previously subject to certain federal rent restrictions or receiving another type of long-term housing subsidy provided by HUD do not count toward the income-mixing requirement if, in the five years prior to issuance of the Request for Proposal or notice of owner selection (for projects selected based on a prior competition or without competition), the unit received one of the forms of HUD assistance or was under a federal rent restriction as described in f.6 and f.7, below.

6. The following specifies the number of contract units (if any) that received one of the following forms of HUD assistance:

- ☐ Public Housing or Operating Funds;
- ☐ Project-Based Rental Assistance (including Mod Rehab and Mod Rehab Single-Room Occupancy);
- ☐ Housing for the Elderly (Section 202 or the Housing Act of 1959);
- ☐ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);
- ☐ Rent Supplement Program;
- ☐ Rental Assistance Program;
- ☐ Flexible Subsidy Program.

Place a check mark in front of the form of assistance received by any of the contract units. The following total number of contract units received a form of HUD assistance listed above:

_____.

If all of the units in the project received such assistance, you may skip number g.8, below.

7. The following specifies the number of contract units (if any) that were under any of the following federal rent restrictions:

- ☐ Section 236;
- ☐ Section 221(d)(3) or (d)(4) BMIR (below-market interest rate);
- ☐ Housing for the Elderly (Section 202 or the Housing Act of 1959);
- ☐ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);
- ☐ Flexible Subsidy Program.

Place a check mark in front of the type of federal rent restriction that applied to any of the contract units. The following total number of contract

units were subject to a federal rent restriction listed above:

_____.

If all of the units in the project were subject to a federal rent restriction, you may skip number g.8, below.

8. The following specifies the number of contract units (if any) exclusively made available to elderly families, families eligible for supportive services, or eligible youth receiving Family Unification Program or Foster Youth to Independence (FUP/FYI) assistance:
- a. Place a check mark here ____ if any contract units are exclusively made available for occupancy by elderly families; The following number of contract units shall be rented to elderly families:
- _____.
- b. Place a check mark here ____ if any contract units are exclusively made available for occupancy by families eligible for supportive services. The following number of contract units shall be rented to families eligible for supportive services:
- _____.
- c. Place a check mark here ____ if any contract units are exclusively made available for occupancy by eligible youth receiving FUP/FYI assistance. The following number of contract units shall be rented to eligible families receiving FUP/FYI assistance:
- _____.
9. The PHA and owner must comply with all HUD requirements regarding income mixing.

EXECUTION OF HAP CONTRACT FOR EXISTING HOUSING

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

PUBLIC HOUSING AGENCY (PHA) Name of PHA (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date
OWNER Name of Owner (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date

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EXHIBIT B

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

SECTION 8 PROJECT-BASED VOUCHER PROGRAM

**HOUSING ASSISTANCE PAYMENTS CONTRACT
EXISTING HOUSING**

PART 2 OF HAP CONTRACT

OMB Burden Statement. The public reporting burden for this collection of information is estimated to average 1 hour. This form is required to establish terms between a PHA and owner to provide housing assistance. This contract allows a PHA to enter into a HAP contract with the owner to provide housing assistance payments for eligible families. Assurances of confidentiality are not provided under this collection. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Office of Public and Indian Housing, US. Department of Housing and Urban Development, Washington, DC 20410. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

2. DEFINITIONS

Contract units. The housing units covered by this HAP contract. The contract units are described in Exhibit A.

Controlling interest. In the context of PHA-owned units (see definition below), controlling interest means:

- (a) Holding more than 50 percent of the stock of any corporation; or
- (b) Having the power to appoint more than 50 percent of the members of the board of directors of a non-stock corporation (such as a non-profit corporation); or
- (c) Where more than 50 percent of the members of the board of directors of any corporation also serve as directors, officers, or employees of the PHA; or
- (d) Holding more than 50 percent of all managing member interests in an LLC; or
- (e) Holding more than 50 percent of all general partner interests in a partnership;
or
- (f) Having equivalent levels of control in other ownership structures.

Existing housing. Housing units that already exist on the proposal selection date

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and that substantially comply with the housing quality standards on that date. The units must fully comply with the housing quality standards before execution of the HAP contract.

Family. The persons approved by the PHA to reside in a contract unit with assistance under the program.

HAP contract. This housing assistance payments contract between the PHA and the owner. The contract consists of Part 1, Part 2, and the contract exhibits (listed in section 1.c of the HAP contract).

Household. The family and any PHA-approved live-in aide.

Housing assistance payment. The monthly assistance payment by the PHA for a contract unit, which includes: (1) a payment to the owner for rent to the owner under the family's lease minus the tenant rent; and (2) an additional payment to or on behalf of the family if the utility allowance exceeds total tenant payment.

Housing quality standards (HQS). The HUD minimum quality standards for dwelling units occupied by families receiving project-based voucher program assistance.

HUD. U.S. Department of Housing and Urban Development.

HUD requirements. HUD requirements which apply to the project-based voucher program. HUD requirements are issued by HUD headquarters, as regulations, Federal Register notices or other binding program directives.

Owner. Any person or entity who has the legal right to lease or sublease a unit to a participant.

Premises. The building or complex in which a contract unit is located, including common areas or grounds.

Principal or interested party. This term includes a management agent and other persons or entities participating in project management, and the officers and principal members, shareholders, investors, and other parties having a substantial interest in the HAP contract, or in any proceeds or benefits arising from the HAP contract.

Program. The project-based voucher program (see authorization for project-based assistance at 42 U.S.C. 1437f(o)(13)).

PHA. Public Housing Agency. The agency that has entered into the HAP contract with the owner. The agency is a public housing agency as defined in the United

States Housing Act of 1937 (42 U.S.C. 1437a(b)(6)).

PHA-owned units. A unit is “owned by a PHA” if the unit is in a project that is:

- (a) Owned by the PHA (which includes a PHA having a “controlling interest” in the entity that owns the unit; see definition above);
- (b) Owned by an entity wholly controlled by the PHA; or
- (c) Owned by a limited liability company (LLC) or limited partnership in which the PHA (or an entity wholly controlled by the PHA) holds a controlling interest in the managing member or general partner.

Proposal selection date. The date the PHA gives written notice of proposal selection to the owner whose proposal is selected in accordance with the criteria established in the PHA’s administrative plan.

Rent to owner. The total monthly rent payable to the owner under the lease for a contract unit. Rent to owner includes payment for any housing services, maintenance and utilities to be provided by the owner in accordance with the lease.

Tenant. The person or persons (other than a live-in aide) who executes the lease as a lessee of the dwelling unit.

Tenant rent. The portion of the rent to owner payable by the family, as determined by the PHA in accordance with HUD requirements. The PHA is not responsible for paying any part of the tenant rent.

3. **PURPOSE**

- a. This is a HAP contract between the PHA and the owner.
- b. The purpose of the HAP contract is to provide housing assistance payments for eligible families who lease contract units that comply with the HUD HQS from the owner.
- c. The PHA must make housing assistance payments to the owner in accordance with the HAP contract for contract units leased and occupied by eligible families during the HAP contract term. HUD provides funds to the PHA to make housing assistance payments to owners for eligible families.

4. RENT TO OWNER; HOUSING ASSISTANCE PAYMENTS

a. Amount of initial rent to owner

The initial rent to owner for each contract unit is stated in Exhibit A, which is attached to and made a part of the HAP contract. At the beginning of the HAP contract term, and until rent to owner is adjusted in accordance with section 5 of the HAP contract, the rent to owner for each bedroom size (number of bedrooms) shall be the initial rent to owner amount listed in Exhibit A.

Place a check mark here ☐ if the PHA has elected not to reduce rents below the initial rent to owner.

b. HUD rent requirements

Notwithstanding any other provision of the HAP contract, the rent to owner may in no event exceed the amount authorized in accordance with HUD requirements. The PHA has the right to reduce the rent to owner, at any time, to correct any errors in establishing or adjusting the rent to owner in accordance with HUD requirements. The PHA may recover any overpayment from the owner.

c. PHA payment to owner

1. Each month the PHA must make a housing assistance payment to the owner for a unit under lease to and occupied by an eligible family in accordance with the HAP contract.
2. The monthly housing assistance payment to the owner for a contract unit is equal to the amount by which the rent to owner exceeds the tenant rent.
3. Payment of the tenant rent is the responsibility of the family. The PHA is not responsible for paying any part of the tenant rent, or for paying any other claim by the owner against a family. The PHA is responsible only for making housing assistance payments to the owner on behalf of a family in accordance with the HAP contract.
4. The owner will be paid the housing assistance payment under the HAP contract on or about the first day of the month for which payment is due, unless the owner and the PHA agree on a later date.
5. To receive housing assistance payments in accordance with the

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HAP contract, the owner must comply with all the provisions of the HAP contract. Unless the owner complies with all the provisions of the HAP contract, the owner does not have a right to receive housing assistance payments.

6. If the PHA determines that the owner is not entitled to the payment or any part of it, the PHA, in addition to other remedies, may deduct the amount of the overpayment from any amounts due the owner, including amounts due under any other housing assistance payments contract.
7. The owner will notify the PHA promptly of any change of circumstances that would affect the amount of the monthly housing assistance payment, and will return any payment that does not conform to the changed circumstances.

d. Termination of assistance for family

The PHA may terminate housing assistance for a family under the HAP contract in accordance with HUD requirements. The PHA must notify the owner in writing of its decision to terminate housing assistance for the family in such case.

5. ADJUSTMENT OF RENT TO OWNER

a. PHA determination of adjusted rent

1. At each annual anniversary during the term of the HAP contract, the PHA shall adjust the amount of rent to owner, upon request to the PHA by the owner, in accordance with law and HUD requirements. In addition, the PHA shall adjust the rent to owner when there is a ten percent decrease in the published, applicable Fair Market Rent in accordance with 24 CFR 983.302. However, if the PHA has elected within the HAP contract not to reduce rents below the initial rent to owner, the rent to owner shall not be reduced below the initial rent to owner except in those cases described in 24 CFR 983.302(c)(2).
2. The adjustment of rent to owner shall always be determined in accordance with all HUD requirements. The amount of the rent to owner may be adjusted up or down, in the amount defined by the PHA in accordance with HUD requirements.

b. Reasonable rent

The rent to owner for each contract unit, as adjusted by the PHA in accordance with 24 CFR 983.303, may at no time exceed the reasonable rent charged for comparable units in the private unassisted market, except in cases where the PHA has elected within the HAP contract not to reduce rents below the initial rent to owner. The reasonable rent shall be determined by the PHA in accordance with HUD requirements.

c. No special adjustments

The PHA will not make any special adjustments of the rent to owner.

d. Owner compliance with HAP contract

The PHA shall not approve, and the owner shall not receive, any increase of rent to owner unless all contract units are in accordance with the HQS, and the owner has complied with the terms of the assisted leases and the HAP contract.

e. Notice of rent adjustment

Rent to owner shall be adjusted by written notice by the PHA to the owner in accordance with this section. Such notice constitutes an amendment of the rents specified in Exhibit A.

6. OWNER RESPONSIBILITY

The owner is responsible for:

- a. Performing all management and rental functions for the contract units.
- b. Maintaining the units in accordance with HQS.
- c. Complying with equal opportunity requirements.
- d. Enforcing tenant obligations under the lease.
- e. Paying for utilities and housing services (unless paid by the family under the lease).
- f. Collecting from the tenant:
 1. Any security deposit;

2. The tenant rent; and
3. Any charge for unit damage by the family.

7. **OWNER CERTIFICATION**

The owner certifies that at all times during the term of the HAP contract:

- a. All contract units are in good and tenantable condition. The owner is maintaining the premises and all contract units in accordance with the HQS.
- b. The owner is providing all the services, maintenance and utilities as agreed to under the HAP contract and the leases with assisted families.
- c. Each contract unit for which the owner is receiving housing assistance payments is leased to an eligible family referred by the PHA, and the lease is in accordance with the HAP contract and HUD requirements.
- d. To the best of the owner's knowledge, the members of the family reside in each contract unit for which the owner is receiving housing assistance payments, and the unit is the family's only residence.
- e. The owner (including a principal or other interested party) is not the parent, child, grandparent, grandchild, sister, or brother of any member of a family residing in a contract unit unless the PHA has determined that approving leasing of the unit would provide a reasonable accommodation for a family member who is a person with disabilities.
- f. The amount of the housing assistance payment is the correct amount due under the HAP contract.
- g. The rent to owner for each contract unit does not exceed rents charged by the owner for other comparable unassisted units.
- h. Except for the housing assistance payment and the tenant rent as provided under the HAP contract, the owner has not received and will not receive any payments or other consideration (from the family, the PHA, HUD, or any other public or private source) for rental of the contract unit.
- i. The family does not own, or have any interest in the contract unit. If the owner is a cooperative, the family may be a member of the cooperative.

8. CONDITION OF UNITS

a. Owner maintenance and operation

The owner must maintain and operate the contract units and premises to provide decent, safe and sanitary housing in accordance with the HQS, including performance of ordinary and extraordinary maintenance. The owner must provide all the services, maintenance and utilities set forth in Exhibits B and C, and in the lease with each assisted family.

b. PHA inspections

1. The PHA must inspect each contract unit before execution of the HAP contract. The PHA may not enter into a HAP contract covering a unit until the unit fully complies with the HQS.
2. Before providing assistance to a new family in a contract unit, the PHA must inspect the unit. The PHA may not provide assistance on behalf of the family until the unit fully complies with the HQS.
3. At least biennially during the term of the HAP contract, the PHA must inspect a random sample, consisting of at least 20 percent of the contract units in each building, to determine if the contract units and the premises are maintained in accordance with the HQS. Turnover inspections pursuant to paragraph 2 of this section are not counted toward meeting this biennial inspection requirement.
4. If more than 20 percent of the sample of inspected contract units in a building fail the initial inspection, the PHA must reinspect 100 percent of the contract units in the building.
5. The PHA must inspect contract units whenever needed to determine that the contract units comply with the HQS and that the owner is providing maintenance, utilities, and other services in accordance with the HAP contract. The PHA must take into account complaints and any other information that comes to its attention in scheduling inspections.

c. Violation of the housing quality standards

1. If the PHA determines a contract unit is not in accordance with the HQS, the PHA may exercise any of its remedies under the HAP contract for all or any contract units. Such remedies include

termination, suspension or reduction of housing assistance payments, and termination of the HAP contract.

2. The PHA may exercise any such contractual remedy respecting a contract unit even if the family continues to occupy the unit.
3. The PHA shall not make any housing assistance for a dwelling unit that fails to meet the HQS, unless the owner corrects the defect within the period specified by the PHA and the PHA verifies the correction. If a defect is life threatening, the owner must correct the defect within no more than 24 hours. For other defects, the owner must correct the defect within no more than 30 calendar days (or any PHA-approved extension).

d. Maintenance and replacement—owner’s standard practice

Maintenance and replacement (including redecoration) must be in accordance with the standard practice for the building concerned as established by the owner.

9. LEASING CONTRACT UNITS

a. Selection of tenants

1. During the term of the HAP contract, the owner must lease all contract units to eligible families selected and referred by the PHA from the PHA waiting list. (See 24 CFR 983.251.)
2. The owner is responsible for adopting written tenant selection procedures that are consistent with the purpose of improving housing opportunities for very low-income families and reasonably related to program eligibility and an applicant’s ability to perform the lease obligations.
3. Consistent with HUD requirements and Federal civil rights and fair housing requirements, the owner may apply its own nondiscriminatory tenant selection procedures in determining whether to admit a family referred by the PHA for occupancy of a contract unit. The owner may refer families to the PHA for placement on the PBV waiting list.
4. The owner must promptly notify in writing any rejected applicant of the grounds for rejection.
5. The PHA must determine family eligibility in accordance with

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HUD requirements.

6. The contract unit leased to each family must be appropriate for the size of the family under the PHA's subsidy standards.
7. If a contract unit was occupied by an eligible family at the time the unit was selected by the PHA, or is so occupied on the effective date of the HAP contract, the owner must offer the family the opportunity to lease the same or another appropriately-sized contract unit with assistance under the HAP contract.
8. The owner is responsible for screening and selecting tenants from the families referred by the PHA from its waiting list.

b. Vacancies

1. The owner must promptly notify the PHA of any vacancy in a contract unit. After receiving the owner notice, the PHA shall make every reasonable effort to refer a sufficient number of families for owner to fill the vacancy.
2. The owner must rent vacant contract units to eligible families on the PHA waiting list referred by the PHA.
3. The PHA and the owner must make reasonable, good faith efforts to minimize the likelihood and length of any vacancy.
4. If any contract units have been vacant for a period of 120 or more days since owner notice of vacancy (and notwithstanding the reasonable, good faith efforts of the PHA to fill such vacancies), the PHA may give notice to the owner amending the HAP contract to reduce the number of contract units by subtracting the number of contract units (by number of bedrooms) that have been vacant for such period.

10. TENANCY

a. Lease

The lease between the owner and each assisted family must be in accordance with HUD requirements. In all cases, the lease must include the HUD-required tenancy addendum. The tenancy addendum must include, word-for-word, all provisions required by HUD.

b. Termination of tenancy

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1. The owner may terminate a tenancy only in accordance with the lease and HUD requirements.
2. The owner must give the PHA a copy of any owner eviction notice to the tenant at the same time that the owner gives notice to the tenant. Owner eviction notice means a notice to vacate, or a complaint or other initial pleading used to commence an eviction action under State or local law.

c. Family payment

1. The portion of the monthly rent to owner payable by the family (“tenant rent”) will be determined by the PHA in accordance with HUD requirements. The amount of the tenant rent is subject to change during the term of the HAP contract. Any changes in the amount of the tenant rent will be effective on the date stated in a notice by the PHA to the family and the owner.
2. The amount of the tenant rent as determined by the PHA is the maximum amount the owner may charge the family for rent of a contract unit, including all housing services, maintenance and utilities to be provided by the owner in accordance with the HAP contract and the lease.
3. The owner may not demand or accept any rent payment from the tenant in excess of the tenant rent as determined by the PHA. The owner must immediately return any excess rent payment to the tenant.
4. The family is not responsible for payment of the portion of the contract rent covered by the housing assistance payment under the HAP contract. The owner may not terminate the tenancy of an assisted family for nonpayment of the PHA housing assistance payment.
5. The PHA is responsible only for making the housing assistance payments to the owner on behalf of the family in accordance with the HAP contract. The PHA is not responsible for paying the tenant rent, or any other claim by the owner.

d. Other owner charges

1. Except as provided in paragraph 2, the owner may not require the tenant or family members to pay charges for meals or supportive services. Nonpayment of such charges is not grounds for termination of tenancy.
2. In assisted living developments receiving project-based voucher assistance, owners may charge tenants, family members, or both for meals or supportive services. These charges may not be included in the rent to owner, nor may the value of meals and supportive services be included in the calculation of reasonable rent. Non-payment of such charges is grounds for termination of the lease by the owner in an assisted living development.
3. The owner may not charge the tenant or family members extra amounts for items customarily included in rent in the locality or provided at no additional cost to the unsubsidized tenant in the premises.

e. Security deposit

1. The owner may collect a security deposit from the family.
2. The owner must comply with HUD and PHA requirements, which may change from time to time, regarding security deposits from a tenant.
3. The PHA may prohibit security deposits in excess of private market practice, or in excess of amounts charged by the owner to unassisted families.
4. When the family moves out of the contract unit, the owner, subject to State and local law, may use the security deposit, including any interest on the deposit, in accordance with the lease, as reimbursement for any unpaid tenant rent, damages to the unit or other amounts which the family owes under the lease. The owner must give the family a written list of all items charged against the security deposit and the amount of each item. After deducting the amount used as reimbursement to the owner, the owner must promptly refund the full amount of the balance to the family.
5. If the security deposit is not sufficient to cover amounts the family owes under the lease, the owner may seek to collect the balance from the family. However, the PHA has no liability or responsibility for payment of any amount owed by the family to

the owner.

