



**HOUSING AND COMMUNITY
DEVELOPMENT (HCD) COMMISSION
REGULAR MEETING**

SEPTEMBER 4, 2025

COMMISSIONERS

S. Bre Jackson (Chair)
Jared Bunde
Nicholas Cassidy
Lynda Daniels
LaWanda Smith
Dana Stueland
Carmen Marie Vance

HYBRID MEETING
www.Cityofvallejo.net

7:00 PM

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

<p>NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom</p>	<p>City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.</p>
<p>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.</p>	<p>For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment</p>
<p>VIEW THE MEETING: There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> • In Person • Watch Vallejo local channel 28 • Stream from the City website: www.cityofvallejo.net/Streaming • Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net 	<p>Scan QR code for live captions and translation in Spanish and Tagalog.</p> <div align="right">  </div>
<p align="center">Hybrid Options are available for members of the public to participate. To participate remotely</p>	
<p><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</p>	<p><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</p>
<p>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.</p>	



Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available by contacting via email Chari Francisco, Staff Secretary at Chari.Francisco@cityofvallejo.net or via phone at (707) 553-7204. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof

AGENDA

- 1. CALL TO ORDER**
- 2. ADMINISTRATION OF OATH OF OFFICE**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ROLL CALL**
- 5. PRESENTATIONS AND COMMENDATIONS**
 - A. SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)
PERFORMANCE OF THE HOUSING AUTHORITY OF THE CITY OF
VALLEJO FOR FISCAL YEAR (FY) 2024-25**
- 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 Staff 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 Staff 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 September 4, 2025, regular meeting of the Housing and Community Development Commission
 - B. APPROVAL OF MINUTES**

Recommendation: By motion, approve meeting minutes from June 5, 2025.
 - C. HOME INVESTMENT PARTNERSHIPS ("HOME") PROGRAM BUDGET
AMENDMENT FOR FISCAL YEAR 2025-26**

Recommendation: Adopt the enclosed Resolution recommending approval by the City Council of an amendment to the Fiscal Year (FY) 2025-26 HOME Program Budget to appropriate \$741,000 from unspent prior year HOME Program funds for the Tenant-Based Rental Assistance (TBRA) Program
Contact: Alicia M. Jones, Housing Director (707) 648-4408

10. ACTION CALENDAR

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

A. CONDUCT A PUBLIC HEARING ON THE DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR (FY) 2024-25 AND ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE CITY OF VALLEJO'S FY 2024-25 CAPER FOR SUBMITTAL TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD")

Recommendation: Conduct a public hearing and recommend City Council approval of the FY 2024-25 Consolidated Annual Performance and Evaluation Report. Approval is required to comply with HUD regulations and to maintain the City's eligibility for federal housing and community development funding.
Contact: Alicia M. Jones, Housing Director (707) 648-4408

11. WRITTEN COMMUNICATIONS

12. REPORT OF THE COMMITTEE/BOARD SECRETARY

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

A. PERFORMANCE UPDATES FOR THE BROADWAY VILLAGE AND NAVIGATION CENTER

14. ADJOURNMENT

ADDITIONAL CITY INFORMATION

Members of the public can:

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

AFFIDAVIT OF POSTING: I Chari Francisco, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the City of Vallejo Housing and Community Development Commission, at the time and in the manner prescribed by law and that this agenda was posted at Vallejo City Hall, 555 Santa Clara Street, Vallejo, California at 5:00pm, August 29, 2025.

Dated: August 29, 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, June 5, 2025.

2. Pledge of Allegiance

Commission Chair Jackson led the pledge of allegiance

3. Administration of Oath of Office

Councilmember Lediju, liaison to the committee, administered the oath of office to newly appointed Commission Member Vance

4. Roll Call

Present: Commission Chair Jackson, Commissioner Bunde, Commissioner Cassidy, Commissioner Smith, Commissioner Stueland, Commissioner Vance

Absent/Excused: Commissioner Patrick

Absent/Unexcused: None

Liaison: Councilmember Lediju, Present

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

5. Presentations and Commendations

None

6. Report of the City Council Liaison

City Council Liaison Lediju provided an update regarding safe parking for unhoused community members, the Navigation Center, and Broadway Village. Commissioners made comments to City Council Member Lediju

7. Community Forum

A member of the public requested an agenda item for NSP rounds 3 and 4. Director Jones responded to questions from commissioners.