11. FAMILY RIGHT TO MOVE

- a. The family may terminate its lease at any time after the first year of occupancy. The family must give the owner advance written notice of intent to vacate (with a copy to the PHA) in accordance with the lease. If the family has elected to terminate the lease in this manner, the PHA must offer the family the opportunity for tenant-based rental assistance in accordance with HUD requirements.
- b. Before providing notice to terminate the lease under paragraph a, the family must first contact the PHA to request tenant-based rental assistance if the family wishes to move with continued assistance. If tenant-based rental assistance is not immediately available upon lease termination, the PHA shall give the family priority to receive the next available opportunity for tenant-based rental assistance.

12. OVERCROWDED, UNDER-OCCUPIED, AND ACCESSIBLE UNITS

The PHA subsidy standards determine the appropriate unit size for the family size and composition. The PHA and owner must comply with the requirements in 24 CFR 983.260. If the PHA determines that a family is occupying a wrong-size unit, or a unit with accessibility features that the family does not require, and the unit is needed by a family that requires the accessibility features, the PHA must promptly notify the family and the owner of this determination, and of the PHA's offer of continued assistance in another unit. 24 CFR 983.260(a).

13. PROHIBITION OF DISCRIMINATION

- a. The owner may not refuse to lease contract units to, or otherwise discriminate against any person or family in leasing of a contract unit, because of race, color, religion, sex (including sexual orientation and gender identity), national origin, disability, age or familial status.
- b. The owner must comply with the following requirements: The Fair Housing Act (42 U.S.C. 3601-19) and implementing regulations at 24 CFR part 100 *et seq.*; Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959-1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107; title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1; the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) and implementing

regulations at 24 CFR part 146; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8; title II of the Americans with Disabilities Act, 42 U.S.C. 12101 *et seq.*; 28 CFR part 35; Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086, and 12107 (3 CFR, 1964–1965 Comp., p. 339; 3 CFR, 1966–1970 Comp., p. 684; 3 CFR, 1966–1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60; Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971–1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprises); Executive Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women’s Business Enterprise).

- c. The owner must comply with HUD’s Equal Access to HUD-assisted or -insured housing rule (24 CFR 5.105(a)(2)).
- d. The owner must comply with the Violence Against Women Act, as amended, and HUD’s implementing regulation at 24 CFR part 5, Subpart L, and program regulations.
- e. The PHA and the owner must cooperate with HUD in the conducting of compliance reviews and complaint investigations pursuant to all applicable civil rights statutes, Executive Orders, and all related rules and regulations.

14. PHA DEFAULT AND HUD REMEDIES

If HUD determines that the PHA has failed to comply with the HAP contract, or has failed to take appropriate action to HUD’s satisfaction or as directed by HUD, for enforcement of the PHA’s rights under the HAP contract, HUD may assume the PHA’s rights and obligations under the HAP contract, and may perform the obligations and enforce the rights of the PHA under the HAP contract.

15. OWNER DEFAULT AND PHA REMEDIES

a. Owner default

Any of the following is a default by the owner under the HAP contract:

- 1. The owner has failed to comply with any obligation under the HAP contract, including the owner’s obligations to maintain all contract

units in accordance with the housing quality standards.

2. The owner has violated any obligation under any other housing assistance payments contract under Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).
3. The owner has committed any fraud or made any false statement to the PHA or HUD in connection with the HAP contract.
4. The owner has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing assistance program.
5. If the property where the contract units are located is subject to a lien or security interest securing a HUD loan or a mortgage insured by HUD and:
 - a. The owner has failed to comply with the regulations for the applicable mortgage insurance or loan program, with the mortgage or mortgage note, or with the regulatory agreement; or
 - b. The owner has committed fraud, bribery or any other corrupt or criminal act in connection with the HUD loan or HUD-insured mortgage.
6. The owner has engaged in any drug-related criminal activity or any violent criminal activity.

b. PHA remedies

1. If the PHA determines that a breach has occurred, the PHA may exercise any of its rights or remedies under the HAP contract.
2. The PHA must notify the owner in writing of such determination. The notice by the PHA to the owner may require the owner to take corrective action (as verified by the PHA) by a time prescribed in the notice.
3. The PHA's rights and remedies under the HAP contract include recovery of overpayments, termination or reduction of housing assistance payments, and termination of the HAP contract.

c. PHA remedy is not waived

The PHA's exercise or non-exercise of any remedy for owner breach of the HAP contract is not a waiver of the right to exercise that remedy or any other right or remedy at any time.

16. OWNER DUTY TO PROVIDE INFORMATION AND ACCESS REQUIRED BY HUD OR PHA

a. Required information

The owner must prepare and furnish any information pertinent to the HAP contract as may reasonably be required from time to time by the PHA or HUD. The owner shall furnish such information in the form and manner required by the PHA or HUD.

b. PHA and HUD access to premises

The owner must permit the PHA or HUD or any of their authorized representatives to have access to the premises during normal business hours and, for the purpose of audit and examination, to have access to any books, documents, papers and records of the owner to the extent necessary to determine compliance with the HAP contract, including the verification of information pertinent to the housing assistance payments or the HAP contract.

17. PHA AND OWNER RELATION TO THIRD PARTIES

a. Injury because of owner action or failure to act

The PHA has no responsibility for or liability to any person injured as a result of the owner's action or failure to act in connection with the implementation of the HAP contract, or as a result of any other action or failure to act by the owner.

b. Legal relationship

The owner is not the agent of the PHA. The HAP contract does not create or affect any relationship between the PHA and any lender to the owner or any suppliers, employees, contractors or subcontractors used by the owner in connection with the implementation of the HAP contract.

c. Exclusion of third-party claims

Nothing in the HAP contract shall be construed as creating any right of a family or other third party (other than HUD) to enforce any provision of the HAP contract, or to assert any claim against HUD, the PHA or the

owner under the HAP contract.

d. Exclusion of owner claims against HUD

Nothing in the HAP contract shall be construed as creating any right of the owner to assert any claim against HUD.

18. PHA-OWNED UNITS

Notwithstanding Section 17 of this HAP contract, a PHA may own units assisted under the project-based voucher program, subject to the special requirements in 24 CFR 983.59 regarding PHA-owned units.

19. CONFLICT OF INTEREST

a. Interest of members, officers, or employees of PHA, members of local governing body, or other public officials

1. No present or former member or officer of the PHA (except tenant-commissioners), no employee of the PHA who formulates policy or influences decisions with respect to the housing choice voucher program or project-based voucher program, and no public official or member of a governing body or State or local legislator who exercises functions or responsibilities with respect to these programs, shall have any direct or indirect interest, during his or her tenure or for one year thereafter, or in the HAP contract.
2. HUD may waive this provision for good cause.

b. Disclosure

The owner has disclosed to the PHA any interest that would be a violation of the HAP contract. The owner must fully and promptly update such disclosures.

c. Interest of member of or delegate to Congress

No member of or delegate to the Congress of the United States of America or resident-commissioner shall be admitted to any share or part of this HAP Contract or to any benefits arising from the contract.

20. EXCLUSION FROM FEDERAL PROGRAMS

a. Federal requirements

The owner must comply with and is subject to requirements of 2 CFR part 2424.

b. Disclosure

The owner certifies that:

1. The owner has disclosed to the PHA the identity of the owner and any principal or interested party.
2. Neither the owner nor any principal or interested party is listed on the U.S. General Services Administration list of parties excluded from Federal procurement and non-procurement programs; and none of such parties are debarred, suspended, subject to a limited denial of participation or otherwise excluded under 2 CFR part 2424.

21. TRANSFER OF THE CONTRACT OR PROPERTY

a. When consent is required

1. The owner agrees that neither the HAP contract nor the property may be transferred without the advance written consent of the PHA in accordance with HUD requirements.
2. “Transfer” includes:
 - i. Any sale or assignment or other transfer of ownership, in any form, of the HAP contract or the property;
 - ii. The transfer of any right to receive housing assistance payments that may be payable pursuant to the HAP contract;
 - iii. The creation of a security interest in the HAP contract or the property;
 - iv. Foreclosure or other execution on a security interest; or
 - v. A creditor’s lien, or transfer in bankruptcy.
3. If the owner is a corporation, partnership, trust or joint venture, the owner is not required to obtain advance consent of the PHA

pursuant to paragraph a for transfer of a passive and non-controlling interest in the ownership entity (such as a stock transfer or transfer of the interest of a limited partner), if any interests so transferred cumulatively represent less than half the beneficial interest in the HAP contract or the property. The owner must obtain advance consent pursuant to paragraph a for transfer of any interest of a general partner.

b. Transferee assumption of HAP contract

No transferee (including the holder of a security interest, the security holder's transferee or successor in interest, or the transferee upon exercise of a security interest) shall have any right to receive any payment of housing assistance payments pursuant to the HAP contract, or to exercise any rights or remedies under the HAP contract, unless the PHA has consented in advance, in writing to such transfer, and the transferee has agreed in writing, in a form acceptable to the PHA in accordance with HUD requirements, to assume the obligations of the owner under the HAP contract, and to comply with all the terms of the HAP contract.

c. Effect of consent to transfer

1. The creation or transfer of any security interest in the HAP contract is limited to amounts payable under the HAP contract in accordance with the terms of the HAP contract.
2. The PHA's consent to transfer of the HAP contract or the property does not to change the terms of the HAP contract in any way, and does not change the rights or obligations of the PHA or the owner under the HAP contract.
3. The PHA's consent to transfer of the HAP contract or the property to any transferee does not constitute consent to any further transfers of the HAP contract or the property, including further transfers to any successors or assigns of an approved transferee.

d. When transfer is prohibited

The PHA will not consent to the transfer if any transferee, or any principal or interested party is debarred, suspended subject to a limited denial of participation, or otherwise excluded under 2 CFR part 2424, or is listed on the U.S. General Services Administration list of parties excluded from Federal procurement or non-procurement programs.

22. SUBSIDY LAYERING

A subsidy layering review is not required for existing housing projects.

23. OWNER LOBBYING CERTIFICATIONS

- a. The owner certifies, to the best of owner's knowledge and belief, that:
 - 1. No Federally appropriated funds have been paid or will be paid, by or on behalf of the owner, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of the HAP contract, or the extension, continuation, renewal, amendment, or modification of the HAP contract.
 - 2. If any funds other than Federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the HAP contract, the owner must complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- b. This certification by the owner is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352.

24. TERMINATION OF HAP CONTRACT FOR WRONGFUL SELECTION OF CONTRACT UNITS

The HAP contract may be terminated upon at least 30 days notice to the owner by the PHA or HUD if the PHA or HUD determines that the contract units were not eligible for selection in conformity with HUD requirements.

25. NOTICES AND OWNER CERTIFICATIONS

- a. Where the owner is required to give any notice to the PHA pursuant to the HAP contract or any other provision of law, such notice must be in writing and must be given in the form and manner required by the PHA.
- b. Any certification or warranty by the owner pursuant to the HAP contract shall be deemed a material representation of fact upon which reliance was placed when this transaction was made or entered into.

26. NOTICE OF TERMINATION OR EXPIRATION WITHOUT

**Project-Based Voucher Program
HAP Contract for Existing Housing**

Previous editions are obsolete

**HUD 52530B Page - 20 of Part 2
(4/2023)**

EXTENSION

- a. An owner must provide notice to the PHA, and to the affected tenants, not less than 1 year prior to the termination or expiration without extension of a HAP contract.
- b. An owner who fails to provide such notice must permit tenants to remain in their units for the required notice period with no increase in the tenant portion of the rent. During this time period, an owner may not evict a tenant as a result of the owner's inability to collect an increased tenant portion of rent. With PHA agreement, an owner may extend the terminating contract for a period of time sufficient to give tenants 1 year advance notice.

27. FAMILY'S RIGHT TO REMAIN

Upon termination or expiration of the contract without extension, each family assisted under the contract may elect to use its assistance to remain in the project if the family's unit complies with the inspection requirements under section 8(o)(8) (42 U.S.C. 1437f(o)(8) of the U.S. Housing Act of 1937 ("the 1937 Act")), the rent for the unit is reasonable as required by section 8(o)(10)(A) of the 1937 Act, and the family pays its required share of the rent and the amount, if any, by which the unit rent (including the amount allowed for tenant-paid utilities) exceeds the applicable payment standard.

28. ENTIRE AGREEMENT; INTERPRETATION

- a. The HAP contract, including the exhibits, is the entire agreement between the PHA and the owner.
- b. The HAP contract must be interpreted and implemented in accordance with all statutory requirements, and with all HUD requirements, including amendments or changes in HUD requirements during the term of the HAP contract. The owner agrees to comply with all such laws and HUD requirements. Any regulatory citation specifically included in this HAP contract is subject to any subsequent revision of such citation.



DATE: May 20, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Alicia M. Jones, Housing Director
SUBJECT: **CONDUCT A PUBLIC HEARING ON THE DRAFT FIVE-YEAR CONSOLIDATED PLAN FOR PROGRAM/FISCAL YEARS 2025-2030, INCLUDING THE ANNUAL ACTION PLAN AND GRANT FUNDING ALLOCATIONS FOR FISCAL YEAR 2025-26 AND ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE CITY OF VALLEJO'S FISCAL YEAR (FY) 2025-26 THROUGH 2029-30 CONSOLIDATED PLAN, INCLUDING PROPOSED FY 2025-26 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING ALLOCATIONS FOR SUBMITTAL TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

RECOMMENDATION

Conduct a public hearing and adopt a resolution recommending that the City Council approve the City of Vallejo's Fiscal Year (FY) 2025-30 Consolidated Plan, including proposed FY 2025-26 Community Development Block Grant and HOME Investment Partnerships Program funding allocations for submittal to the U.S. Department of Housing and Urban Development

REASON FOR RECOMMENDATION

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 Consolidated Plan regulations require that grantees meet certain citizen participation requirements. 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 the draft Consolidated Plan. This is the second public hearing to receive comments on the draft Consolidated Plan.

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 the City's program/fiscal year, or by May 15th, or 60 days after HUD has announced the grant funding amount. Funding allocations were announced on Wednesday, May 14, 2025. The statutory deadline to submit the Consolidated Plan to HUD is no later than August 16th of each year.

Subject: CONDUCT A PUBLIC HEARING ON THE DRAFT FIVE-YEAR CONSOLIDATED PLAN FOR PROGRAM/FISCAL YEARS 2025-2030, INCLUDING THE ANNUAL ACTION PLAN AND GRANT FUNDING ALLOCATIONS FOR FISCAL YEAR 2025-26 AND ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE CITY OF VALLEJO'S FISCAL YEAR (FY) 2025-26 THROUGH 2029-30 CONSOLIDATED PLAN, INCLUDING PROPOSED FY 2025-26 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING ALLOCATIONS FOR SUBMITTAL TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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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. The first hearing, 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) crime prevention technology, 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 this second public hearing for the public to comment on the draft Consolidated Plan, provided in Attachment 1. Public notices regarding this hearing were published in three languages: English, Spanish, and Tagalog, in the local newspaper, Vallejo Times Herald, on May 8, 2025. Copies of the public notices are provided in Attachment 2.

ATTACHMENTS

1.	Resolution Approving FY 2025-2029 Consolidated Plan - HCDC CAO Stamp
2.	Draft Five-Year Consolidated Plan for FY 2025-29
3.	Public Notices of the Public Hearing Dated May 8, 2025 (Proof of Publication)

FISCAL IMPACT

The Commission's action will recommend to the City Council the approval of the Five-Year Consolidated Plan and Annual Action Plan for FY 2025-26, which will include the allocation of approximately \$1,040,447 and \$661,954 in CDBG Program and HOME Program funds, respectively, totaling an estimated \$1,702,401, to specific projects and activities in FY 2025-26. All proposed activity budgets from the estimated funding levels will be increased or decreased, proportionately, to match the actual allocation amounts for the FY 2025-26 CDBG Program and HOME Program that were received from HUD on May 14, 2025.

CONTACT

Date: May 20, 2025

Subject: CONDUCT A PUBLIC HEARING ON THE DRAFT FIVE-YEAR CONSOLIDATED PLAN FOR PROGRAM/FISCAL YEARS 2025-2030, INCLUDING THE ANNUAL ACTION PLAN AND GRANT FUNDING ALLOCATIONS FOR FISCAL YEAR 2025-26 AND ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE CITY OF VALLEJO'S FISCAL YEAR (FY) 2025-26 THROUGH 2029-30 CONSOLIDATED PLAN, INCLUDING PROPOSED FY 2025-26 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING ALLOCATIONS FOR SUBMITTAL TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

Approved as to form:

By:  for _____
Veronica Nebb, City Attorney

RESOLUTION NO. _____ N.C.

**A RESOLUTION OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
RECOMMENDING THAT THE CITY COUNCIL APPROVE THE CITY OF VALLEJO'S FISCAL
YEAR (FY) 2025-26 THROUGH 2029-30 CONSOLIDATED PLAN, INCLUDING PROPOSED FY
2025-26 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND HOME
INVESTMENT PARTNERSHIPS PROGRAM FUNDING ALLOCATIONS FOR SUBMITTAL TO
THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, as a condition of receiving federal Community Development Block Grant (CDBG) Program (Fund 101) funds, HOME Investment Partnerships Program (Fund 102) funds, and certain other federal community development and housing funds, the City is required to prepare and submit a Five-Year Consolidated Plan to the Department of Housing and Urban Development (HUD); and

WHEREAS, the goals for FY 2025-26 through 2029-30 as described in Section SP-45 of the Five-Year Consolidated Plan include Program Administration and Support, Tenant-Based Rental Assistance, Homeownership Assistance, Economic Development, Owner-Occupied Rehabilitation, Social Services, Permanent Supportive Housing, Homeless Navigation Center, Interim Assistance, Housing Services, and Demolition of Blighted Structures; and

WHEREAS, the City's Five-Year Consolidated Plan includes the FY 2025-26 CDBG Program and HOME Program funding allocations to projects and activities; and

WHEREAS, effective July 1, 2025, the City of Vallejo has been notified by HUD that in Fiscal Year 2025-26, it will receive \$991,521 in CDBG Program funds, and \$0 in HOME Program funds as a result of the HOME voluntary grant reduction (VGR) and will be applied to additional HOME grants until the full amount of the VGR (\$2,166,493.50) is addressed; and

WHEREAS, staff estimates that the City of Vallejo will also receive program income in the amounts of \$15,000.00 for CDBG and \$10,000.00 for HOME in FY 2025-26, as a result of the implementation of CDBG Program and HOME Program projects and activities, respectively; and

WHEREAS, the projects for FY 2025-26 as described in Section AP-35 of the Five-Year Consolidated Plan, include Program Administration and Support, Social Services, Owner-Occupied Rehabilitation, Permanent Supportive Housing, Tenant-Based Rental Assistance, Operation of a Homeless Navigation Center, and Homebuyer Assistance; and

WHEREAS, as part of the funding process, the City of Vallejo will issue an Application and Request for Proposals (RFPs), for the allocation of a portion of its CDBG Program and HOME Program funds to non-profit organizations; and

WHEREAS, the Five-Year Consolidated Plan for FY 2025-26 through 2029-30 has been prepared by staff; and

WHEREAS, on May 20, 2025, during a special meeting, the Housing and Community Development Commission held a public hearing to receive comments on the Five-Year Consolidated Plan and the proposed allocation of CDBG Program and HOME Program funds to projects and activities for FY 2025-26;

NOW, THEREFORE, BE IT RESOLVED that the Housing and Community Development Commission hereby recommends approval by City Council of the City of Vallejo of the Five-Year Consolidated Plan for FYs 2025-2030 and the proposed allocation of CDBG Program and HOME Program funds to projects and activities for FY 2025-26.

Adopted by the Housing and Community Development Commission at a special meeting held on May 20, 2025, with the following vote:

AYES:

NOES:

ABSENT

ABSTAIN:

S. BRE JACKSON, CHAIR

ATTEST:

CHARI FRANCISCO, SECRETARY

Executive Summary

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

1. Introduction

Vallejo, with a population of 122,807 as of July 1, 2023, is the largest city in Solano County, California, and is located in the San Francisco Bay Area on the northeastern shore of the San Pablo Bay.