8. Public Comment Regarding Consent Calendar Items

None

9. Consent Calendar and Approval of the Agenda

A. Approval of Agenda

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

ROLL CALL:

Ayes: Commission Chair Jackson, Commissioner Bunde, Commissioner Cassidy, Commissioner Smith, Commissioner Stueland, Commissioner Vance

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Commissioner Patrick

Absent/Unexcused: Commissioners: None

The motion passed unanimously by commission members present, 6-0-0.

B. Approval of Minutes

Commissioner Cassidy made the motion to approve the meeting minutes from May 20, 2025. This was seconded by Commissioner Vance.

ROLL CALL:

Ayes: Commission Chair Jackson, Commissioner Bunde, Commissioner Cassidy, Commissioner Smith, Commissioner Stueland, Commissioner Vance

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Commissioner Patrick

Absent/Unexcused: Commissioners: None

The motion passed unanimously by commission members present, 6-0-0.

10. Action Calendar

A. **ADOPT A RESOLUTION RECOMMENDING PROPOSED CHANGES TO THE VALLEJO HOUSING AUTHORITY ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER (HCV) PROGRAM AND APPROVAL OF THE REVISIONS TO THE HCV PROGRAM ADMINISTRATIVE PLAN**

Director Jones presented on the revisions to the Administrative plan. Jones responded to questions from commissioners.

Commissioner Bunde made a motion to adopt a resolution recommending that the Housing Authority of the City of Vallejo Board of Directors approve the revisions to the Housing Choice Voucher (HCV) Program Administrative Plan. Commissioner Smith seconded the motion.

ROLL CALL:

Ayes: Commission Chair Jackson, Commissioner Bunde, Commissioner Cassidy, Commissioner Stueland, Commissioner Smith, Commissioner Vance

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Commissioner Patrick

Absent/Unexcused: Commissioners: None

The motion passed by commission members present, 6-0-0.

11. Written Communications

None

12. Regular Reports

A. Report of the Secretary

None

B. Report of the City Attorney

None

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

None

D. Report of Subcommittees

None

13. Other Agenda Items

Staff Secretary Francisco provided Commissioners information regarding new Commissioner orientation.

14. Adjournment

There being no further business, at 8:26 p.m., the meeting was adjourned.

S. BRE JACKSON, Chair

ATTEST:

CHARI FRANCISCO, Secretary



DATE: September 4, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Alicia M. Jones, Housing Director
SUBJECT: **HOME INVESTMENT PARTNERSHIPS ("HOME") PROGRAM BUDGET AMENDMENT FOR FISCAL YEAR 2025-26**

RECOMMENDATION

Adopt the enclosed Resolution recommending approval by the City Council of an amendment to the Fiscal Year (FY) 2025-26 HOME Program Budget to appropriate \$741,000 from unspent prior year HOME Program funds for the Tenant-Based Rental Assistance (TBRA) Program

REASON FOR RECOMMENDATION

The budget amendment is necessary to carry forward unspent HOME funds from prior years in order to fully fund the FY 2025-26 TBRA Program as approved in the City's Consolidated Plan.

BACKGROUND AND DISCUSSION

On May 20, 2025, following a public hearing, the Housing and Community Development Commission adopted a resolution recommending that the City Council approve the City of Vallejo's FY 2025-26 through FY 2029-30 Consolidated Plan. The Plan includes proposed FY 2025-26 HOME Investment Partnerships Program activities and funding allocations for the period of July 1, 2025, through June 30, 2026.

On July 8, 2025, the City Council approved the FY 2025-26 through FY 2029-30 Consolidated Plan. Among the FY 2025-26 HOME activities is the Tenant-Based Rental Assistance (TBRA) Program, with an allocation of \$750,000. Since only \$9,000 is currently budgeted for FY 2025-26, a budget amendment is necessary to carry over unspent HOME funds from prior years to provide the remaining allocation and fully implement the TBRA Program.

A notice of intent to amend the HOME Program budget is included in the September 9, 2025, City Council meeting agenda. This budget amendment is scheduled for City Council review and approval on September 23, 2025.