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

The objectives and outcomes for Fiscal Years (FY) 2025-2030 are outlined in the Strategic Plan section of the Consolidated Plan.

3. Evaluation of past performance

4. Summary of citizen participation process and consultation process

The Citizen Participation Process can be found in the City's Citizen Participation Plan (CPP).

The CPP can be accessed through the City's website: City of Vallejo, CA / Our City / Departments & Divisions / Housing & Community Development / Housing And Community Development Document Library / Citizen Participation Plan

The specific consultation and outreach process for the FY 2025-2029 Consolidated Plan is outlined in section PR-10 of the plan.

5. Summary of public comments

This section will be updated once the public comment period concludes.

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

This section will be updated once the public comment period concludes.

7. Summary

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

Consolidated Plan Public Contact Information

Chari Corleto, Administrative Manager

City of Vallejo

200 Georgia Street, Vallejo, CA, 94590

(707)-552-7204, FAX: (707)-648-5249

Chari.Francisco@cityofvallejo.net

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) Department, 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). The HCD Department 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 Department will staff the VHA, which administers the Housing Choice Voucher, Project Based Voucher, Family Self-Sufficiency (FSS), and Veterans' Affairs Supportive Housing (VASH) Voucher. HCD anticipates contracting with a non-profit agency, Fair Housing Advocates of Northern California (FHANC), to facilitate 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 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 Assistant to the City 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 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 Assistant to the City 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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CITY OF VALLEJO
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
2	Agency/Group/Organization	Housing First Solano, Continuum of Care
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. The PIT count data was used to inform the Needs Assessment and Market Analysis of the Con Plan.
3	Agency/Group/Organization	4TH SECOND
	Agency/Group/Organization Type	Services-Children Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
4	Agency/Group/Organization	A Place-2-Live
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
5	Agency/Group/Organization	Avian Glen
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Avian Glen is a Project-Based Voucher Development in Vallejo, CA. Community Needs Surveys were distributed to property management to share with residents. Residents invited to participate in surveys, public input meetings, and comment on the draft plan.
6	Agency/Group/Organization	Blue Oak Landing
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Blue Oak Landing is a Project-Based Voucher Development in Vallejo, CA. Community Needs Surveys were distributed to property management to share with residents. Residents invited to participate in surveys, public input meetings, and comment on the draft plan.
7	Agency/Group/Organization	Center For Urban Excellence
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
8	Agency/Group/Organization	CHILD START
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
9	Agency/Group/Organization	Faith Food Fridays
	Agency/Group/Organization Type	Food Pantry Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs Surveys were distributed to agency to share with program participants.
10	Agency/Group/Organization	Fighting Back Partnership, Family Resource Center
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.

11	Agency/Group/Organization	Filipino Community Center
	Agency/Group/Organization Type	Services-Children Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
12	Agency/Group/Organization	Jesse M. Bethel High School
	Agency/Group/Organization Type	Services-Education Local High School
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs Surveys were distributed to Office Admin to encourage high school students to participate.
13	Agency/Group/Organization	Vallejo John F. Kennedy Library
	Agency/Group/Organization Type	Other government - County Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs surveys were forwarded to staff to distribute within the library. Community members were encouraged to utilize the library's free computer services to complete the surveys digitally.
14	Agency/Group/Organization	John Finney Educational Complex
	Agency/Group/Organization Type	Services-Education Local High School & Credit Recovery Complex
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs Surveys were distributed to Office Admin to encourage participation from students in Independent Study, Virtual Academy, Credit Recovery and students with IEPs.
15	Agency/Group/Organization	Kaiser Permanente, Vallejo Medical Center
	Agency/Group/Organization Type	Health Agency Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
16	Agency/Group/Organization	La Clínica Vallejo
	Agency/Group/Organization Type	Health Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Fliers with QR codes in three languages were delivered in person to staff for posting. Clients were encouraged to fill out surveys while visiting the clinic.
17	Agency/Group/Organization	Marina Towers
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
18	Agency/Group/Organization	Marina Vista Apartments
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
19	Agency/Group/Organization	Milestones of Development Inc.
	Agency/Group/Organization Type	Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
20	Agency/Group/Organization	Panama Bay Coffee
	Agency/Group/Organization Type	Local Business
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Fliers with QR codes and survey information were distributed in person to staff and were posted in the facility for visitors to see.
21	Agency/Group/Organization	PEO International, Chapter ON
	Agency/Group/Organization Type	Services-Education Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited local chapter to participate in surveys, public input meetings, and comment on the draft plan. Encouraged to disseminate survey information to partner organizations.
22	Agency/Group/Organization	Rebuilding Together Solano County
	Agency/Group/Organization Type	Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Encouraged to disseminate survey information to partner organizations.
23	Agency/Group/Organization	SolTrans
	Agency/Group/Organization Type	Other government - County Local Public Transportation Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs Survey information and QR code were posted on electronic screens on all bus lines through Vallejo during the survey period.
24	Agency/Group/Organization	Solano Dream Center
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Agency - Emergency Management Publicly Funded Institution/System of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Provided fliers with information regarding Community Needs Surveys to distribute to clients.
25	Agency/Group/Organization	Soroptimist International of Vallejo
	Agency/Group/Organization Type	Services-Education Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Encouraged to disseminate survey information to partner organizations.
26	Agency/Group/Organization	Vallejo Springstowne Library
	Agency/Group/Organization Type	Other government - Local Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs surveys were forwarded to staff to distribute within the library. Community members were encouraged to utilize the library's free computer services to complete the surveys digitally.
27	Agency/Group/Organization	The ARC Solano
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
28	Agency/Group/Organization	The Coach Sarna League
	Agency/Group/Organization Type	Services-Children Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
29	Agency/Group/Organization	Vallejo Adult School
	Agency/Group/Organization Type	Services-Education Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs Surveys were distributed to Office Admin to encourage participation from students.
30	Agency/Group/Organization	Vallejo Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Encouraged to disseminate survey information to partner organizations and local businesses.
31	Agency/Group/Organization	Visit Vallejo
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Fliers for the Community Needs Survey's with information and QR codes were delivered directly to staff at the Vallejo Ferry Building for posting.
32	Agency/Group/Organization	Vallejo High School
	Agency/Group/Organization Type	Services-Education Local High School

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Community Needs Surveys were distributed to Office Admin to encourage high school students to participate.
33	Agency/Group/Organization	Vallejo Municipal Marina
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
34	Agency/Group/Organization	Vallejo Rotary Club
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Encouraged to disseminate survey information to partner organizations and local businesses.
35	Agency/Group/Organization	Vallejo Sun
	Agency/Group/Organization Type	Regional organization Local Independent News Publication

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan. Published public hearing information on events calendar for viewers.
36	Agency/Group/Organization	Vallejo Together
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
37	Agency/Group/Organization	Vallejo Yacht Club
	Agency/Group/Organization Type	Local Landmark
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
38	Agency/Group/Organization	Watch Me Grow
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
39	Agency/Group/Organization	Community Housing Development Corporation
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.
40	Agency/Group/Organization	Vallejo City Unified School District- Transportation
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in surveys, public input meetings, and comment on the draft plan.

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

There were several local agencies that staff was not able to contact due to a lack of available contact information. Staff will work to build contacts within omitted organizations to broaden future outreach efforts.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Housing First Solano	The 2024 Point-in-Time count provides information on the number and demographics of homeless individuals in the jurisdiction. This information was used to assess affordable housing needs in Vallejo.
6th Cycle Housing Element	City of Vallejo- Planning Division	The 6th Cycle Housing Element (adopted 12/30/2024) provides information on housing needs in Vallejo. There was overlap between the needs discussed in the Housing Element and the goals in our Strategic 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))

Demo

The City encouraged local agencies to participate in the Consolidated Planning process through community outreach and the publication of public notices.

Narrative (optional):

DRAFT

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

A set of Community Needs Surveys was distributed to local agencies, non-profits, businesses, educational institutions, transit centers and was disseminated in the local newspaper, as per the Citizen Participation Plan. The data collected from these surveys was used to guide the Needs Assessment, Market Assessment and Strategic Planning.

The Housing and Community Development Department also held three public Hearings; one to allow the public to comment on community needs, and two to allow the public to comment on the draft FY 2025-29 Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish, Tagalog Non-targeted/ broad community Elderly	No written public comments were received as a result of this public notice published on December 21, 2024.	No written public comments were received as a result of this public notice published on December 21, 2024.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Physical Publication- Fliers	Non-targeted/ broad community Residents of Public and Assisted Housing	No written comments were received as a response to this Public Notice posted on December 21, 2024.	No written comments were received as a response to this Public Notice posted on December 21, 2024.		

Demo

3	Public Hearing	Non-targeted/ broad community	Comments are summarized below.	Community members expressed concerns that encampment sweeps are inhumane and exacerbate ongoing challenges for the unsheltered community. They highlighted the importance of expanding mental health and substance abuse	https://vallejoca.portal.civicclerk.com/event/7259/media
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Demo

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)
				services for homeless individuals in Vallejo. Some also stressed the need to incorporate lived experiences into the planning process while exploring alternative, cost-effective housing solutions.		

Demo

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)
4	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Homeless, Non-Homeless Special Needs	Community Needs Surveys were released to the public on January 30, 2024. A total of 52 surveys were received	The results are available as part of the Needs Assessment and Market Analysis		https://survey123.arcgis.com/share/7a1d74af48a641689e27dc0a21a5b86c?portalUrl=https://COVIT.maps.arcgis.com

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Physical Publication- Fliers	Non-targeted/ broad community	Notification of survey availability and a link were posted in the Vallejo Weekly every Thursday from February 6 to March 20 (Volume 13, issue 6 through Volume 13, issue 12)	The results are available as part of the Needs Assessment and Market Analysis.		https://issuu.com/cityofvallejo/docs/the_vallejo_weekly_vol_13_issue_6?fr=sNmE5MDYzMDQxODQ

Demo

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)
6	Internet Outreach	Non-targeted/broad community	Notification regarding availability of Community Needs Surveys were published on the City's social media on February 7, 2025, including Instagram and Facebook.	The results are available as part of the Needs Assessment and Market Analysis.		https://teams.microsoft.com/l/message/48:notes/1745340632069?context=%7B%22contextType%22%3A%22chat%22%7D ; https://www.instagram.com/p/DFyaDNfvo_3/?i

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)
7	Newspaper Ad	Non-English Speaking - Specify other language: Spanish, Tagalog Non-targeted/broad community Elderly	No written public comments were received as a result of this public notice published on February 23, 2025.	No written public comments were received as a result of this public notice published on February 23, 2025.		

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Physical Publication- Fliers	Non-targeted/ broad community Residents of Public and Assisted Housing	No written comments were received as a response to this Public Notice posted on February 23, 2025.	No written comments were received as a response to this Public Notice posted on February 23, 2025.		
9	Public Hearing	Non-targeted/ broad community	No public comments were received at the public hearing, held on March 10, 2025.	No public comments were received at the public hearing, held on March 10, 2025.		https://vallejoca.portal.civicclerk.com/event/7269/media

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)
10	Newspaper Ad	Non-English Speaking - Specify other language: Spanish, Tagalog Non-targeted/broad community Elderly	The comment period will be from May 2 to June 1, 2025. This section will be updated once the comment period has ended.	The comment period will be from May 2 to June 1, 2025. This section will be updated once the comment period has ended.		

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)
11	Physical Publication- Fliers	Non-targeted/ broad community Residents of Public and Assisted Housing	The comment period will be from May 2 to June 1, 2025. This section will be updated once the comment period has ended.	The comment period will be from May 2 to June 1, 2025. This section will be updated once the comment period has ended.		

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)
12	Public Hearing	Non-targeted/ broad community	The Public Hearing will be on May 1, 2025 at 7pm in the Council Chambers at 555 Santa Clara Street. This section will be updated once the public hearing has concluded.	The Public Hearing will be on May 1, 2025 at 7pm in the Council Chambers at 555 Santa Clara Street. This section will be updated once the public hearing has concluded.		

Table 4 – Citizen Participation Outreach

DRAFT

Needs Assessment

NA-05 Overview

Needs Assessment Overview

DRAFT

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

Summary of Housing Needs

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)



Population by Age in Vallejo

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

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
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 2016-2020 CHAS
Source:

Head of Household Type	Number of Households
Married-couple family	13427
Male householder, no spouse present	1443
Female householder, no spouse present	3111

Table 7 - Head of Household Composition

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

	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 8 – Housing Problems Table

Data 2016-2020 CHAS
Source:

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 9 – Housing Problems 2

Data 2016-2020 CHAS
Source:

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 10 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

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 11 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

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

	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 12 – 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	0	0	0	0	0	0	0	0

Table 13 – Crowding Information – 2/2

Data Source: Data was not available for this table on the US Census Bureau's website.

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

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.

What are the most common housing problems?

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

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

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

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.

NA-15 Disproportionately Greater Need: 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

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 14 - 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 15 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*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 16 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*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%

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 17 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*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

DRAFT

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

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 18 – 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

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
Pacific Islander	0	0	0
Hispanic	750	420	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*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 20 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*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

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
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 21 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*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

0%-30% of Area median income jurisdiction as a whole four or more housing problems- 4,830

30%-50% of Area median income jurisdiction as a whole four or more housing problems- 2,765

50%-80% of Area median income jurisdiction as a whole four or more housing problems- 1,895

80%-100% of Area median income jurisdiction as a whole four or more housing problems- 525

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

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 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Housing Cost Burden

Discussion:

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 – Hispanics 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?

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

Yes

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 23 - 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			Special Purpose Voucher	
				Total	Project - based	Tenant - based	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
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 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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
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 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

DRAFT

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

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 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.

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.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

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

Within the overall homeless population, individuals accounted for an estimated 1,088 (90.0%) of the homeless population whereas the remaining 91 (9.1%) were from 28 households with at least one adult and one child. The average household size from the US Census for Solano County was 2.87 people, however the average household size for homeless families was 3.25 people.

While the number of families experiencing homelessness declined by 6.7% from 2019 to 2022, the number of people in families increased by 15.2%. Individuals accounted for 1,088 (90.9%) of the total homeless population. The remaining 91 people (9.1%) were found in households with at least one adult and one child. Within Solano County's PIT count 34 persons identified as a veteran were counted. This represents 3.2% of all adults found on that night. There were no households or children found to be affiliated with any veterans. In contrast to national findings, there were almost three times the number of veterans within shelters versus those found to be unsheltered. Males made up 94% of the population with only two females total between sheltered and unsheltered groups.

(PIT count 2022)

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

According to the results from the PIT census, an estimated 219 out of the total 1179 (18.6%) people experiencing homelessness identified as Hispanic or Latino. This included 49 of 259 (18.9%) in shelters,

as well as 170 of the 920 (18.5%) who were unsheltered. In Solano County, people who are Black or African American constitute 14.8% of the overall population, yet comprise 33.2% of the homeless population. While the numbers are smaller, there is also a higher prevalence of people who are American Indian or Native Alaskan, as well as those who are Native Hawaiian and Pacific Islanders. While the US Census data indicates American Indian/Native Alaskans comprise 1.3% of the overall population this group accounted for 1.7% of the homeless population. Similarly 1.1% of the population in Solano County is Native Hawaiian or Pacific Islander, yet 5% were found to be experiencing homelessness during the census.

People who are White as well as Asian Americans are well underrepresented in the homeless population, both nationally and locally. Within Solano County, the census data indicates that 58.7% were White and 16.7% were of Asian descent and yet comprised 51.2% and 1.1% of the homeless population, respectively.

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:

Within the unsheltered population in Solano County, 867 individuals were reported as 25 or older, 25 were between the ages of 18-24, and 28 were reported as children under 18. This represents a 16% increase in unsheltered adults above 25 years old, a 15% decrease in the number of people between the ages of 18-24, and a 1% decrease in the number of children under 18 experiencing unsheltered homelessness.

Within the total homeless population including both sheltered and unsheltered individuals, Solano County saw a 14.8% increase in homelessness among adults while the population under 18 decreased by 41.4% from 2017 to 2022. Young adults declined from 209 in 2017 to 67 in 2022, which was a 67.9% decrease.

When comparing the Solano County 2022 Point-In-Time count of PEH to Census information, individuals under 18 represent 2.9% and 22.2% respectively. In opposition to this comparison, those experiencing

homelessness between the ages of 35-44 make up 31.2% of the homeless population while they represent 13.7% of the greater populace.

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

- Vallejo has 13,709 residents ages 65-74; of those, 4207 (30%) have a disability.
- Vallejo has 8,434 residents aged 75 and older; of those, 4127 (48.9%) have a disability.
- An estimated 17,014 (13.9%) in the city have a disability.

People with Disabilities

The figure below shows shares of the population within Vallejo 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%)
- Self-care difficulty: 4,090 (3.6%)
- Independent living difficulty: 6,843 (6.9%)

Persons with Alcohol or Drug Addiction

-

Victims of Domestic Violence

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 \$1,818 per month, and a three-bedroom unit at \$2,092 per month. 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, quadruplexes, and other small multifamily units); accessory dwelling units; co housing 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 the 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 outside of 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 action 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 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.

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 322.1. Seventy (70) new cases were diagnosed in 2020, a rate of 1.4% rate of 15.6 per 100,000 population.

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))

There will not be a preference for persons with specific disabilities, however there will be a preference for homeless individuals, including those with disabilities.

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 2024 HOME program rents for a two bedroom unit in the Vallejo Metro area at \$1,818 per month, and a three-bedroom unit at \$2,092 per month. 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, quadruplexes, and other small multifamily units); accessory dwelling units; co housing 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 the 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 outside of 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 action 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 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 support services should not be required in order for people to access housing.

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 wrap around 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:

Streets, sidewalks, curbs and gutters, parks, sanitary sewer, flood and drainage, utility lines, and a fire station where all needs determined from the Community Needs Surveys.

How were these needs determined?

Public facility needs were determined based on input from stakeholders engaged through Community Needs Surveys, Conducted February through March 2025.

Describe the jurisdiction's need for Public Improvements:

Survey participants also noted the need for enhanced pedestrian safety, including sidewalks and streetlights; road repairs; improved transportation options for people without cars; improve communication about senior center events; and general neighborhood revitalization.

How were these needs determined?

Public improvement needs were determined based on input from stakeholders engaged through Community Needs Surveys, Conducted February through March 2025.

Describe the jurisdiction's need for Public Services:

Public services are an important component of the Community Development strategy, and the city could spend up to 15% of its CDBG funding on public services over the next five years. Survey participants noted the need for enhanced crime prevention technology, affordable childcare, employment training, youth services, homelessness services, and fair housing services.

How were these needs determined?

Public services needs were determined based on input from stakeholders engaged through Community Needs Surveys, Conducted February through March 2025.

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, condition and cost of housing. Additionally, other local, state and federally funded programs that assist with housing development/preservation are listed along with 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. 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 complement services targeted to homeless people.
- 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

The City of Vallejo has a total of 44,285 residential property units. A total of 29,950 (67.6%) of these properties are 1-unit detached structures. Multi-unit structures account for a total of 11,580 (26.1%) properties.

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 28 – 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 29 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

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

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

Describe the need for specific types of housing:

Discussion

The City's housing stock consists of a majority 1-unit detached structures. The available types of units do not match the need, resulting in overcrowding and cost burdens for many community members.

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

Introduction

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 30 – 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 31 - 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 32 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

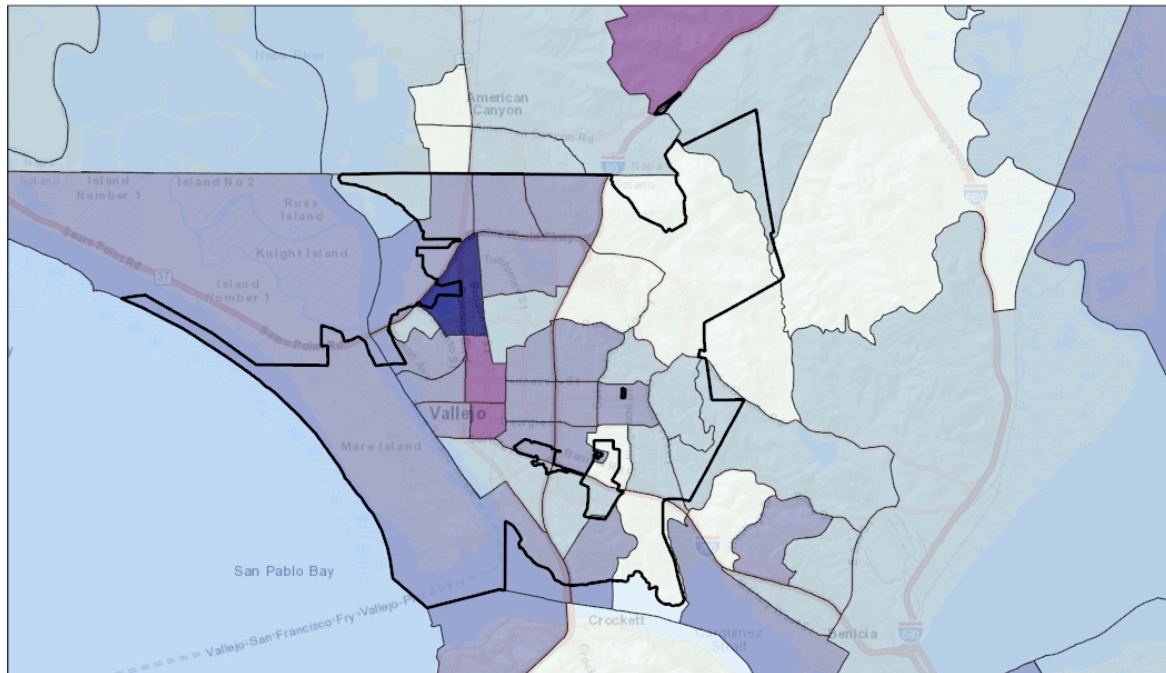
Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,428	1,620	1,963	2,790	3,266
High HOME Rent	955	1,025	1,232	1,415	1,559

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	750	803	965	1,114	1,243

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

CPD Maps - MA-15 Monthly Rent



CPD Maps - MA-15 Monthly Rent

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?

Affordability is likely to decrease as home values in the area rise and demand increases.

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

The current Fair Market Rents (FMR) for the Vallejo-Fairfield area are as follows:

- Studio: \$1652
- 1-Bedroom: \$1852
- 2-Bedroom: \$2308
- 3-Bedroom: \$3199
- 4-Bedroom: \$3643

The Area Median Rents for the Vallejo-Fairfield area are as follows:

- Studio: \$1877
- 1-Bedroom: \$2062
- 2-Bedroom: \$2634
- 3-Bedroom: \$3519
- 4-Bedroom: \$3987

As demonstrated above, area median rents in the City exceed the current Fair Market Rents. The City will prioritize developing permanent supportive housing and revitalizing the current stock of housing to support community members.

Discussion

The Area Median Rents already exceed the current Fair Market Rents for the area. This trend is expected to continue and become more prevalent throughout the term of this Consolidated Plan. The City will prioritize funding for a homeownership program and rehabilitation for low-income homeowners. The City will also continue to support community partners that provide public services involving fair housing services for community members.

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":

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 for 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 weatherizaion 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 34 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

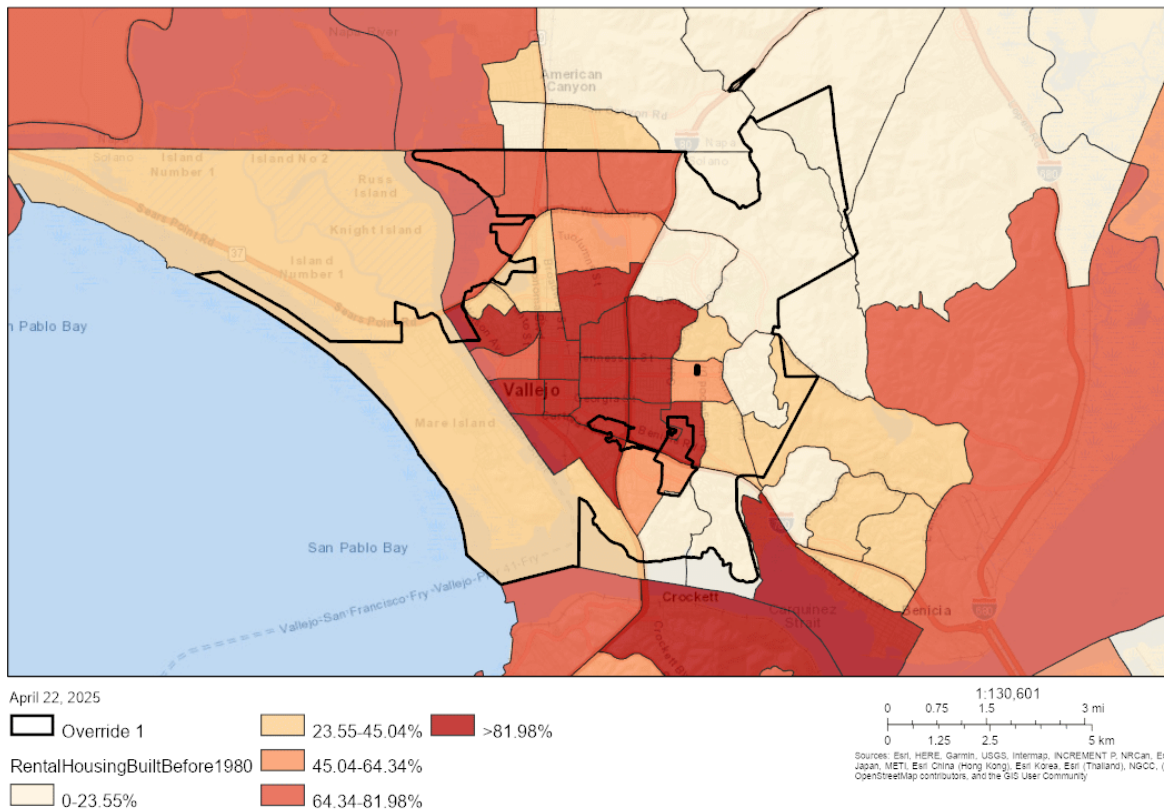
Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,660	11%	1,175	7%
1980-1999	7,750	32%	5,415	30%
1950-1979	8,855	37%	7,625	42%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	4,630	19%	3,765	21%
Total	23,895	99 %	17,980	100 %

Table 35 – Year Unit Built

Data Source: 2016-2020 CHAS

CPD Maps - % Rental Housing Built Before 1980 by Area



CPD Maps - % Rental Housing Built Before 1980 by Area

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 36 – Risk of Lead-Based Paint

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

Vacant Units

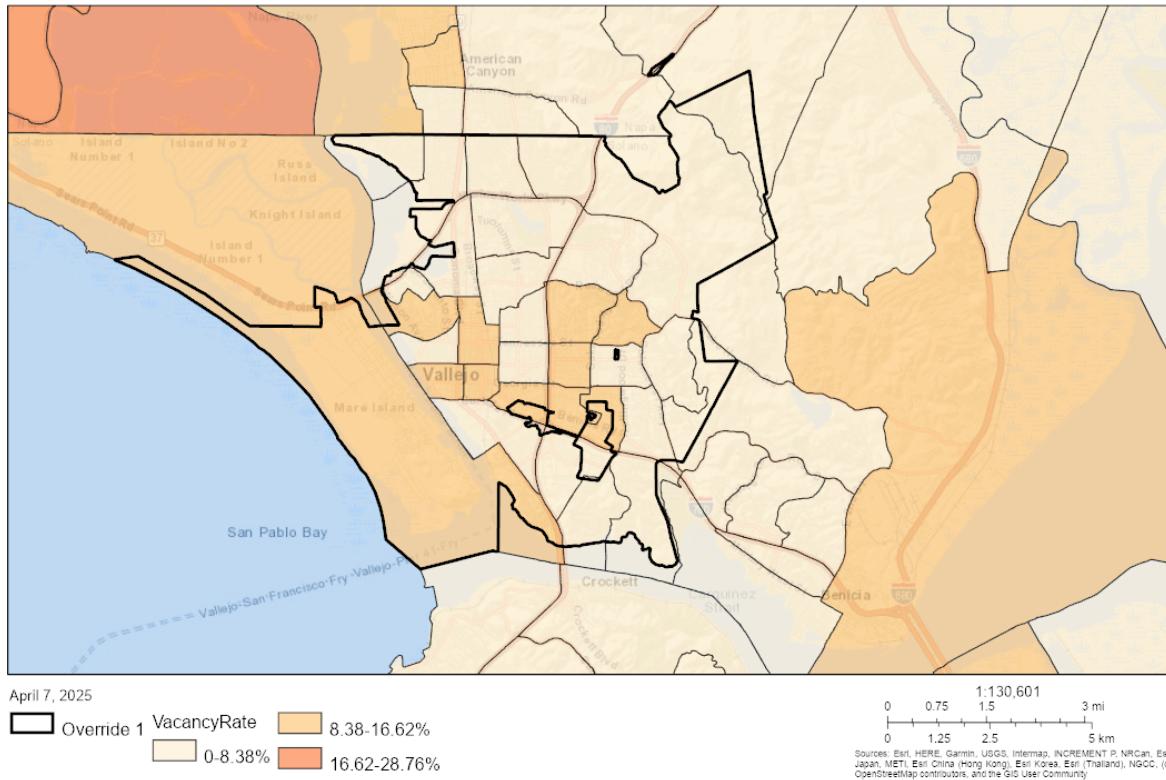
	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

CPD Maps - MA-20 Vacancy Rate



CPD Maps - MA-20 Vacancy Rate

Need for Owner and Rental Rehabilitation

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

53% of owner-occupied units and 63% of renter-occupied units were built before 1980, respectively. These units run the risk of containing lead-based paint 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

The City operates the Housing Choice Voucher (HCV) program through the Vallejo Housing Authority. This also includes special grant programs such as the Family Self-Sufficiency (FSS) Program, Project-Based Vouchers (PBV), and the Veterans Affairs Supportive Housing (VASH) Program. The City does not own any Public Housing units.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				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 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of 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:

Vallejo has no public housing developments.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

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

Vallejo has no public housing developments.

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

Vallejo has no public housing developments.

Discussion:

N/A

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

Introduction

The current stock of facilities and housing targeted to homeless households is not enough to meet the needs of this population, discussed in section NA-40. The City will be completing at least two new facilities during the term of this Consolidated Plan, however this will not be enough to meet the full needs of the community.

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	0	24	21	0
Households with Only Adults	21	0	51	52	75
Chronically Homeless Households	68	0	64	60	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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.

The completion of the Homeless Navigation Center will add 125 new transitional housing beds to Vallejo's stock. The completion on Broadway Village will add 47 new Permanent Supportive Housing beds to the community. Both of these projects are anticipated to be completed in Q2 of 2025.

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

Introduction

There are currently gaps in facilities and services for individuals in the community with special needs. These deficiencies are outlined below.

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

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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)

Community Action Partnership of Solano Joint Powers Authority (CAP Solano JPA) – a combined governmental agency that coordinates efforts across Solano County to reduce poverty and homelessness – commissioned the development of a 5-Year Regional Plan to Respond to Homelessness in Solano County at the direction of the County and Cities that make up CAP Solano JPA. The decision to develop a regional Strategic Plan was a collective one made by the jurisdictions, who came to realize that a regional approach was necessary to effectively respond to homelessness both immediately and in the long-term. The decision to collaborate on a regional plan was an unprecedented and significant step in Solano County. It represents a major victory for CAP Solano JPA and all the jurisdictions, and has the potential to transform how homelessness is addressed in Solano County.

- establish achievable common goals that align with state and federal strategic plans relating to homelessness;
- build and enhance partnerships;
- begin to guide all parties in a common direction;
- determine funding needs and identify potential resources and strategies; and
- develop metrics to track progress.

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 (2023-31),

The building permit review and approval process can affect housing costs. Lengthy processing of development applications can add to construction costs. Expediting review of developments that will offer lower- and moderate-income housing could be an incentive. Normally, building permit approval of single-family or duplex housing units in an area zoned for Residential Low Density housing development requires the approval from the Planning Division, the Building Division, Fire Prevention, Water Department, Public Works, and from the Vallejo Flood and Wastewater District, none of which require public hearings, and would typically take 10 to 12 weeks, assuming no special site or environmental conditions requiring additional mitigation or study. Normally, construction of a multifamily housing complex in an appropriately zoned area would follow the same regulatory approval process and timeline.

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

Introduction

In recent years, the City has faced challenges in expanding job opportunities for its residents, as a substantial portion of the workforce has historically commuted outside of Vallejo for employment. To address this issue, there is a need for employment training with a strategic focus on both hard and soft skills.

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	15	18	3
Construction	3,340	1,524	7	6	-1
Education and Health Care Services	11,267	11,817	25	45	20
Finance, Insurance, and Real Estate	2,500	763	6	3	-3
Information	997	105	2	0	-2
Manufacturing	3,928	725	9	3	-6
Other Services	1,889	875	4	3	-1
Professional, Scientific, Management Services	4,057	736	9	3	-6
Public Administration	0	0	0	0	0
Retail Trade	5,679	3,693	13	14	1
Transportation and Warehousing	2,047	885	5	3	-2
Wholesale Trade	1,684	509	4	2	-2
Total	44,823	26,332	--	--	--

Table 41 - 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 42 - 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 43 – 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 44 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

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

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
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 45 - 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 46 - 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 47 – 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.

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Discussion

There is a critical need for employment training within the City, with a strategic focus on both hard and soft skills. Enhancing the skill set of the local workforce will contribute to greater social mobility while also reducing the disparity between the available job market and the labor force. Investing in comprehensive training programs will strengthen the economic landscape, ensuring that individuals are better equipped to meet the demands of employers and drive long-term workforce development.

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?

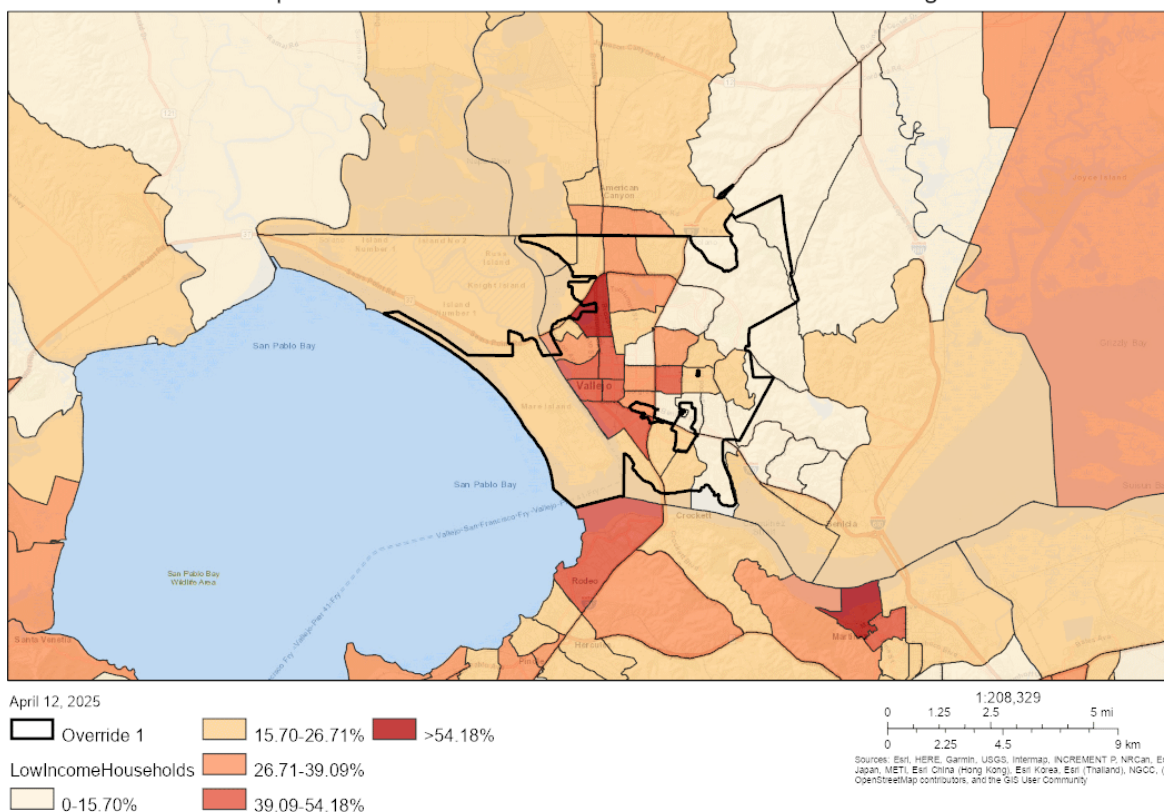
Are there other strategic opportunities in any of these areas?

The Nimitz Group is now the controlling entity for development on Mare Island. They have retained the Southern Land Company to help transform the entire island from its former life as a naval shipyard into a vibrant mixed-use community that will include its historic core, a waterfront promenade with retail &

entertainment, and homes. Today, more than 100 businesses occupy millions of square feet on the island and employ more than 3,000 workers. There is an existing inventory of dozens of buildings representing millions of square feet of space. Mare Island has office and industrial spaces to meet almost any commercial need. Targeted industries for this commercial district include high-tech and biotech, as well as heavy industrial, light manufacturing, medical, professional and administrative companies. Additionally, with ample berth and dry dock areas, Mare Island is equipped to accommodate a wide variety of maritime uses.

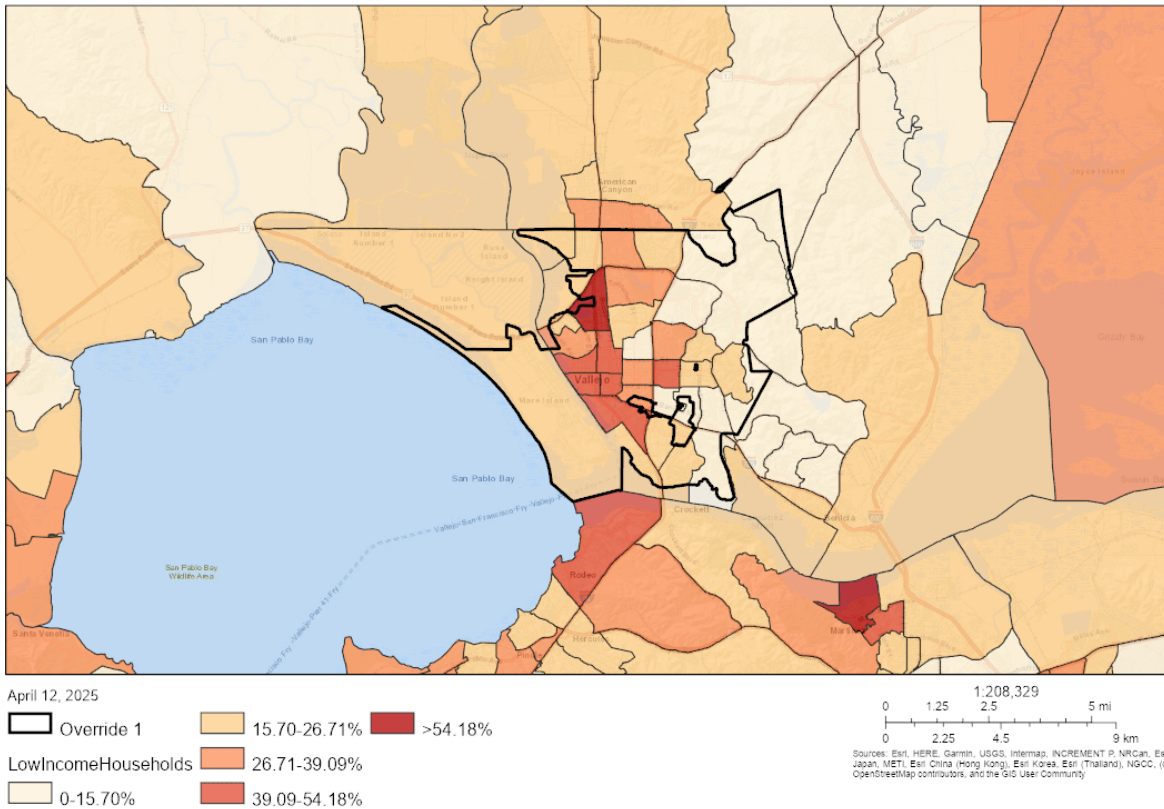
The City will use its CDBG Program, HOME Program, to support neighborhood revitalization projects in neighborhood target areas, when opportunities are present.