ATTACHMENTS

1.	Resolution for FY 2025-26 HOME Program Budget Amendment- HCDC CAO Stamp
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FISCAL IMPACT

Approval of the budget amendment will appropriate \$741,000 in unspent prior-year HOME Program funds to the FY 2025-26 HOME Program Budget for the Tenant-Based Rental Assistance (TBRA) Program. This action reallocates existing federal funds and does not impact the City's General Fund.

CONTACT


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

Date: September 4, 2025

**Subject: HOME INVESTMENT PARTNERSHIPS ("HOME") PROGRAM BUDGET AMENDMENT
FOR FISCAL YEAR 2025-26**

Page 2

Approved as to form:

By:  for _____
Veronica Nebb, City Attorney

RESOLUTION NO. _____ N.C.

**A RESOLUTION OF THE HOUSING AND COMMUNITY
DEVELOPMENT COMMISSION RECOMMENDING APPROVAL
BY THE CITY COUNCIL OF THE CITY OF VALLEJO OF
AN AMENDMENT TO THE FISCAL YEAR 2025-26 (JULY 1, 2025-
JUNE 30, 2026) HOME INVESTMENT PARTNERSHIPS PROGRAM
BUDGET**

WHEREAS, on May 20, 2025, following a public hearing, the Housing and Community Development Commission adopted a resolution recommending that the City Council approve the City of Vallejo’s FY 2025-26 through FY 2029-30 Consolidated Plan, which includes the proposed FY 2025-26 HOME Investment Partnerships (“HOME”) Program activities and funding allocations for the period of July 1, 2025, through June 30, 2026; and

WHEREAS, on July 8, 2025, the City Council approved the FY 2025-26 through FY 2029-30 Consolidated Plan; and

WHEREAS, among the FY 2025-26 HOME activities is the Tenant-Based Rental Assistance (TBRA) Program, with an allocation of \$750,000; and

WHEREAS, only \$9,000 is currently budgeted for FY 2025-26, and a budget amendment is necessary to carry over unspent HOME funds from prior years to provide the remaining allocation and fully implement the TBRA Program; and

WHEREAS, staff is proposing that the HOME Program expenditure budget be increased by \$741,000; and

WHEREAS, City Charter Section 703 requires that available funds not included in the Budget may be appropriated by the City Council after giving one week’s notice of intention to do so; and

WHEREAS, the Housing and Community Development Commission has considered the report and recommendation of the City Manager on the Budget amendment and has determined that the Budget amendment is both fair and appropriate.

NOW, THEREFORE, THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF VALLEJO DOES HEREBY recommend that the City

Council, pursuant to Charter Section 703, hereby amend the City's HOME Program (Fund 102) Budget for FY 2025-26, by increasing the expenditure appropriation.

Adopted by the Housing and Community Development Commission of the City of Vallejo at a regular meeting held on September 4, 2025, with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

S. BRE JACKSON, CHAIR

ATTEST:

CHARI FRANCISCO, SECRETARY



DATE: September 4, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Alicia M. Jones, Housing Director
SUBJECT: **CONDUCT A PUBLIC HEARING ON THE DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR (FY) 2024-25 AND ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE CITY OF VALLEJO'S FY 2024-25 CAPER FOR SUBMITTAL TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD")**

RECOMMENDATION

Conduct a public hearing and recommend City Council approval of the FY 2024-25 Consolidated Annual Performance and Evaluation Report. Approval is required to comply with HUD regulations and to maintain the City's eligibility for federal housing and community development funding.

REASON FOR RECOMMENDATION

HUD requires entitlement jurisdictions to prepare and submit a Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days after the close of each program year. The CAPER provides an annual assessment of the City's progress in meeting the goals and objectives established in the Five-Year Consolidated Plan and is a prerequisite for continued receipt of federal housing and community development funds such as the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships ("HOME") Program.

BACKGROUND AND DISCUSSION

Staff has prepared the draft Consolidated Annual Performance and Evaluation Report (CAPER) for the fifth and final year of the City's Five-Year Consolidated Plan (FY 2020-21 through FY 2024-25). The Consolidated Plan, approved by City Council on July 21, 2020, is a five-year planning document required by HUD to address affordable housing and community development needs in Vallejo. Since its adoption, two substantial amendments were approved on May 13, 2021, and July 13, 2021.

The FY 2024-25 CAPER reports on the City's progress in meeting the goals and objectives outlined in the Consolidated Plan during the period of July 1, 2024, through June 30, 2025. Several key objectives were substantially achieved, including the development and construction of a Homeless Navigation Center and the delivery of public services to low- and moderate-income residents of Vallejo.