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



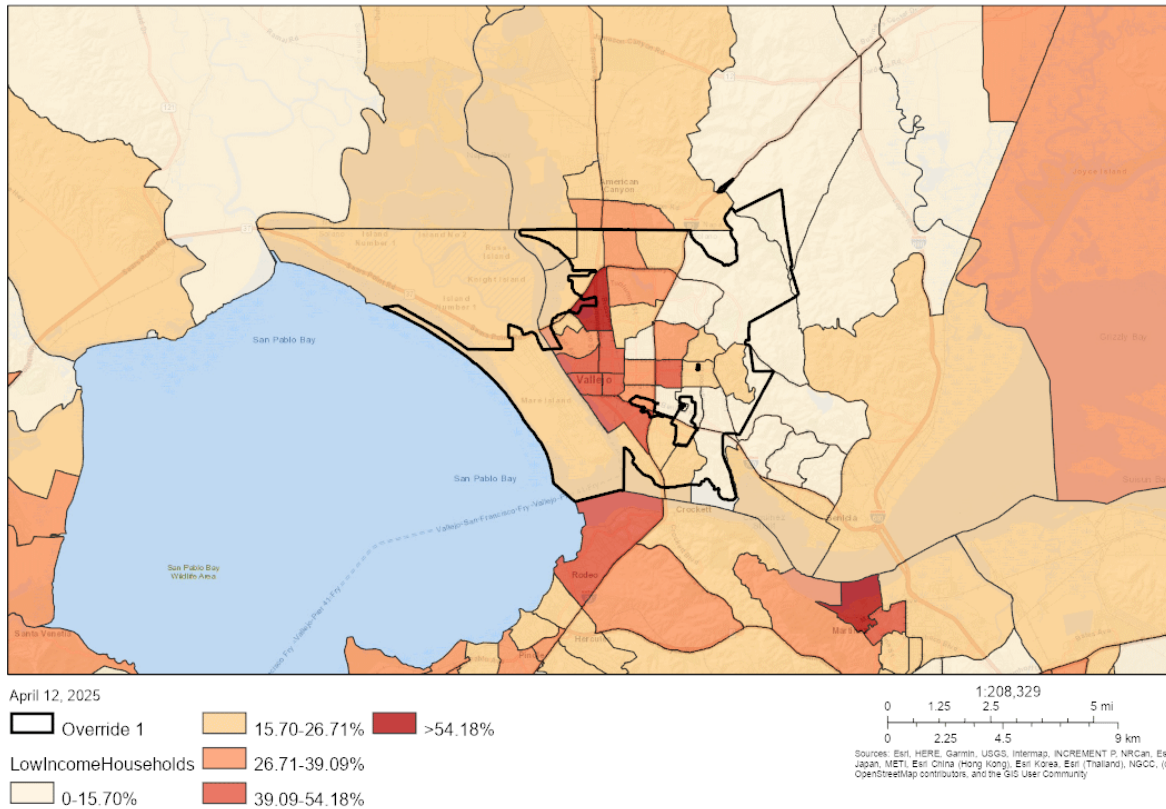
CPD Maps - Percentage of Extremely Low-Income with Severe Housing Problems

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



CPD Maps - Poverty Rates

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



CPD Maps - Consolidated Plan and Continuum of Care Planning Tool

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, 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, 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%)

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.

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:

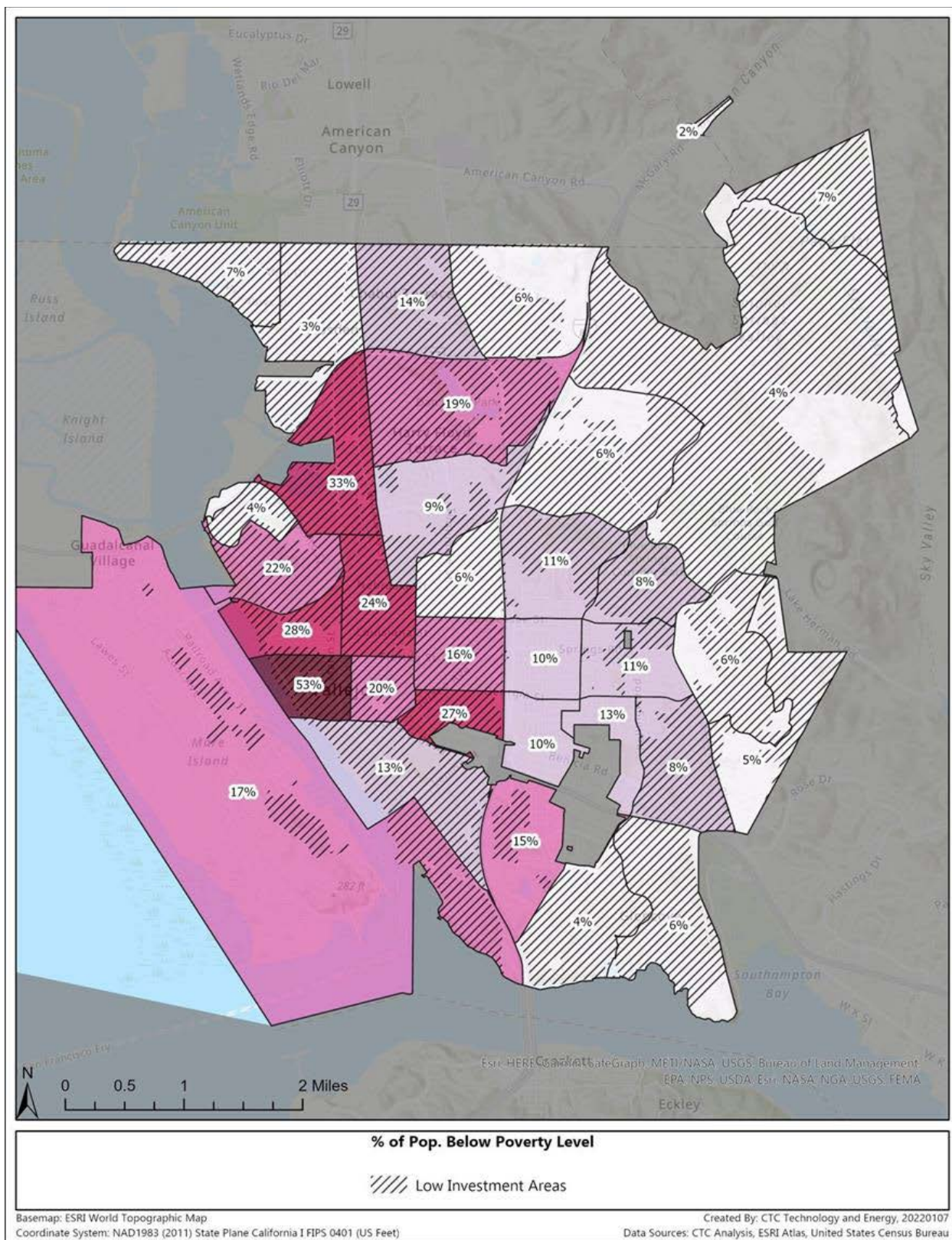
AT&T offers DSL services through almost all of Vallejo, as well as fiber services in select areas.

Comcast is the dominant cable provider and serves nearly the entire City.

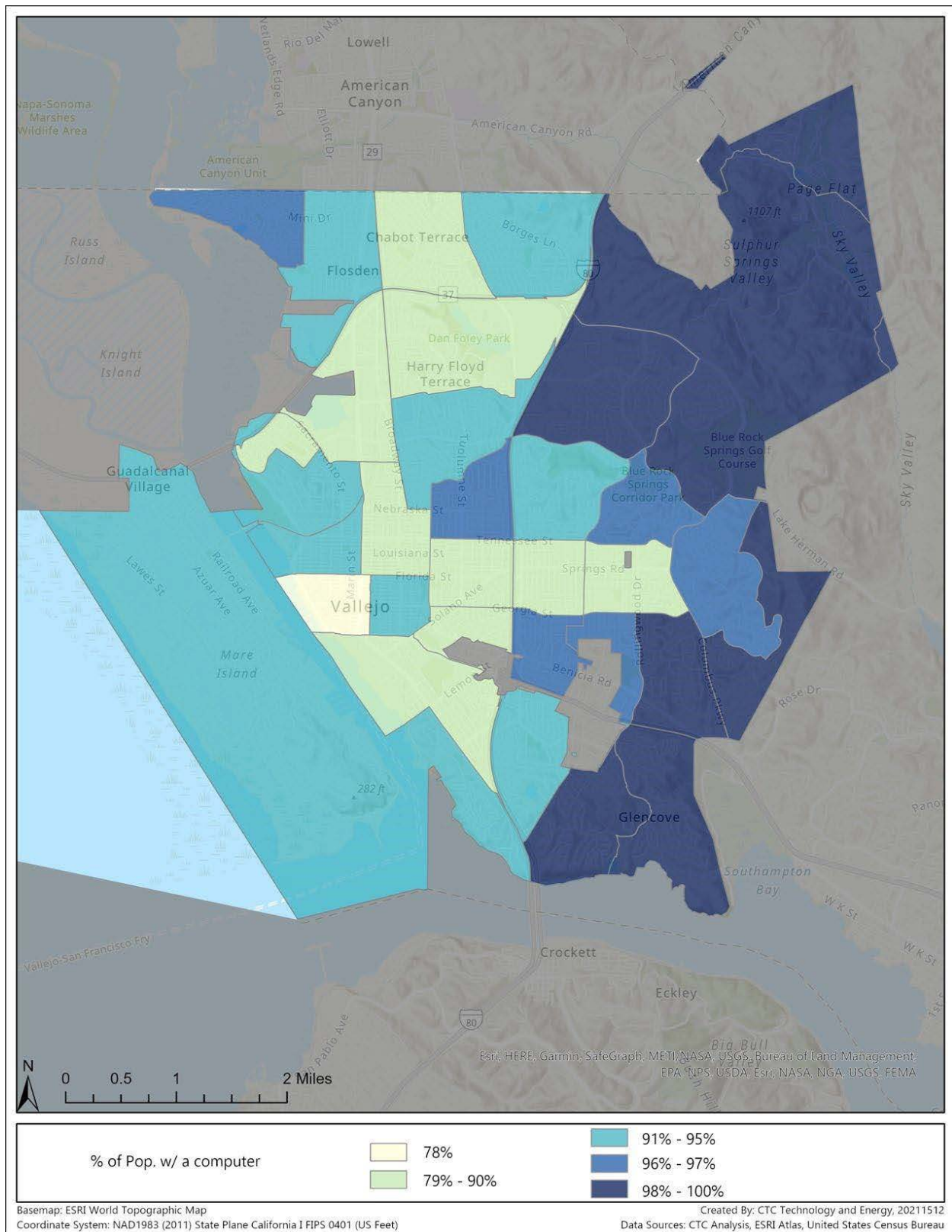
Sonic provides DSL services in scattered areas of downtown Vallejo.

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.



Low-investment areas and poverty levels in Vallejo figure 1



Percentage of Population with a Computer (by Area)

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 and 1989 earthquakes, serve as a reminder 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

Table 48 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

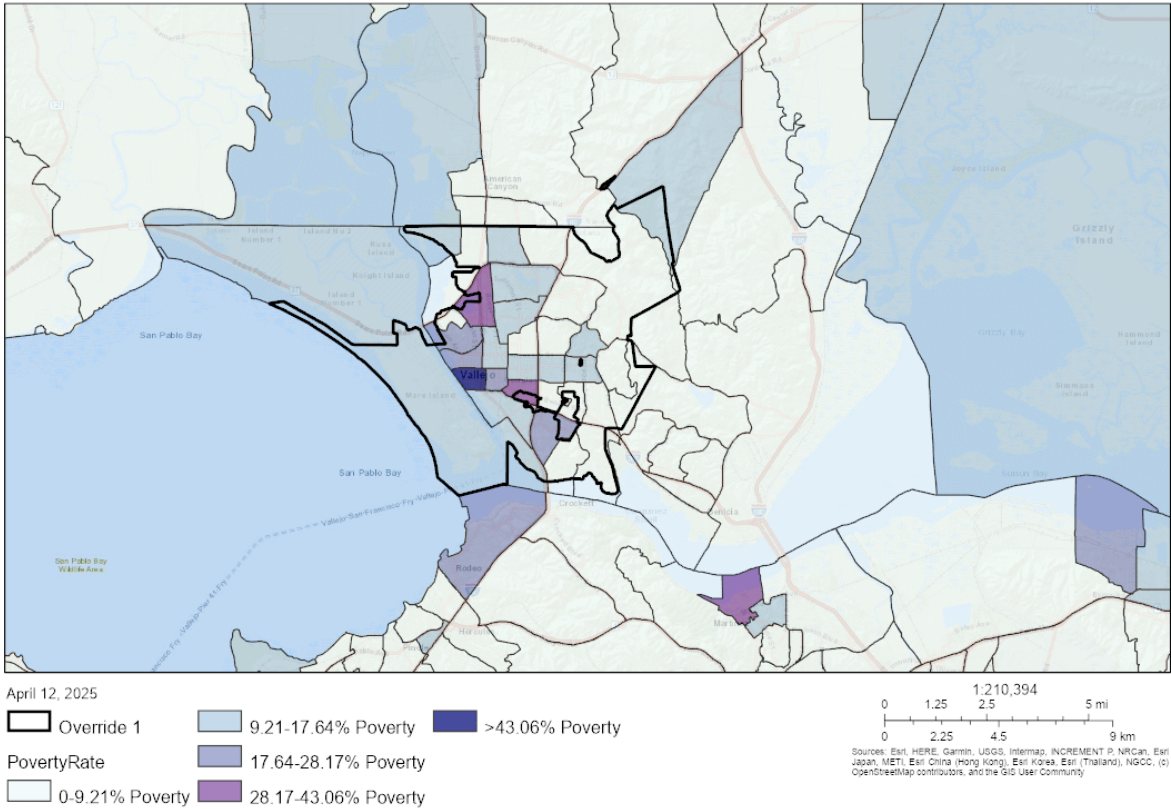
General Allocation Priorities

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

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.

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.

CPD Maps - Poverty Rates by Location



CPD Maps - Poverty Rates by Location

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

Priority Needs

Table 49 – Priority Needs Summary

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	Citywide
	Associated Goals	Program Administration & Support TBRA Homeownership Assistance Owner Occupied Rehabilitation Permanent Supportive Housing Homeless Navigation Center Housing Services

	Description	There is a need to bring more affordable housing options to Vallejo. 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	Vallejo Housing Authority, non-profit agency waiting lists; community input from Community Needs Surveys; 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 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	Citywide
	Associated Goals	Program Administration & Support Social Services Homeless Navigation Center Interim Assistance Demolish Blighted Structures Economic Development

	Description	Comprehensive public facility projects throughout the City, including social services, youth services and Crime Prevention technology.
	Basis for Relative Priority	Community input through Community Needs Sruveys, non-profit agency client waiting lists, City Public Works Department and County of Solano data.

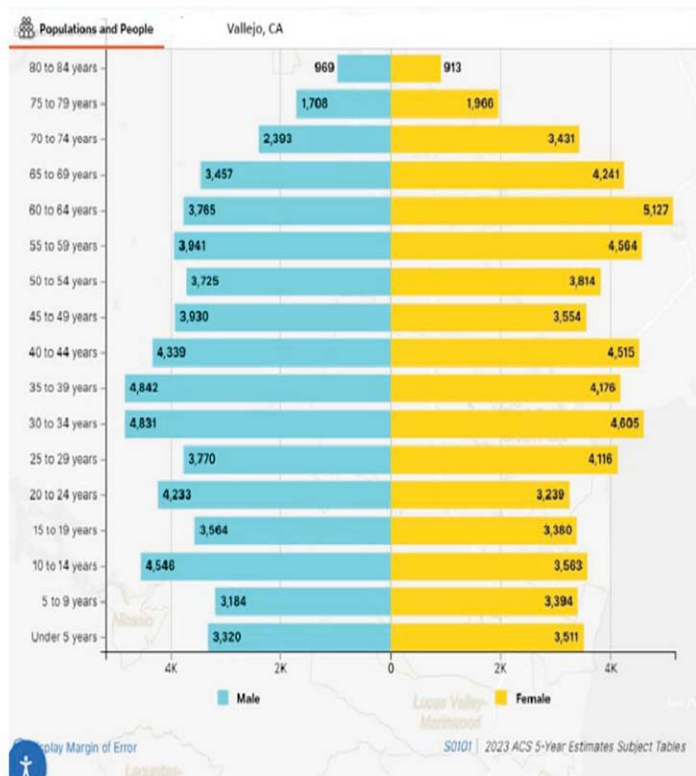
Narrative (Optional)

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	Vallejo has a mature housing stock. Over 1,200 housing units are suitable for rehabilitation.

Table 50 – Influence of Market Conditions



Population by Age in Vallejo

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

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	public - 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	public - 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

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: \$		
Other	public - federal	Acquisition						
		Admin and Planning						
		Economic Development						
		Homebuyer assistance						
		Homeowner rehab						
		Housing						
		Multifamily rental new construction						
		Multifamily rental rehab						
		New construction for ownership						
		Public Improvements						
		Public Services						
		TBRA						
		Other	920,987	0	0	920,987	920,987	

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: \$		
Other	public - federal	Public Improvements Public Services	2,182,472	0	0	2,182,472	1,745,978	Operation of and Supportive Services for Homeless Navigation Center

Table 51 - 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, including \$6.1 million in private funding from three health care providers to support operation of Homeless Navigation Center.

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

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	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Vallejo Housing Authority	PHA	Public Housing Rental	Jurisdiction
Housing First Solano, Continuum of Care	Continuum of care	Homelessness	Other

Table 52 - 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	X	
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X		X

Street Outreach Services			
Law Enforcement	X		
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			
Mental Health Counseling	X	X	
Transportation		X	X
Other			
Navigation Center		X	

Table 53 - 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)

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

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

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 Assistant to the City 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.

The City will continue to partner with local non-profit agencies, allowing eligible agencies to become subrecipients and provide Social Services as needed by communtiy members.

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	Program Administration & Support	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning/ Administration	Citywide	Affordable Housing Community Development	CDBG: \$1,022,083 HOME: \$122,000	Other: 1 Other
2	TBRA	2025	2029	Affordable Housing	Citywide	Affordable Housing	HOME: \$2,250,000	Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted
3	Homeownership Assistance	2025	2029	Affordable Housing Households with unmet housing needs	Citywide	Affordable Housing	HOME: \$282,926	Direct Financial Assistance to Homebuyers: 10 Households Assisted
4	Economic Development	2025	2029	Non-Housing Community Development	Citywide	Community Development	CDBG: \$1,200,000	Businesses assisted: 1 Businesses Assisted
5	Owner Occupied Rehabilitation	2025	2029	Affordable Housing	Citywide	Affordable Housing	CDBG: \$500,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Social Services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Community Development	CDBG: \$755,312	Public service activities other than Low/Moderate Income Housing Benefit: 3125 Persons Assisted
7	Permanent Supportive Housing	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Affordable Housing	CDBG: \$1,000,000 HOME: \$700,000	Other: 125 Other
8	Homeless Navigation Center	2025	2029	Homeless	Citywide	Affordable Housing Community Development	HOME-ARP: \$2,182,472	Overnight/Emergency Shelter/Transitional Housing Beds added: 125 Beds
9	Interim Assistance	2025	2029	Non-Housing Community Development	Citywide	Community Development	CDBG: \$2,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
10	Housing Services	2025	2029	Affordable Housing	Citywide	Affordable Housing	CDBG: \$133,020	Other: 10 Other
11	Demolish Blighted Structures	2026	2029	Non-Housing Community Development	Citywide	Community Development	NSP: \$920,987	Buildings Demolished: 1 Buildings

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Program Administration & Support
	Goal Description	Program planning and administration to support all Housing and Community Development programs in the City of Vallejo.
2	Goal Name	TBRA
	Goal Description	Temporary tenant-based rental assistance for persons who are homeless or at risk of becoming homeless; up to eighteen households each year.
3	Goal Name	Homeownership Assistance
	Goal Description	Homebuyer loans and closing cost grants for up to five first time homebuyers each year.
4	Goal Name	Economic Development
	Goal Description	Economic Development Activities, including Microenterprise Assistance, Direct Financial Assistance to For-Profit Business, and technical assistance
5	Goal Name	Owner Occupied Rehabilitation
	Goal Description	Provide funds to low-income seniors for homeowner occupied rehabilitation.
6	Goal Name	Social Services
	Goal Description	Assist 3125 extremely low and low income persons, including youth, throughout the next five years with social services to meet their basic human needs.
7	Goal Name	Permanent Supportive Housing
	Goal Description	Assist in operation of permanent supportive housing for homeless individuals, including Broadway Village and Blue Oak Landing.

8	Goal Name	Homeless Navigation Center
	Goal Description	Operation of a public facility to be used as a Homeless Navigation Center to serve up to 125 homeless individuals annually, with 75% exiting into another suitable housing arrangement annually.
9	Goal Name	Interim Assistance
	Goal Description	Repair of public facilities, such as streets, sidewalks, parks, playgrounds, publicly owned utilities, and public buildings.
10	Goal Name	Housing Services
	Goal Description	Housing counseling for individuals participating in the homeownership program.
11	Goal Name	Demolish Blighted Structures
	Goal Description	Demolition of blighted or vacant structures.

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)

The City anticipated assisting at least 288 families by providing affordable housing.

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)

Activities to Increase Resident Involvements

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 (2023-31),

The building permit review and approval process can affect housing costs. Lengthy processing of development applications can add to construction costs. Expediting review of developments that will offer lower- and moderate-income housing could be an incentive. Normally, building permit approval of single-family or duplex housing units in an area zoned for Residential Low Density housing development requires the approval from the Planning Division, the Building Division, Fire Prevention, Water Department, Public Works, and from the Vallejo Flood and Wastewater District, none of which require public hearings, and would typically take 10 to 12 weeks, assuming no special site or environmental conditions requiring additional mitigation or study. Normally, construction of a multifamily housing complex in an appropriately zoned area would follow the same regulatory approval process and timeline.

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.

The City will encourage a variety of housing types, including duplexes, townhomes, apartment buildings, and condominiums, in neighborhoods and new subdivisions and will identify innovative and alternative housing options that provide greater flexibility and affordability in the housing stock while promoting mixed-income development. This may include consideration for further reduction in regulatory barriers for community land trusts, tiny houses, microhomes, cottage homes, small lot subdivisions, and other alternative housing types, as well as exploration of a variety of densities and housing types in all zoning districts.

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

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.

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 and Fair Housing Advocates of Northern California (FHANC).

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

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	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,007,083.00	15,000.00	1,500,000.00	2,522,083.00	4,088,332.00	The City will use the funds to support housing programs, Homebuyer Assistance/Closing Cost, Homeowner-occupied rehabilitation, public services, Program Administration

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	0.00	10,000.00	2,104,926.00	2,114,926.00	1,240,000.00	CHDO, mortgage assistance, TBRA and Program Administration

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition						
		Admin and Planning						
		Economic Development						
		Homebuyer assistance						
		Homeowner rehab						
		Housing						
		Multifamily rental new construction						
		Multifamily rental rehab						
		New construction for ownership						
		Public Improvements						
		Public Services						
		TBRA						
		Other	920,987.00	0.00	0.00	920,987.00	920,987.00	

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: \$		
Other	public - federal	Public Improvements Public Services	2,182,472.00	0.00	0.00	2,182,472.00	1,745,978.00	Operation of and Supportive Services for Homeless Navigation Center

Table 55 - 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, including \$6.1 million in private funding from three health care providers to support operation of Homeless Navigation Center.

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

No comments.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Administration & Support	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning/ Administration	Citywide	Affordable Housing Community Development	CDBG: \$204,416.00 HOME: \$24,400.00	Other: 1 Other
2	TBRA	2025	2029	Affordable Housing	Citywide	Affordable Housing	HOME: \$750,000.00	Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted
3	Homeownership Assistance	2025	2029	Affordable Housing Households with unmet housing needs	Citywide	Affordable Housing	HOME: \$256,585.00	Direct Financial Assistance to Homebuyers: 2 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Economic Development	2025	2029	Non-Housing Community Development	Citywide	Community Development	CDBG: \$240,000.00	Businesses assisted: 1 Businesses Assisted
5	Owner Occupied Rehabilitation	2025	2029	Affordable Housing	Citywide	Affordable Housing	CDBG: \$100,000.00 HOME: \$383,941.00	Homeowner Housing Rehabilitated: 2 Household Housing Unit
6	Social Services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Community Development	CDBG: \$151,062.00	Public service activities other than Low/Moderate Income Housing Benefit: 625 Persons Assisted
7	Permanent Supportive Housing	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Affordable Housing	CDBG: \$1,000,000.00 HOME: \$700,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
8	Homeless Navigation Center	2025	2029	Homeless	Citywide	Affordable Housing Community Development	HOME-ARP: \$436,494.00	Overnight/Emergency Shelter/Transitional Housing Beds added: 125 Beds
9	Interim Assistance	2025	2029	Non-Housing Community Development	Citywide	Community Development	CDBG: \$750,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
10	Housing Services	2025	2029	Affordable Housing	Citywide	Affordable Housing	CDBG: \$76,605.00	Other: 2 Other

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Program Administration & Support
	Goal Description	Program planning and administration to support all Housing and Community Development programs in the City of Vallejo.
2	Goal Name	TBRA
	Goal Description	Temporary tenant-based rental assistance for persons who are homeless or at risk of becoming homeless; up to eighteen households.
3	Goal Name	Homeownership Assistance
	Goal Description	Homebuyer loans and closing cost grants for up to five first time homebuyers.
4	Goal Name	Economic Development
	Goal Description	
5	Goal Name	Owner Occupied Rehabilitation
	Goal Description	Provide funds to low-income seniors for homeowner occupied rehabilitation.
6	Goal Name	Social Services
	Goal Description	Assist 625 extremely low and low income persons, including youth, with social services to meet their basic human needs.

7	Goal Name	Permanent Supportive Housing
	Goal Description	Assist in construction and operation of permanent supportive housing for homeless individuals, including Broadway Village and Blue Oak Landing.
8	Goal Name	Homeless Navigation Center
	Goal Description	Construction and operation of a public facility to be used as a Homeless Navigation Center to serve up to 125 homeless individuals annually, with 75% exiting into another suitable housing arrangement annually.
9	Goal Name	Interim Assistance
	Goal Description	
10	Goal Name	Housing Services
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Under the City's CDBG Program for FY 2025-26, the City of Vallejo will fund , social services, owner-occupied rehabilitation, permanent supportive housing, and program administration. With FY 2025-26 HOME Program funds, the City will allocate funding to two future permanent supportive housing projects, tenant-based rental assistance (TBRA), operation of a homeless navigation center, homebuyer downpayment assistance, and program administration.

Projects

#	Project Name
1	Program Administration & Support
2	TBRA
3	First Time Homebuyer Assistance
4	Microenterprise Support
5	Housing Rehabilitation Loans/Grants
6	Social Services
7	Permanent Supportive Housing
8	Homeless Navigation Center
9	Street & Sidewalk Repairs
10	Housing Counseling

Table 57 – Project Information

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

The City's funding allocations proposed for FY 2025-26 are consistent with the priority needs in the Five-Year Consolidated Plan.

Other than the need for additional funding in some instances, the City does not anticipate any significant obstacles in addressing underserved needs in FY 2025-26.

AP-38 Project Summary
Project Summary Information

1	Project Name	Program Administration & Support
	Target Area	Citywide
	Goals Supported	Program Administration & Support
	Needs Addressed	Affordable Housing Community Development
	Funding	CDBG: \$204,416.00; HOME: \$24,400.00
	Description	Activities related to meeting the administrative requirements of the CDBG Program and HOME Program. Matrix code 21A/21C/21H. Matrix codes do not meet a national objective, however it must be listed as a project in order to apply funding to administrative costs. The annual goal supported by this project would have been Program Administration, but this goal was not included in the corresponding Consolidated Plan (Fiscal Years 2020-2024).
	Target Date	6/30/2029
	Estimate the number and type of families that will benefit from the proposed activities	Program Administration will support all families who benefit from any of our annual projects. This project supports the staffing and planning necessary to facilitate the HUD programs and grant management.
	Location Description	In general, the planning and admin activities will take place in the City's Housing and Community Development Department. The benefits from these planning and admin activities will extend Citywide, to all programs under the Housing & Community Development Department's jurisdiction.
2	Planned Activities	The HCD Department will facilitate HUD's grant programs and manage the projects as listed in this section. This includes administrative tasks, planning and program management.
	Project Name	TBRA
	Target Area	Citywide
	Goals Supported	TBRA
	Needs Addressed	Affordable Housing
	Funding	HOME: \$750,000.00
	Description	Tenant-based rental assistance for homeless persons or persons at imminent risk of homelessness.
	Target Date	6/30/2029

	Estimate the number and type of families that will benefit from the proposed activities	Up to 18 households who are homeless, or at risk of homelessness.
	Location Description	Citywide.
	Planned Activities	The HCD Department will work with the Resource Connect Solano, the local Continuum of Care, to refer participants to the program. The program will include security deposit and rent subsidy to assist families for a maximum of 24 months.
3	Project Name	First Time Homebuyer Assistance
	Target Area	Citywide
	Goals Supported	Homeownership Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$256,585.00
	Description	Downpayment assistance for very low- and low-income first-time homebuyers; may include portion of allocation to pay for staff project delivery costs. National Objective: LMH - Low/Mod Housing Benefit. Matrix Code: 13 - Direct Homeownership Assistance.
	Target Date	6/30/2029
	Estimate the number and type of families that will benefit from the proposed activities	This program will support up to five low- and very low-income households who are looking to purchase a home for the first time.
	Location Description	Citywide
	Planned Activities	The HCD department will assist households in securing the downpayment needed to purchase a home in Vallejo.
4	Project Name	Microenterprise Support
	Target Area	Citywide
	Goals Supported	Economic Development
	Needs Addressed	Community Development
	Funding	CDBG: \$240,000.00
	Description	Support Microenterprises with CDBG funds.

	Target Date	6/30/2029
	Estimate the number and type of families that will benefit from the proposed activities	The City will assist at least one microenterprise in the 2025-26 Fiscal Year.
	Location Description	Citywide.
	Planned Activities	Provide general support to owners of microenterprises and individuals who are starting microenterprises.
5	Project Name	Housing Rehabilitation Loans/Grants
	Target Area	Citywide
	Goals Supported	Owner Occupied Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$100,000.00; HOME: \$383,941.00
	Description	Housing rehabilitation loans/grants for very low- and low-income senior owner-occupants; may include portion allocation to pay for staff project delivery costs. National Objective: LMH - Low/Mod Housing Benefit. Matrix Code: 14A - Rehab; Single-Unit Residential. Maximum amounts for loans and grants has not been established by the City, i.e., activities are approved on a case-by-case basis.
	Target Date	6/30/2029
	Estimate the number and type of families that will benefit from the proposed activities	Up to five very-low and low income senior occupied households will be selected to receive rehabilitation assistance.
	Location Description	Citywide.
	Planned Activities	The HCD Department will provide households with a grant/loan to assist in the rehabilitation of their houses.
6	Project Name	Social Services
	Target Area	Citywide
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: \$151,062.00

	Description	Provide CDBG Program funds to four different local non-profit organizations providing social (public) services, as follows: housing stability counseling (\$43,000); emergency food pantry assistance (\$20,000); transitional housing services (\$36,839); and unhoused shower outreach (\$50,161). Matrix codes: 05J; 05W; 05F; 05M National Objectives: LMC; LMC; LMC, LMA; LMC
	Target Date	6/30/2029
	Estimate the number and type of families that will benefit from the proposed activities	Fair Housing Advocates of Northern California will serve approximately 50 unduplicated clients over the course of this twelve-month Agreement. The goal is to serve: 20 clients at the 0-30% AMI level (extremely low-income); 11 clients at the 31-50% AMI level (very low-income); and 7 at the 51-80% AMI level (low- to moderate-income). Faith Food Fridays will serve approximately 100 unduplicated low- to moderate-income clients over the course of this twelve-month Agreement. The goal is to serve 100 clients at the 0-30% AMI level (very low-income) House of Acts will serve approximately 288 unduplicated clients over the course of the twelve-month agreement. The goal is to serve 40 clients at the 51%-80% AMI (low income), 50 clients at the 31%-50% AMI (very low income), 60 clients at the 0%-30% AMI (extremely low income), 55 disabled clients, 18 clients with female headed households, 10 senior clients, and 55 homeless clients.- Lighthouse Covenant Fellowship will serve approximately 300 unduplicated homeless clients over the course of the twelve-month agreement
	Location Description	Citywide.

	Planned Activities	\$43,000 in CDBG funds will be distributed to Fair Housing Advocates of Northern California to provide fair housing services including: complaint intake, education, referral, testing, advocacy, and enforcement for clients in all protected classes; law and practice seminars for Vallejo Housing Authority staff; educate Housing Choice Voucher recipients on state/federal fair housing protections, including California state fair housing law in effective 2020 protecting them from housing discrimination based on their status as voucher recipients. Matrix Code 05J; Obj: LMC; 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) \$20,000 in CDBG funds will be distributed to Faith Food Fridays for Costs associated with the operation of food banks, community kitchens, and food pantries, such as staff costs, supplies, utilities, maintenance, and insurance. They will implement expanded food distribution services including the Choice Pantry Model, where clients choose their own food items, and/or food delivery. Matrix Code 05W; Obj: LMC; 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) \$36,839 in CDBG funds will be distributed to House of Acts for Substance abuse recovery programs and substance abuse prevention/education activities for low-income residents. This will include case management, life skills training and education, as well as wrap around support services. Matrix Code 05F; Obj: LMA, LMC; s 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) \$50,161 in CDBG funds will be distributed to Lighthouse Covenant Fellowship to provide services addressing the physical health needs of residents of the community. They will provide shower outreach of the unhoused community. Matrix Code 05M; Obj: LMC; 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)
7	Project Name	Permanent Supportive Housing
	Target Area	Citywide
	Goals Supported	Permanent Supportive Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,000,000.00; HOME: \$700,000.00
	Description	Assist in the construction and operation of permanent supportive housing for homeless individuals.
	Target Date	6/30/2029

	Estimate the number and type of families that will benefit from the proposed activities	Broadway Village will contribute 47 new affordable units for homeless individuals, while Sonoma Estates will provide 97 new affordable units for seniors.
	Location Description	Broadway Village is located at 2441 Broadway Street and Sonoma Estates will be located at 759, 747, 720 and 726 Sonoma Blvd.
	Planned Activities	The City will support
8	Project Name	Homeless Navigation Center
	Target Area	Citywide
	Goals Supported	Homeless Navigation Center
	Needs Addressed	Affordable Housing Community Development
	Funding	HOME-ARP: \$436,494.00
	Description	Construction and operation of a public facility to be used as a Homeless Navigation Center to serve up to 125 homeless individuals annually, with 75 percent exiting into another suitable housing arrangement annually. Project will also include support services. Matrix Code 03C; National Objective LMC
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	1 public facility with 125 shelter beds will be completed; 125 homeless persons assisted.
	Location Description	Anticipated site: 1937 Broadway Street, Vallejo, California
	Planned Activities	The City will allocate \$1,800,000 in HOME-ARP funds to support the operation of a homeless navigation center in FY 2025-26. The Vallejo Navigation Center will be a "one-stop-shop" that will provide services and shelter critical to helping address homelessness. The center will offer 125 shelter beds for six months and provide individual case management, connecting people to social, and medical services. Matrix Code 03C; Obj: LMC; 24 CFR 570.201(c) or 42 USC 5305(a)(2).
9	Project Name	Street & Sidewalk Repairs
	Target Area	Citywide
	Goals Supported	Interim Assistance

	Needs Addressed	Community Development
	Funding	CDBG: \$750,000.00
	Description	Repair streets and sidewalks throughout town as needed.
	Target Date	6/30/2029
	Estimate the number and type of families that will benefit from the proposed activities	The number of families depends on the neighborhood, however at least five families will benefit from each repair.
	Location Description	Citywide.
	Planned Activities	Repair streets and sidewalks throughout town as needed.
10	Project Name	Housing Counseling
	Target Area	Citywide
	Goals Supported	Housing Services
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$76,605.00
	Description	Housing Counseling services for individuals participating in the Homebuyer Assistance program.
	Target Date	6/30/2029
	Estimate the number and type of families that will benefit from the proposed activities	The two families who are being assisted through the Homebuyer's Assistance program.
	Location Description	Citywide.
	Planned Activities	Housing Counseling services for individuals participating in the Homebuyer Assistance program.

AP-50 Geographic Distribution – 91.220(f)

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

The City has decided to allocate all funding on a Citywide basis, rather than restricting funding opportunities to specific areas.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 58 - 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

The City is expected to complete two new projects in 2025- Broadway Village and the Navigation Center. The City will also leverage their annual goals to support the community at large.

One Year Goals for the Number of Households to be Supported	
Homeless	143
Non-Homeless	0
Special-Needs	625
Total	768

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	18
The Production of New Units	122
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	141

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

The City is expected to complete the Homeless Navigation Center in May 2025, which will contribute 125 new transitional housing beds for homeless individuals to the community. Broadway Village is also expected to open in 2025, which will provide 47 new permanent supportive housing units to homeless individuals in the community.

AP-60 Public Housing – 91.220(h)

Introduction

The City does not currently own any public housing units.

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

N/A

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

The City will be administering a homeownership program to assist participants in becoming homeowners. The Vallejo Housing Authority offers the Family Self-Sufficiency (FSS), which encourages social mobility. Families may choose homeownership as their program outcome.

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

N/A

Discussion

The City does not currently own any public housing units.

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

Introduction

The responses to this section are shown below.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City is establishing a public facility to be used as a Navigation Center to assess and address the needs of homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Navigation Center, when completed, will include shelter services for homeless, unsheltered persons.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will complete Broadway Village, a new permanent supportive housing project for homeless persons.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City and its Housing Authority will coordinate services and referrals where appropriate with (1) Fighting Back Partnership, a non-profit agency, through its Family Resource Centers, and (2) Global Annual Action Plan

2024

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OMB Control No: 2506-0117 (exp. 09/30/2021)

Center for Success, a non-profit organization that provides supportive services to homeless persons.

Discussion

The City intends to address the needs of homeless persons with permanent supportive housing and outreach through our community partners and subrecipients.

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

Introduction:

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

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The cost of public facility improvements will be supported by the City's CDBG Program and other funds obtained by the City, to construct and open a navigation center for homeless persons. The City will provide expedited California Environmental Quality Act (CEQA) review for larger housing projects that are within a Specific Plan Area. The State of California Senate Bill 35 (SB35) review and approval process will be used for affordable housing projects where possible.

Discussion:

In FY 2025-26, the City will provide additional support for the operation of a navigation center for homeless persons.