On August 20, 2025, public notices announcing the availability of the CAPER for review and comment, along with the date of the public hearing, were published in English, Spanish, and Tagalog in the Vallejo Times-Herald. Written comments will be accepted through September 23, 2025, at 5:00 p.m. The City Council is scheduled to approve and consider submitting the CAPER to HUD at its meeting on September 23, 2025.

The CAPER must be submitted to HUD within 90 days of the close of the fiscal year, no later than September 28, 2025.

ATTACHMENTS

1.	Resolution Approving FY 2024-25 Consolidated Annual Performance and Evaluation Report- HCDC CAO Stamp
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Subject: CONDUCT A PUBLIC HEARING ON THE DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR (FY) 2024-25 AND ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE CITY OF VALLEJO'S FY 2024-25 CAPER FOR SUBMITTAL TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD")

2.	FY 2024-25 CAPER Public Notices
3.	Draft CAPER FY 2024-25


FISCAL IMPACT

There is no fiscal impact on the General Fund associated with the preparation and submittal of the CAPER. Costs related to the preparation of the report are eligible administrative expenses covered by federal Community Development Block Grant (CDBG) and HOME Program funds. Preparation and submittal of the CAPER fulfills a HUD requirement and ensures the City's continued eligibility to receive federal housing and community development funding.

CONTACT

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

Approved as to form:

By:  for _____
Veronica Nebb, City Attorney

RESOLUTION NO. _____ N.C.

**A RESOLUTION OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
RECOMMENDING CITY COUNCIL TO APPROVE THE CITY OF VALLEJO'S
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR FISCAL
YEAR 2024-25 (JULY 1, 2024 – JUNE 30, 2025) FOR SUBMITTAL TO THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”)**

WHEREAS, the Consolidated Annual Performance and Evaluation Report (CAPER) is an evaluation and performance report required by the U.S. Department of Housing and Urban Development (HUD) as a condition of receiving the Community Development Block Grant (CDBG) Program, Home Investment Partnerships (“HOME”) Program and certain other HUD grant funding and details the grantee's accomplishments toward meeting the goals outlined in its Annual Action Plan; and

WHEREAS, the City is required to prepare a CAPER and submit it to HUD within 90 days after the close of the City's fiscal year, by September 28, 2025; and

WHEREAS, the FY 2024-25 CAPER describes the City's progress in achieving the objectives in the City's Five-Year (beginning July 1, 2020, and ending June 30, 2025) Consolidated Plan, a five-year planning document required by HUD for jurisdictions that receive HUD entitlement grants and is intended to help address affordable housing and community development needs in the community; and

WHEREAS, the Consolidated Plan was approved by City Council on July 21, 2020 with two substantial amendments approved on May 13, 2021 and July 13, 2021; and

WHEREAS, the City's CAPER for Fiscal Year (FY) 2024-25 reports on activities from July 1, 2024, through June 30, 2025, funded by HUD grants received by the City of Vallejo particularly, the CDBG Program and the HOME Program; and

WHEREAS, during FY 2024-25, several key objectives were substantially achieved, including the successful development and construction a Homeless Navigation Center and delivered public services to low- and moderate-income residents of Vallejo; and

WHEREAS, on August 20, 2025, public notices on the CAPER's availability for review and comment by 4:00 p.m. on September 23, 2025, and the date of the public hearing were published in English, Spanish, and Tagalog in Vallejo's local newspaper, the Vallejo Times-Herald, a HUD requirement; and

WHEREAS, on September 4, 2025 during a regular meeting, Vallejo's Housing and Community Development (HCD) Commission held a public hearing to receive comments on the Draft FY 2024-25 CAPER; and

WHEREAS, the City Council is scheduled to approve and consider submitting the CAPER to HUD at its regular meeting on September 23, 2025; and

NOW THEREFORE BE IT RESOLVED that the Housing and Community Development Commission recommends that City Council approves the FY 2024-25 Consolidated Annual Performance and Evaluation Report.

BE IT FURTHER RESOLVED that the Housing and Community Development Commission recommends that City Council authorizes the City Manager or his designees to prepare and submit to HUD the City's FY 2024-25 CAPER, and any related applications or documents, and any amendments or corrections to such applications and documents.

Adopted by the Housing and Community Development Commission at a regular meeting held on September 4, 2025 with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

BRE JACKSON, CHAIR

ATTEST:

CHARI FRANCISCO, SECRETARY

Times-Herald

TimesHeraldOnline.com • Vallejo, CA

c/o Legals 57 Commerce Place, Suite A
Vacaville, CA 95687
530-406-6223
legals@thereporter.com

3559929

VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

.....

Account Number: 3559929

Ad Order Number: 0006913824

Customer's Reference FY 2024-25 CAPER PUBLIC NOTICE-ENGLISH
/ PO Number:

Publication: Vallejo Times-Herald

Publication Dates: 08/20/2025

Amount: \$408.14

Payment Amount: \$0.00

**Invoice Text: NOTICE OF DOCUMENT AVAILABILITY,
PUBLIC COMMENT PERIOD, AND PUBLIC HEARING CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR (FY) 2024-25**

DATE OF NOTICE: August 20, 2025

FOR MORE INFORMATION: Chari Francisco, Administrative Manager (707) 553-7204,
chari.francisco@cityofvallejo.net

The City of Vallejo has prepared the draft CAPER for FY 2024-25, the fifth year of its FY 2020-21 through FY 2024-25 Consolidated Plan. The Consolidated Plan is a five-year planning document required by the U. S. Department of Housing and Urban Development (HUD) that is intended to address the City's housing and community development needs. The FY 2024-25 CAPER describes the City's performance in achieving the objectives in the Consolidated Plan for the period beginning July 1, 2024 and ending June 30, 2025.

DOCUMENT AVAILABILITY

The draft CAPER is available to the public for review at the following locations:

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

PUBLIC COMMENT PERIOD

The public comment period **begins September 5, 2025, and goes on through September 23, 2025**. All comments must be received by Tuesday, September 23, 2025, at 5:00 p.m.

Written comments may be submitted via:

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

PUBLIC HEARING

The Housing and Community Development Commission of the City of Vallejo is scheduled to hold a public hearing to receive comments on the draft CAPER at a regular meeting after 7:00 p.m. on **Thursday, September 4, 2025** in the Council Chambers located at 555 Santa Clara St., Vallejo CA 94590, or via Zoom (<https://zoomregular.cityofvallejo.net/>), or phone, by dialing (669) 900-6833. Anyone interested in commenting on this report is invited to participate in this hearing.

The draft CAPER is scheduled for consideration and action by the Vallejo City Council at a regular meeting in September 2025.

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

The City of Vallejo provides its programs and services in a non-discriminatory manner, and is an Equal Opportunity Employer. The City of Vallejo also encourages women and minority-owned businesses to submit bids and proposals for Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program contracts For further information, contact the City of Vallejo Housing and Community Development Department at (707) 648-4507.

The Council Chambers is ADA compliant. Devices for the hearing impaired are available by contacting by email the Housing and Community Development Department at housing@cityofvallejo.net or by phone at (707) 648-4507. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability email the Housing and Community Development Department no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof

Vallejo Times-Herald

c/o Legals 57 Commerce Place, Suite A
Vacaville, CA 95687
530-406-6223
legals@thereporter.com

3559929

VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

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

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

FILE NO. FY 2024-25 CAPER PUBLIC NOTICE-ENGLISH

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

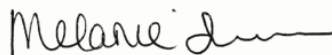
I declare that the Vallejo Times-Herald is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated June 12, 1952 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of Vallejo Times-Herald as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

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

08/20/2025

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

Dated at Vallejo, California, this
20th day of August 2025



(Signature) Melanie Irmer

Legal No. **0006913824**



NOTICE OF DOCUMENT AVAILABILITY, PUBLIC COMMENT PERIOD, AND PUBLIC HEARING CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR (FY) 2024-25

DATE OF NOTICE: August 20, 2025

FOR MORE INFORMATION: Chari Francisco,
Administrative Manager (707) 553-7204,
chari.francisco@cityofvallejo.net

The City of Vallejo has prepared the draft CAPER for FY 2024-25, the fifth year of its FY 2020-21 through FY 2024-25 Consolidated Plan. The Consolidated Plan is a five-year planning document required by the U. S. Department of Housing and Urban Development (HUD) that is intended to address the City's housing and community development needs. The FY 2024-25 CAPER describes the City's performance in achieving the objectives in the Consolidated Plan for the period beginning July 1, 2024 and ending June 30, 2025.