AP-85 Other Actions – 91.220(k)

Introduction:

The responses to this section are provided below.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

Using a variety of funding sources, in FY 2025-26 the City will continue to seek opportunities to establish increased affordable rental and owner-occupied housing

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

The City recognizes the need to prioritize anti-poverty efforts, and will continue to support existing programs in FY 2025-26. Family self-sufficiency programs with supportive services will continue to be a key component of the City's anti-poverty strategy. Coordination with social service agencies that administer programs such as Child Start, assistance to families in crisis, and similar social services will be necessary to prevent duplication of effort, and to ensure a maximum of opportunities for extremely low-income and very low-income persons, (at 0 to 50 percent). The City will facilitate projects to meet community needs, which may help reduce the number of households in Vallejo living in poverty.

Actions planned to develop institutional structure

To carry out the FY 2025-26 Annual Action Plan, the City has an existing institutional structure that is already well-developed and strong, through a network of government agencies, non-profit agencies, and private organizations.

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

service agencies

Both the City and private healthcare providers will assist in funding the operation of the Homeless Navigation Center once it is completed.

Discussion:

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

Program Specific Requirements

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

Introduction:

The City will reserve HOME Program funds for a qualified CHDO, as required by regulation; and adhere to the HOME Program non-federal match requirement for project costs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

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

The City of Vallejo's HOME Program Recapture Policy is attached.

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

There are no additional comments for this section.

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 collected.	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 or units surveyed.	How comprehensive is the coverage of this administrative data? Is data concentrated in one geographic area or among a certain population?	What time period (provide the year, and optionally month and day) is covered by this data set?	What is the status of the data set (complete, in progress, or planned)?
<TYPE=[pivot_table] VERSION=[2] REPORT_GUID=[884DC1E44796F035A521FE96F1A3ABF2]>												

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VALLEJO CITY HOUSING
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Account Number: 3559929

Ad Order Number: 0006895050

Customer's Reference
/ PO Number:

Publication: Vallejo Times-Herald

Publication Dates: 05/08/2025

Amount: \$316.37

Payment Amount: \$0.00

**Invoice Text: NOTICE OF DOCUMENT AVAILABILITY,
PUBLIC COMMENT PERIOD, AND PUBLIC HEARING HOUSING AUTHORITY OF THE CITY OF VALLEJO PROPOSED
2025
HOUSING CHOICE VOUCHER PROGRAM
ADMINISTRATIVE PLAN REVISIONS**

DATE OF NOTICE: May 8, 2025

FOR MORE INFORMATION: Brianna Todaro-Ellsworth, Administrative Analyst I
(707) 648-4357, Public.Comment@cityofvallejo.net

The U.S. Department of Housing and Urban Development (HUD) provides guidance on the way the federally funded Housing Choice Voucher (HCV) Program must be administered in the form of federal regulations. Some of these regulations allow Housing Authorities to establish their own policies to better work within local market conditions. Where Housing Authorities have this flexibility, HUD requires them to maintain an Administrative Plan that details how these policies will be addressed.
DOCUMENT AVAILABILITY

The Housing Authority of the City of Vallejo (HACV) is releasing proposed updates to the 2025 HCV Program Administrative Plan for public comment. A summary of proposed changes and the full proposed 2025 HCV Program Administrative Plan will be available for review beginning May 8, 2025, online at www.cityofvallejo.net under Our City, City Government, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Administrative Plan, and at the HACV office located at 200 Georgia Street, Vallejo, CA 94590 during the hours of 9:00 a.m. through 12:00 p.m. and 1:00 p.m. through 4:00 p.m., Monday through Thursday. The HACV encourages and welcomes all program participants and the community-at-large to review the proposed updates to the 2025 HCV Program Administrative Plan.
PUBLIC COMMENT PERIOD

The public comment period begins May 8, 2025, and goes on through June 24, 2025. All comments must be received by Tuesday, June 24, 2025, at 4:00 p.m.

Written comments may be submitted via:

1. Email: Public.Comment@cityofvallejo.net , or
2. Mail: Attention: Brianna Todaro-Ellsworth, 200 Georgia St., Vallejo, CA 94590, or
3. Office Dropbox or Counter: Attention: Brianna Todaro-Ellsworth, 200 Georgia St., Vallejo, CA 94590, or
4. Fax: (707) 648-5249

PUBLIC HEARING

The Housing Authority Board of the City of Vallejo will hold a public hearing at a regular meeting to receive comments and adopt the proposed changes to the Administrative Plan on June 24, 2025, at 6:45 p.m. at the Vallejo City Council Chambers located at 555 Santa Clara St., Vallejo CA 94590.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Vallejo Housing and Community Development Department as follows: Tel: (707) 648-4507, Fax: (707) 648-5249, or by email: Public.Comment@cityofvallejo.net Notification at least 48 hours prior to a meeting will enable the City to make reasonable arrangements

to ensure accessibility to that meeting. For further information on this public notice, the hearing-impaired may call the California Relay Service

at 1-800-735-2922 without a TTY/TDD, or 1-800-735-2929 with a TTY/TDD.

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200 GEORGIA STREET
VALLEJO, CA 94590

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

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

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:

05/08/2025

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

Dated at Vallejo, California, this
8th day of May 2025



(Signature) Melanie Irmer

Legal No. **0006895050**

NOTICE OF DOCUMENT AVAILABILITY, PUBLIC COMMENT PERIOD, AND PUBLIC HEARING HOUSING AUTHORITY OF THE CITY OF VALLEJO PROPOSED 2025 HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN REVISIONS

DATE OF NOTICE: May 8, 2025

FOR MORE INFORMATION: Brianna Todaro-
Ellsworth, Administrative Analyst I
(707) 648-4357, Public.Comment@cityofvallejo.net

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Account Number: 3559929

Ad Order Number: 0006895053

Customer's Reference
/ PO Number:

Publication: Vallejo Times-Herald

Publication Dates: 05/08/2025

Amount: \$365.74

Payment Amount: \$0.00

**Invoice Text: AVISO DE DISPONIBILIDAD DE DOCUMENTO, PERÍODO DE COMENTARIOS PÚBLICOS Y AUDIENCIA PÚBLICA
AUTORIDAD DE VIVIENDA DE LA CIUDAD DE VALLEJO REVISIONES PROPUESTAS DEL PLAN ADMINISTRATIVO
DEL PROGRAMA DE VALES DE ELECCIÓN DE VIVIENDA PARA 2025**

FECHA DE AVISO: 8 de mayo de 2025

PARA MÁS INFORMACIÓN: Brianna.Todaro-Ellsworth, Analista Administrativo I
(707) 648-4357, Public.Comment@cityofvallejo.net

El Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) brinda orientación sobre la forma en que se debe administrar el Programa de Vales de Elección de Vivienda (HCV), financiado con fondos federales, en forma de regulaciones federales. Algunas de estas regulaciones permiten a las Autoridades de Vivienda establecer sus propias políticas para funcionar mejor dentro de las condiciones del mercado local. Cuando las Autoridades de Vivienda tienen esta flexibilidad, HUD les exige que mantengan un Plan Administrativo que detalla cómo se abordarán estas políticas.

DISPONIBILIDAD DE DOCUMENTOS

La Autoridad de Vivienda de la Ciudad de Vallejo (HACV) está publicando actualizaciones propuestas para el Plan Administrativo del Programa HCV 2025 para comentarios del público. Un resumen de los cambios propuestos y el Plan Administrativo del Programa HCV 2025 completo estarán disponibles para su revisión a partir del 8 de mayo de 2025, en línea en www.cityofvallejo.net bajo Our City, City Government, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Administrative Plan, y en la oficina de HACV ubicada en 200 Georgia Street, Vallejo, CA 94590 durante el horario de 9:00 a.m. a 12:00 p.m. y 1:00 p.m. a 4:00 p.m., de lunes a jueves. El HACV alienta y da la bienvenida a todos los participantes del programa y a la comunidad en general a revisar las actualizaciones propuestas para el Plan Administrativo del Programa HCV 2025.

PERÍODO DE COMENTARIOS PÚBLICOS

El período de comentarios públicos comienza el 8 de mayo de 2025 y continúa hasta el 24 de junio de 2025. Todos los comentarios deben recibirse antes del martes 24 de junio de 2024 a las 4:00 p. m. Los comentarios escritos podrán enviarse a través de:

1. Correo electrónico: Public.Comment@cityofvallejo.net, o
2. Correo: Atención: Brianna Todaro-Ellsworth, 200 Georgia St., Vallejo, CA 94590, o
3. Buzón o mostrador de la oficina: Atención: Brianna Todaro-Ellsworth, 200 Georgia St., Vallejo, CA 94590, o
4. Fax: (707) 648-5249

AUDIENCIA PÚBLICA PUBLIC HEARING

La Junta de la Autoridad de Vivienda de la Ciudad de Vallejo llevará a cabo una audiencia pública en una reunión especial para recibir comentarios y adoptar los cambios propuestos al Plan Administrativo el 24 de junio de 2025, a las 6:45 p.m. en la Cámara del Concejo Municipal de Vallejo ubicada en 555 Santa Clara St., Vallejo CA 94590.

De conformidad con la Ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en esta reunión, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo de la siguiente manera: Tel: (707) 648-4507, Fax: (707) 648-5249, o por correo electrónico: Public.Comment@cityofvallejo.net La notificación al menos 48 horas antes de una reunión permitirá a la Ciudad hacer arreglos razonables para garantizar la accesibilidad a esa reunión. Para obtener más información sobre este aviso público, las personas con discapacidad auditiva pueden llamar al Servicio de Retransmisión de California al 1-800-735-2922 sin TTY/TDD, o al 1-800-735-2929 con 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.

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.

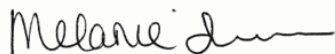
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I declare that this notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

05/08/2025

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

Dated at Vallejo, California, this
8th day of May 2025



(Signature) Melanie Irmer

Legal No. **0006895053**

AVISO DE DISPONIBILIDAD DE DOCUMENTO, PERÍODO DE COMENTARIOS PÚBLICOS Y AUDIENCIA PÚBLICA AUTORIDAD DE VIVIENDA DE LA CIUDAD DE VALLEJO REVISIONES PROPUESTAS DEL PLAN ADMINISTRATIVO DEL PROGRAMA DE VALES DE ELECCIÓN DE VIVIENDA PARA 2025

FECHA DE AVISO: 8 de mayo de 2025
PARA MÁS INFORMACIÓN: Brianna.Todaro-
Ellsworth, Analista Administrativo I
(707) 648-4357, Public.Comment@cityofvallejo.net

El Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) brinda orientación sobre la forma en que se debe administrar el Programa de Vales de Elección de Vivienda (HCV), financiado con fondos federales, en forma de regulaciones federales. Algunas de estas regulaciones permiten a las Autoridades de Vivienda establecer sus propias políticas para funcionar mejor dentro de las condiciones del mercado local. Cuando las Autoridades de Vivienda tienen esta flexibilidad, HUD les exige que mantengan un Plan Administrativo que detalla cómo se abordarán estas políticas.

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PERÍODO DE COMENTARIOS PÚBLICOS

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3. Buzón o mostrador de la oficina: Atención: Brianna Todaro-Ellsworth, 200 Georgia St., Vallejo, CA 94590, o
4. Fax: (707) 648-5249

AUDIENCIA PÚBLICA PUBLIC HEARING

La Junta de la Autoridad de vivienda de la Ciudad de Vallejo llevará a cabo una audiencia pública en una reunión especial para recibir comentarios y adoptar los cambios propuestos al Plan Administrativo el 24 de junio de 2025, a las 6:45 p.m. en la Cámara del Concejo Municipal de Vallejo ubicada en 555 Santa Clara St., Vallejo CA 94590.

De conformidad con la Ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en esta reunión, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo de la siguiente manera: Tel: (707) 648-4507, Fax: (707) 648-5249, o por correo electrónico: Public.Comment@cityofvallejo.net La notificación al menos 48 horas antes de una reunión permitirá a la Ciudad hacer arreglos razonables para garantizar la accesibilidad a esa reunión. Para obtener más información sobre este aviso público, las personas con discapacidad auditiva pueden llamar al Servicio de Retransmisión de California al 1-800-735-2922 sin TTY/TDD, o al 1-800-735-2929 con TTY/TDD.

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Account Number: 3559929

Ad Order Number: 0006895055

Customer's Reference
/ PO Number:

Publication: Vallejo Times-Herald

Publication Dates: 05/08/2025

Amount: \$376.28

Payment Amount: \$0.00

**Invoice Text: PAUNAWA NG PAGKAKAROON NG DOKUMENTO, PANAHOON NG PAMPUBLIKONG KOMENTO, AT PAMPUBLIKONG PAGDINIG
HOUSING AUTHORITY NG LUNGSOD NG VALLEJO MGA REVISIONS SA PROPOSED 2025 HOUSING CHOICE
VOUCHER PROGRAM ADMINISTRATIVE PLAN**

PETSA NG PAUNAWA: Mayo 8, 2025

PARA SA KARAGDAGANG IMPORMASYON: Brianna Todaro-Ellsworth, Administrative Analyst I
(707) 648-4357, Public.Comment@cityofvallejo.net

Ang U.S. Department of Housing and Urban Development (HUD) ay nagbibigay ng patnubay sa paraan kung paano dapat pangasiwaan ang pinondohan ng pederal na Housing Choice Voucher (HCV) Program sa anyo ng mga pederal na regulasyon. Ang ilan sa mga regulasyong ito ay nagpapahintulot sa mga Housing Authorities na magtatag ng kanilang sariling mga patakaran upang mas mahusay na gumana sa loob ng mga kondisyon ng lokal na merkado. Kung saan ang mga Housing Authorities na may ganitong flexibility, hinihiling sa kanila ng HUD na panatilihin ang isang Administrative Plan na nagdedetalye kung paano tutugunan ang mga patakaranang ito.

AVAILABILITY NG DOKUMENTO

Ang Housing Authority of the City of Vallejo (HACV) ay naglalabas ng mga proposed updates sa 2025 HCV Program Administrative Plan para sa pampublikong komento. Ang buod ng mga proposed changes at ang buong proposed 2025 HCV Program Administrative Plan ay magiging available para sa pagsusuri simula sa Mayo 8, 2025, online sa www.cityofvallejo.net sa ilalim ng Our City, City Government, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Administrative Plan Lungsod, Pamahalaan ng Lungsod, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Administrative Plan, at sa opisina ng HACV na matatagpuan sa 200 Georgia Street, Vallejo, CA 94590 sa mga oras na 9:00 a.m. hanggang 12:00 p.m. at 1:00 p.m. hanggang 4:00 p.m., Lunes hanggang Huwebes. Hinihikayat at tinatanggap ng HACV ang lahat ng kalahok sa programa at community-at-large na suriin ang mga proposed updates sa 2025 HCV Program Administrative Plan.

PANAHOON NG PAMPUBLIKONG KOMENTO

Magsisimula ang panahon ng pampublikong komento sa Mayo 8, 2025, at magpapatuloy hanggang Hunyo 24, 2025. Dapat matanggap ang lahat ng komento sa Martes, Hunyo 24, 2025 ng 4:00 p.m. Ang mga nakasulat na komento ay maaring isumite sa pamamagitan ng:

1. Email: Public.Comment@cityofvallejo.net, or
2. Mail: Attention: Brianna Todaro-Ellsworth, 200 Georgia St., Vallejo, CA 94590, or
3. Office Dropbox or Counter: Attention: Brianna Todaro-Ellsworth, 200 Georgia St., Vallejo, CA 94590, or
4. Fax: (707) 648-5249

PAMPUBLIKONG PAGDINIG

Ang Housing Authority Board ng City of Vallejo ay magsasagawa ng public hearing at ng espesyal na pagpupulong upang makatanggap ng mga komento at pagtibayin ang mga proposed changes sa Administrative Plan sa Hunyo 24, 2025, 6:45pm sa Vallejo City Council Chambers na matatagpuan sa 555 Santa Clara St., Vallejo CA 94590.

Bilang pagsunod sa Americans with Disabilities Act, kung kailangan mo ng espesyal na tulong para makilahok sa pulong na ito; mangyaring makipag-ugnayan sa City of Vallejo Housing and Community Development Division: Tel: (707) 648-4507, Fax: (707) 648-5249, o e-mail: public.comment@cityofvallejo.net. Ang pag-abiso ng at least 48 hours bago ang isang pulong ay magbibigay-daan sa Lungsod na gumawa ng mga makatwirang pagsasaayos upang matiyak ang access sa pulong na iyon. Para sa karagdagang impormasyon a pampublikong abiso na ito, ang may kapansanan sa pandinig ay maaaring tumawag sa California Relay Service sa 1-800-735-2922 nang walang TTY/TDD, o 1-800-735-2929 na may TTY/TDD.

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

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

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:

05/08/2025

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

Dated at Vallejo, California, this
8th day of May 2025



(Signature) Melanie Irmer

Legal No. **0006895055**

PAUNAWA NG PAGKAKARON NG DOKUMENTO, PANAHOON NG PAMPUBLIKONG KOMENTO, AT PAMPUBLIKONG PAGDINIG HOUSING AUTHORITY NG LUNGSOD NG VALLEJO MGA REVISIONS SA PROPOSED 2025 HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN

PETSA NG PAUNAWA : Mayo 8, 2025
PARA SA KARAGDAGANG IMPORMASYON:
Brianna Todaro-Ellsworth, Administrative
Analyst I
(707) 648-4357, Public.Comment@cityofvallejo.net

Ang U.S. Department of Housing and Urban Development (HUD) ay nagbibigay ng patnubay sa paraan kung paano dapat pangasiwaan ang pinondohan ng pederal na Housing Choice Voucher (HCV) Program sa anyo ng mga pederal na regulasyon. Ang ilan sa mga regulasyong ito ay nagpapahintulot sa mga Housing Authorities na magtatag ng kanilang sariling mga patakaran upang mas mahusay na gumana sa loob ng mga kondisyon ng lokal na merkado. Kung saan ang mga Housing Authorities na may ganitong flexibility, hinihiling sa kanila ng HUD na panatilihin ang isang Administrative Plan na nagdedetalye kung paano tutugunan ang mga patakarang ito.

AVAILABILITY NG DOKUMENTO
Ang Housing Authority of the City of Vallejo (HACV) ay naglalabas ng mga proposed updates sa 2025 HCV Program Administrative Plan para sa pampublikong komento. Ang buod ng mga proposed changes at ang buong proposed 2025 HCV Program Administrative Plan ay magiging available para sa pagsusuri simula sa Mayo 8, 2025, online sa www.cityofvallejo.net sa ilalim ng Our City, City Government, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Administrative Plan Lungsod, Pamahalaan ng Lungsod, Vallejo Housing Authority, Vallejo Housing Authority Document Library, Administrative Plan, at sa opisina ng HACV na matatagpuan sa 200 Georgia Street, Vallejo, CA 94590 sa mga oras na 9:00 a.m. hanggang 12:00 p.m. at 1:00 p.m. hanggang 4:00 p.m., Lunes hanggang Huwebes. Hinihikayat at tinatanggap ng HACV ang lahat ng kalahok sa programa at community-at-large na suriin ang mga proposed updates sa 2025 HCV Program Administrative Plan.

PANAHOON NG PAMPUBLIKONG KOMENTO
Magsisimula ang panahon ng pampublikong komento sa Mayo 8, 2025, at magpapatuloy hanggang Hunyo 24, 2025. Dapat matanggap ang lahat ng komento sa Martes, Hunyo 24, 2025 ng 4:00 p.m. Ang mga nakasulat na komento ay maaring isumite sa pamamagitan ng:
1. Email: Public.Comment@cityofvallejo.net, or
2. Mail: Attention: Brianna Todaro-Ellsworth, 200 Georgia St., Vallejo, CA 94590, or
3. Office Dropbox or Counter: Attention:

Brianna Todaro-Ellsworth, 200 Georgia St.,
Vallejo, CA 94590, or
4. Fax: (707) 648-5249

PAMPUBLIKONG PAGDINIG

Ang Housing Authority Board ng City of Vallejo ay magsasagawa ng public hearing at ng espesyal na pagpupulong upang makatanggap ng mga komento at pagtibayin ang mga proposed changes sa Administrative Plan sa Hunyo 24, 2025, 6:45pm sa Vallejo City Council Chambers na matatagpuan sa 555 Santa Clara St., Vallejo CA 94590.