DOCUMENT AVAILABILITY

The draft CAPER is available to the public for review at the following locations:

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2. The City's website at: www.cityofvallejo.net under Our City, Departments & Divisions, Housing and Community Development, Document Library, Consolidated Plan. (For Internet access, you may go to the John F. Kennedy Library, at 505 Santa Clara Street)

PUBLIC COMMENT PERIOD

The public comment period **begins September 5, 2025, and goes on through September 23, 2025**. All comments must be received by Tuesday, September 23, 2025, at 5:00 p.m.

Written comments may be submitted via:

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

PUBLIC HEARING

The Housing and Community Development Commission of the City of Vallejo is scheduled to hold a public hearing to receive comments on the draft CAPER at a regular meeting after 7:00 p.m. on **Thursday, September 4, 2025** in the Council Chambers located at 555 Santa Clara St., Vallejo CA 94590, or via Zoom (<https://zoomregular.ci>)

tyotvallejo.net/), or phone, by dialing (669) 900-6833. Anyone interested in commenting on this report is invited to participate in this hearing.

The draft CAPER is scheduled for consideration and action by the Vallejo City Council at a regular meeting in September 2025.

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

The City of Vallejo provides its programs and services in a non-discriminatory manner, and is an Equal Opportunity Employer. The City of Vallejo also encourages women and minority-owned businesses to submit bids and proposals for Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program contracts. For further information, contact the City of Vallejo Housing and Community Development Department at (707) 648-4507.

The Council Chambers is ADA compliant. Devices for the hearing impaired are available by contacting by email the Housing and Community Development Department at housing@cityofvallejo.net or by phone at (707) 648-4507. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability email the Housing and Community Development Department no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

Times-Herald

TimesHeraldOnline.com • Vallejo, CA

c/o Legals 57 Commerce Place, Suite A
Vacaville, CA 95687
530-406-6223
legals@thereporter.com

3559929

VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

.....

Account Number: 3559929

Ad Order Number: 0006913815

Customer's Reference FY 2024-25 CAPER PUBLIC NOTICE-SPANISH
/ PO Number:

Publication: Vallejo Times-Herald

Publication Dates: 08/20/2025

Amount: \$454.06

Payment Amount: \$0.00

**Invoice Text: INFORME ANUAL CONSOLIDADO DE RENDIMIENTO Y EVALUACIÓN (CAPER)
PARA AÑO FISCAL (AF) 2024-25**

FECHA DE AVISO: 20 de agosto de 2025

PARA MÁS INFORMACIÓN: Chari Francisco, Gerente Administrativa (707) 553-7204,
chari.francisco@cityofvallejo.net

La Ciudad de Vallejo ha preparado el borrador de CAPER para el año fiscal 2024-25, el quinto año de su Plan Consolidado del AF 2020-21 al AF 2024-25. El Plan Consolidado es un documento de planificación de cinco años requerido por el Departamento de Vivienda Y Desarrollo Urbano de los EE.UU. (HUD) que está destinado a abordar las necesidades de desarrollo comunitario de la vivienda de la Ciudad. El CAPER para el año fiscal 2024-25 describe el desempeño de la Ciudad en el logro de los objetivos del Plan Consolidado para el período que comienza el 1 de julio de 2024 y termina el 30 de junio de 2025.

DISPONIBILIDAD DEL DOCUMENTO

El borrador del CAPER está disponible para revisión del público en las siguientes ubicaciones:

1. Departamento de Vivienda y Desarrollo Comunitario, en 200 Georgia Street, Vallejo, CA 94590
2. El sitio web de la Ciudad: www.cityofvallejo.net, en la sección "Nuestra Ciudad", "Departamentos y Divisiones", "Vivienda y Desarrollo Comunitario", "Biblioteca", "Plan Consolidado". (Para acceder a internet, puede visitar la Biblioteca John F. Kennedy, ubicada en la calle Santa Clara 505).

PERÍODO DE COMENTARIOS PÚBLICOS

El período de comentarios públicos comienza el 5 de septiembre de 2025 y continúa hasta el 23 de septiembre de 2025. Todos los comentarios deben recibirse antes del martes 20 de septiembre de 2025 a las 5:00 p.m.

Los comentarios escritos pueden enviarse a través de:

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

AUDIENCIA PÚBLICA

La Comisión de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo tiene previsto celebrar una audiencia pública para recibir comentarios sobre el borrador del CAPER en una reunión ordinaria después de las 19:00 h del jueves 4 de septiembre de 2025 en la Sala del Consejo, ubicada en 555 Santa Clara St., Vallejo, CA 94590, o por Zoom (<https://zoomregular.cityofvallejo.net/>) o por teléfono al (669) 900-6833. Se invita a participar en la audiencia a cualquier persona interesada en comentar sobre este informe.

Está previsto que el borrador del CAPER sea considerado y tomado en acción por el Concejo Municipal de Vallejo en una reunión ordinaria en septiembre de 2025.

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

La Ciudad de Vallejo ofrece sus programas y servicios de manera no discriminatoria y es un empleador de igualdad de oportunidades. La Ciudad de Vallejo también anima a las mujeres y a los propietarios de empresas de minorías presentar ofertas y propuestas para el Programa (CDBG) y el Programa de HOME Contratos de Inversión de Casa. Para más información, póngase en contacto con la División de Autoridad de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo al (707) 648-4507.

La Sala del Consejo cumple con la Ley de Estadounidenses con Discapacidades (ADA). Hay dispositivos para personas con discapacidad auditiva disponibles contactando por correo electrónico al Departamento de Vivienda y Desarrollo Comunitario a housing@cityofvallejo.net o por teléfono al (707) 648-4507. Las solicitudes de modificaciones, adaptaciones, ayudas o servicios relacionados con la discapacidad pueden ser presentadas por una persona con discapacidad enviando un correo electrónico al Departamento de Vivienda y Desarrollo Comunitario al menos 72 horas antes de la reunión, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 y las normas y reglamentos federales adoptados para su aplicación.

Vallejo Times-Herald

c/o Legals 57 Commerce Place, Suite A
Vacaville, CA 95687
530-406-6223
legals@thereporter.com

3559929

VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

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

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

FILE NO. FY 2024-25 CAPER PUBLIC NOTICE-SPANISH

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

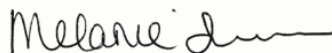
I declare that the Vallejo Times-Herald is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated June 12, 1952 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of Vallejo Times-Herald as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

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

08/20/2025

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

Dated at Vallejo, California, this
20th day of August 2025



(Signature) Melanie Irmer

Legal No. 0006913815



INFORME ANUAL CONSOLIDADO DE RENDIMIENTO Y EVALUACIÓN (CAPER) PARA AÑO FISCAL (AF) 2024-25

FECHA DE AVISO: 20 de agosto de 2025

PARA MÁS INFORMACIÓN: Chari Francisco,
Gerente Administrativa (707) 553-7204,
chari.francisco@cityofvallejo.net

La Ciudad de Vallejo ha preparado el borrador de CAPER para el año fiscal 2024-25, el quinto año de su Plan Consolidado del AF 2020-21 al AF 2024-25. El Plan Consolidado es un documento de planificación de cinco años requerido por el Departamento de Vivienda Y Desarrollo Urbano de los EE.UU. (HUD) que está destinado a abordar las necesidades de desarrollo comunitario de la vivienda de la Ciudad. El CAPER para el año fiscal 2024-25 describe el desempeño de la Ciudad en el logro de los objetivos del Plan Consolidado para el período que comienza el 1 de julio de 2024 y termina el 30 de junio de 2025.

DISPONIBILIDAD DEL DOCUMENTO

El borrador del CAPER está disponible para revisión del público en las siguientes ubicaciones:

1. Departamento de Vivienda y Desarrollo Comunitario, en 200 Georgia Street, Vallejo, CA 94590
2. El sitio web de la Ciudad: www.cityofvallejo.net, en la sección "Nuestra Ciudad", "Departamentos y Divisiones", "Vivienda y Desarrollo Comunitario", "Biblioteca", "Plan Consolidado". (Para acceder a internet, puede visitar la Biblioteca John F. Kennedy, ubicada en la calle Santa Clara 505).

PERÍODO DE COMENTARIOS PÚBLICOS

El período de comentarios públicos comienza el 5 de septiembre de 2025 y continúa hasta el 23 de septiembre de 2025. Todos los comentarios deben recibirse antes del martes 20 de septiembre de 2025 a las 5:00 p.m.