Bilang pagsunod sa Americans with Disabilities Act, kung kailangan mo ng espesyal na tulong para makilahok sa pulong na ito; mangyaring makipag-ugnayan sa City of Vallejo Housing and Community Development Division: Tel: (707) 648-4507, Fax: (707) 648-5249, o e-mail: public.comment@cityofvallejo.net. Ang pag-abiso ng at least 48 hours bago ang isang pulong ay magbibigay-daan sa Lungsod na gumawa ng mga makatwirang pagsasaayos upang matiyak ang access sa pulong na iyon. Para sa karagdagang impormasyon a pampublikong abiso na ito, ang may kapansanan sa pandinig ay maaaring tumawag sa California Relay Service sa 1-800-735-2922 nang walang TTY/TDD, o 1-800-735-2929 na may TTY/TDD.



DATE: May 20, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Alicia M. Jones, Housing Director
SUBJECT: **ADOPT A RESOLUTION RECOMMENDING THAT THE VALLEJO HOUSING AUTHORITY: 1.) ESTABLISH A RAPID REHOUSING PROGRAM AND USE OF FUNDING FROM THE LOW- AND MODERATE-INCOME HOUSING ASSET FUND (LMIHAF), AND 2.) AMEND THE FISCAL YEAR 2024-25 FUND 126 (LMIHAF) BUDGET ALLOCATING \$100,000 TO PROVIDE LIMITED-TERM RENTAL SUBSIDY AND SECURITY DEPOSIT ASSISTANCE UNDER THE RAPID REHOUSING PROGRAM FOR INDIVIDUALS WHO ARE EXPERIENCING HOMELESSNESS OR EXITING HOMELESSNESS.**

RECOMMENDATION

Adopt a Resolution by the Housing and Community Development Commission recommending that the Housing Authority of the City of Vallejo Board of Directors approve the establishment of a rapid rehousing program and the amendment of the Fiscal Year (FY) 2024-25 Fund 126 (Low- and Moderate-Income Housing Asset Fund, "LMIHAF") Budget to allocate \$100,000 from the LMIHAF fund balance to provide rental subsidies and move-in assistance for unhoused families or individuals exiting homelessness.

REASON FOR RECOMMENDATION

Homelessness remains a critical issue affecting families and individuals within the City of Vallejo. A rapid rehousing program will assist unhoused individuals and families in transitioning from emergency shelters or street living to securing permanent housing, thereby reducing their overall time spent in homelessness and lowering the likelihood of future displacement. The Low- and Moderate-Income Housing Asset Fund (LMIHAF) is an available funding source that supports homelessness prevention, rental subsidies, and move-in assistance aimed at facilitating housing stability for vulnerable populations.

BACKGROUND AND DISCUSSION

Rapid rehousing is an intervention, informed by a Housing First approach that is a critical part of a community's effective homeless crisis response system. Rapid rehousing rapidly connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services. Rapid rehousing programs help families and individuals living on the streets or in emergency shelters solve the practical and immediate challenges to obtaining permanent housing while reducing the amount of time they experience homelessness, avoiding a near-term return to homelessness, and linking them to community resources that enable them to achieve housing stability in the long term.

Rapid rehousing assists families with rent and move-in assistance. The primary barrier to permanent housing for many families experiencing homelessness is their limited finances. To address this barrier, rapid rehousing programs offer financial assistance to cover move-in costs, deposits, and the rental and/or utility assistance (typically for six months or less) necessary to allow individuals and families to move immediately out of homelessness and stabilize in permanent housing.

The Low- and Moderate-Income Housing Asset Fund (LMIHAF) can be used for rapid rehousing and homelessness prevention services. Strategies to quickly help individuals and families exit homelessness and

Subject: ADOPT A RESOLUTION RECOMMENDING THAT THE VALLEJO HOUSING AUTHORITY: 1.) ESTABLISH A RAPID REHOUSING PROGRAM AND USE OF FUNDING FROM THE LOW- AND MODERATE-INCOME HOUSING ASSET FUND (LMIHAF), AND 2.) AMEND THE FISCAL YEAR 2024-25 FUND 126 (LMIHAF) BUDGET ALLOCATING \$100,000 TO PROVIDE LIMITED-TERM RENTAL SUBSIDY AND SECURITY DEPOSIT ASSISTANCE UNDER THE RAPID REHOUSING PROGRAM FOR INDIVIDUALS WHO ARE EXPERIENCING HOMELESSNESS OR EXITING HOMELESSNESS.

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transition to permanent housing can be funded through LMIHAF. These funds can also be used for a variety of housing-related activities, including the development, preservation, and rehabilitation of affordable housing projects, as well as supportive services and homelessness prevention.

ATTACHMENTS

1.	Resolution to Establish Rapid Rehousing Program and use of LMIHAF CAO Stamp
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FISCAL IMPACT

This action will increase the Fund 126 (LMIHAF) budget to cover the costs of limited-term rental subsidies and security deposit assistance under a rapid rehousing program. Funding will come from the fund balance of Fund 126. It will have no fiscal impact on the City of Vallejo's General Fund.

CONTACT

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

Approved as to form:

By:  for _____
Veronica Nebb, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION RECOMMENDING THAT THE HOUSING AUTHORITY BOARD OF DIRECTORS APPROVE THE ESTABLISHMENT OF A RAPID REHOUSING PROGRAM USING FUNDING FROM THE LOW AND MODERATE INCOME HOUSING ASSET FUND (LMIHAF), AND AMENDING THE FISCAL YEAR 2024-25 FUND 126 (LMIHAF) BUDGET ALLOCATING \$100,000 TO PROVIDE LIMITED-TERM RENTAL SUBSIDY AND SECURITY DEPOSIT ASSISTANCE UNDER THE RAPID REHOUSING PROGRAM FOR INDIVIDUALS WHO ARE EXPERIENCING HOMELESSNESS OR EXITING HOMELESSNESS

WHEREAS, homelessness remains a critical issue affecting families and individuals within the City of Vallejo; and

WHEREAS, rapid rehousing programs help unhoused individuals and families transition from emergency shelters or street living by addressing financial barriers to securing permanent housing, thereby reducing their overall time spent on homelessness and lowering the likelihood of future displacement; and

WHEREAS, the Low and Moderate Income Housing Asset Fund (LMIHAF) is an available funding source that supports homelessness prevention, rental subsidies, and move-in assistance aimed at facilitating housing stability for vulnerable populations; and

WHEREAS, allocating \$100,000 from the Fiscal year (FY) 2024-25 LMIHAF balance will enable the City of Vallejo to implement a rapid rehousing program, assisting homeless individuals in finding permanent housing through rental assistance and move-in support.

NOW, THEREFORE BE IT RESOLVED, that the Housing and Community Development Commission recommends that the Board of Directors of the Housing Authority of the City of Vallejo approve the establishment of a rapid rehousing program using funding from the Low and Moderate Income Housing Asset Fund (LMIHAF); and

BE IT FURTHER RESOLVED that the Housing and Community Development Commission recommends that the Board of Directors of the Housing Authority of the City of Vallejo approve an amendment to the FY 2024-25 Fund 126 (LMIHAF) Budget, allocating \$100,000 from the fund balance to provide limited-term rental subsidy and security deposit assistance under the Rapid Rehousing Program for individuals who are experiencing homelessness or exiting homelessness.

Adopted by the Housing and Community Development Commission at a special meeting held on May 20, 2025, with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

S. BRE JACKSON, CHAIR

ATTEST:

CHARI FRANCISCO, SECRETARY



DATE: May 20, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Alicia M. Jones, Housing Director
SUBJECT: **ADOPT A RESOLUTION RECOMMENDING THAT THE HOUSING AUTHORITY BOARD OF DIRECTORS ADOPT THE PROPOSED FISCAL YEAR 2025-26 BUDGET OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO**

RECOMMENDATION

Adopt the enclosed Resolution recommending that the Board of Directors of the Housing Authority of the City of Vallejo (HACV) approve the proposed Budget of the HACV for Fiscal Year 2025-26, (July 1, 2025, through June 30, 2026) as set forth in Attachment 2, and also shown as Exhibit 1 to Attachment 1.

REASON FOR RECOMMENDATION

The HACV contracts with the City of Vallejo for financial and other services. The HACV prepares a separate budget, which is then consolidated into the City's FY 2025-26 Proposed Budget document. Preparation of a separate budget document increases efficiency and ease of review by the HACV Board and the public. Adopting the Budget Resolution at this time will allow the HACV to operate and provide services after June 30, 2025, based on the most current projection of revenues and expenditures.

BACKGROUND AND DISCUSSION

In FY 2025-26, the HACV will continue to administer the Housing Choice Voucher (HCV) Program, more commonly known as "Section 8", and its subprograms: Homeownership, Veterans Affairs Supportive Housing (VASH), Project-Based Voucher, Family Self-Sufficiency (FSS), and the Foster Youth to Independence. All programs administered by the HACV are funded by the U.S. Department of Housing and Urban Development (HUD). The budget for FY 2025-26 consists of revenues and expenditures under different fund accounts for the HCV Program, namely, the Voucher Program Fund, Administration Program Fund, Housing Development Fund, and the Affordable Housing Fund. The total Proposed FY 2025-26 Expenditure Budget for HACV programs is \$23,652,950. The majority of these funds, 83 percent, represent Housing Assistance Payments (HAP) to landlords on behalf of eligible Vallejo families. The HCV Program and sub-programs serve over 2,000 families in Vallejo each year.

Voucher Program Fund (#123) and Administration Program Fund (#121)

HUD provides funding for the HCV Program on a calendar-year cycle. Through its funding methodology, the level of funding for the HCV Program fluctuates annually. Housing Authorities are funded separately by HAP and Administrative Fees. HAP funding can only be used for rent or mortgage payments and utility reimbursements in the HCV Program and subprograms for eligible HCV Program households, and escrow payments for FSS Program participants. Administrative fees are revenues that housing authorities receive to fund daily operating expenses of the HCV Program, such as staff salaries and benefits, and office expenses.

The VASH Program provides rental assistance vouchers to homeless veterans along with ongoing support by caseworkers from Veterans Affairs to help them maintain a stable housing environment. The Project-Based Voucher Program is a voucher assistance attached to specific housing units located in the city. Housing Authorities can use up to 30 percent of their allocated vouchers for project-based units. The FSS Program helps voucher families obtain employment that will lead to economic independence and self-sufficiency. The Foster Youth to Independence initiative provides subsidies to youth aged 18 to 24 who are transitioning out of

**Subject: ADOPT A RESOLUTION RECOMMENDING THAT THE HOUSING AUTHORITY
BOARD OF DIRECTORS ADOPT THE PROPOSED FISCAL YEAR 2025-26 BUDGET
OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO**

Page 2

or have left the foster care system within 90 days, or are homeless or are at risk of becoming homeless at age 16 or older. The HACV partners with other non-profit agencies such as the Workforce Development Board of Solano County, SparkPoint/United Way, the Vallejo City Unified School District, Solano Family and Children's Services, Five Keys Charter School, and other welfare agencies and local resources to develop a comprehensive program which gives participating FSS Program family members and foster youth the skills and experience to enable them to move toward economic independence and self-sufficiency.

Operating Reserve Fund (#122)

The Operating Reserve Fund consisted of unspent administrative funding received from HUD prior to 2004. These were restricted funds and may only be spent on housing-related activities. Administrative funding received after 2004 is restricted only to Housing Choice Voucher Program-related activities. Account balances from the Operating Reserve Fund were transferred into the Administration Program Fund (#121) per HUD guidance.

Housing Development Fund (#124)

The Housing Development Fund is a non-federal and unrestricted fund created by the receipt of profits from the previous sale of a HACV-owned property (Waterstone at Vallejo) and is not associated with HUD housing activities. Revenues are all non-housing related, such as bond fees and rental income for the automated teller machine at the HACV building located at 200 Georgia Street.

Affordable Housing Fund (#126)

The Affordable Housing Fund was created after the dissolution of the Redevelopment Agency. The Housing Authority then became the housing successor agency, assuming the housing function of the former Redevelopment Agency. As such, the Housing Authority is eligible to receive loan repayments and bond administrative fees from developers of affordable housing projects financed by the Low- and Moderate-Income Housing Asset Fund. The HACV has allocated \$25,700 for administrative costs.

This item is scheduled for a public hearing, review, and approval by the Board of Directors of the Housing Authority of the City of Vallejo at its special meeting on June 3, 2025.

ATTACHMENTS

1.	Resolution for FY 2025-26 HACV Budget CAO Stamp
2.	FY 2025-2026 HACV Budget

FISCAL IMPACT

The total proposed FY 2025-26 Expenditure Budget for the HACV is \$23,652,950. Approval of this item accepts the HACV Proposed Budget for FY 2025-26, (July 1, 2025, through June 30, 2026). Funding for the Housing Authority is received entirely from HUD and other income, and therefore does not impact the City of Vallejo's General Fund.

CONTACT

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

Approved as to form:

By:  for _____
Veronica Nebb, City Attorney

RESOLUTION NO. _____

**A RESOLUTION OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
RECOMMENDING THAT THE HOUSING AUTHORITY BOARD OF DIRECTORS APPROVE
THE HOUSING AUTHORITY BUDGET FOR
FISCAL YEAR 2025-26**

WHEREAS, the Housing Authority of the City of Vallejo prepares an annual budget to coincide with the City of Vallejo's fiscal year; and

WHEREAS, the City of Vallejo published a general summary of the Proposed Budget, including the recommended budget for the Housing Authority of the City of Vallejo, information as to the times and places where copies of the Proposed Budget were available for inspection by the public, and the time and place for a public hearing on the Proposed Budget; and

WHEREAS, the Housing Authority of the City of Vallejo Fiscal Year 2025-26 budget was included on the City of Vallejo Proposed Budget document; and

WHEREAS, the Housing and Community Development Commission of the City of Vallejo has reviewed the Proposed Budget for Fiscal Year 2025-26 consisting of proposed expenditures and estimated revenue.

WHEREAS, the Housing Authority of the City of Vallejo Fiscal Year 2025-26 budget is attached to this Resolution as **Exhibit 1**.

NOW, THEREFORE, BE IT RESOLVED that the Housing and Community Development Commission hereby recommends approval by the Board of Directors of the Housing Authority of the City of Vallejo Proposed Budget for Fiscal Year 2025-26, as set forth in **Exhibit 1** of this Resolution, which is by this reference incorporated herein.

Adopted by the Housing and Community Development Commission at a special meeting held on May 20, 2025 with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

S. BRE JACKSON, CHAIR

ATTEST:

CHARI FRANCISCO, SECRETARY

Other Funds

Housing and Community Development Department

Housing Authority												
Section 8												
	Voucher Program Fund #123		Admin Program Fund #121		Operating Reserve Fund #122		Housing Development Fund #124		Affordable Housing Fund #126		Total	
	Adopted FY 2024-2025	Proposed FY 2025-2026	Adopted FY 2024-2025	Proposed FY 2025-2026	Adopted FY 2024-2025	Proposed FY 2025-2026	Adopted FY 2024-2025	Proposed FY 2025-2026	Adopted FY 2024-2025	Proposed FY 2025-2026	Adopted FY 2024-2025	Proposed FY 2025-2026
Beginning Available Fund Balance (a)	\$ -	\$ -	\$ 1,650,352	\$ 925,658	\$ -	\$ -	\$ 364,151	\$ 374,197	\$ 368,399	\$ 769,849	\$ 2,382,902	\$ 2,069,704
Revenues												
Operating												
Operating Grants and Contributions	21,707,453	21,707,453	2,420,488	2,428,296	-	-	-	-	-	-	24,127,941	24,135,749
Fees and Forfeitures	5,000	7,492	30,300	22,492	-	-	8,600	3,100	-	-	43,900	33,084
Transfer in - Capital Funds	-	-	-	-	-	-	-	-	189,999	160,000	189,999	160,000
Transfer in - General Fund	-	-	-	214,683	-	-	-	-	-	-	-	214,683
	21,712,453	21,714,945	2,450,788	2,665,471	-	-	8,600	3,100	189,999	160,000	24,361,840	24,543,516
Expenditures												
Grant programs	19,661,924	19,661,924	-	-	-	-	-	-	-	-	19,661,924	19,661,924
Administration	-	-	3,443,574	3,697,383	-	-	-	374,197	25,700	25,700	3,469,274	4,097,280
Interfund Reimbursement - staff costs	-	-	(106,254)	(106,254)	-	-	-	-	-	-	(106,254)	(106,254)
	19,661,924	19,661,924	3,337,320	3,591,129	-	-	-	374,197	25,700	25,700	23,024,944	23,652,950
Net Annual Activity	2,050,529	2,053,021	(886,532)	(925,658)	-	-	8,600	(371,097)	164,299	134,300	1,336,896	890,566
Ending Available Fund Balance	\$ 2,050,529	\$ 2,053,021	\$ 763,820	\$ -	\$ -	\$ -	\$ 372,751	\$ 3,100	\$ 532,698	\$ 904,149	\$ 3,719,798	\$ 2,960,270
Project Balances, Including												
FY 2025-2026 Appropriations												
Housing Development						\$ -		\$ -				\$ -
Affordable Housing Loans outstanding												
at June 30, 2024												
				\$ 37,608		\$ 881,517				\$ 15,773,271		\$ 16,692,396
Section 8 Funding:												
	June 30, 2025	June 30, 2026										
One month average expenditures :												
Voucher Program	\$ 19,661,924	\$ 19,661,924										
Admin Program	3,337,320	3,591,129										
Operating reserve	-	-										
Total Annual expenditures	22,999,244	23,253,053										
Number of months	12	12										
Average monthly expenditures	\$ 1,916,604	\$ 1,937,754										
Combined Available Fund												
Balance June 30												
Voucher Program	\$ 2,050,529	\$ 2,053,021										
Admin Program	763,820	-										
Operating Reserve	-	-										
	\$ 2,814,349	\$ 2,053,021										

(a) FY 2025-2026 beginning balance is based on FY 2024-2025 projections



DATE: May 20, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Chari Francisco, Housing & Community Development Commission Secretary
SUBJECT: REPORT OF THE SECRETARY

RECOMMENDATION

The Secretary may, from time to time, report on items that may be of interest to the Commission and the general public.

REASON FOR RECOMMENDATION

BACKGROUND AND DISCUSSION

ATTACHMENTS

None

FISCAL IMPACT

CONTACT

Chari Francisco, Housing & Community Development Commission Secretary (707) 222-2222
Chari.Francisco@cityofvallejo.net



DATE: May 20, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Attorney to the Commission
SUBJECT: **REPORT OF THE CITY ATTORNEY**

RECOMMENDATION

The City Attorney may, from time to time, report on items that may be of interest to the Commission and the general public.

REASON FOR RECOMMENDATION

BACKGROUND AND DISCUSSION

Provide update as necessary.

ATTACHMENTS

None

FISCAL IMPACT

CONTACT

Attorney to the Commission, Title, Phone Number
Attorney email



DATE: May 20, 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.

REASON FOR RECOMMENDATION

BACKGROUND AND DISCUSSION

Commissioners provide verbal or written reports.

ATTACHMENTS

None

FISCAL IMPACT

CONTACT

Chari Francisco, Housing & Community Development Commission Secretary (707) 222-2222
Chari.Francisco@cityofvallejo.net



DATE: May 20, 2025
TO: Housing & Community Development Chair and Commissioners
FROM:
SUBJECT: REPORT OF AD HOC COMMITTEES

RECOMMENDATION

None

REASON FOR RECOMMENDATION

BACKGROUND AND DISCUSSION

ATTACHMENTS

None

FISCAL IMPACT

CONTACT