Los comentarios escritos pueden enviarse a través de:

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

AUDIENCIA PÚBLICA

La Comisión de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo tiene previsto celebrar una audiencia pública para recibir comentarios sobre el borrador

del CAPER en una reunión ordinaria después de las 19:00 h del jueves 4 de septiembre de 2025 en la Sala del Consejo, ubicada en 555 Santa Clara St., Vallejo, CA 94590, o por Zoom (<https://zoomregular.cityofvallejo.net/>) o por teléfono al (669) 900-6833. Se invita a participar en la audiencia a cualquier persona interesada en comentar sobre este informe.

Está previsto que el borrador del CAPER sea considerado y tomado en acción por el Concejo Municipal de Vallejo en una reunión ordinaria en septiembre de 2025.

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

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La Sala del Consejo cumple con la Ley de Estadounidenses con Discapacidades (ADA). Hay dispositivos para personas con discapacidad auditiva disponibles contactando por correo electrónico al Departamento de Vivienda y Desarrollo Comunitario a housing@cityofvallejo.net o por teléfono al (707) 648-4507. Las solicitudes de modificaciones, adaptaciones, ayudas o servicios relacionados con la discapacidad pueden ser presentadas por una persona con discapacidad enviando un correo electrónico al Departamento de Vivienda y Desarrollo Comunitario al menos 72 horas antes de la reunión, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 y las normas y reglamentos federales adoptados para su aplicación.

Times-Herald

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Vacaville, CA 95687
530-406-6223
legals@thereporter.com

3559929

VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

.....

Account Number: 3559929

Ad Order Number: 0006913819

Customer's Reference FY 2024-25 CAPER PUBLIC NOTICE-TAGALOG
/ PO Number:

Publication: Vallejo Times-Herald

Publication Dates: 08/20/2025

Amount: \$478.70

Payment Amount: \$0.00

Invoice Text: NOTICE NG DOCUMENT AVAILABILITY, PUBLIC COMMENT PERIOD AT PUBLIC HEARING CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) PARA SA FISCAL YEAR (FY) 2024-25

PETSA NG NOTICE: Agosto 20, 2025

PARA SA KARAGDAGANG IMPORMASYON: Chari Francisco, Administrative Manager
(707) 553-7204, chari.francisco@cityofvallejo.net

Inihanda ng Lungsod ng Vallejo ang draft CAPER para sa FY 2024-25, ang ika-limang taon ng FY2020-21 hanggang FY 2024-25 Consolidated Plan. Ang Consolidated Plan ay isang dokumento na naglalaman ng limang taong plano na itinatakda ng U. S. Department of Housing and Urban Development (HUD) na naglalayong tugunan ang mga pangangailangan sa pabahay at pagpapaunlad ng komunidad ng Lungsod. Inilalarawan ng FY 2024-25 CAPER ang pagganap ng Lungsod sa pagkamit ng mga layunin sa Consolidated Plan para sa panahon simula Hulyo 1, 2024 at magtatapos sa Hunyo 30, 2025.

AVAILABILITY NG DOKUMENTO

Ang draft CAPER ay available sa pagsusuri ng publiko sa mga sumusunod na lokasyon:

1. Housing and Community Development Department, sa 200 Georgia Street, Vallejo, CA 94590
2. Sa City's website: www.cityofvallejo.net sa ilalim ng Our City, Departments & Divisions, Housing and Community Development, Document Library, Consolidated Plan. (Para sa Internet access, maaring pumunta sa John F. Kennedy Library, 505 Santa Clara Street)

PANAHON NG PAMPUBLIKONG KOMENTO

Magsisimula ang panahon ng pampublikong komento sa Setyembre 5 2025, at magpapatuloy hanggang Setyembre 23, 2025.. Dapat matanggap ang lahat ng komento sa Martes, Setyembre 23, 2025 ng 5:00 nang hapon

Ang mga nakasulat na komento ay maaring isumite sa pamamagitan ng:

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

PAMPUBLIKONG PAGDINIG

Ang Housing and Community Development Commission ng Lungsod ng Vallejo ay nakatakdang magsagawa ng public hearing para tumanggap ng mga komento sa draft CAPER at sa regular na pagpupulong matapos ang 7:00 nang gabi sa Huwebes, Setyembre 4, 2025 sa Council Chambers na matatagpuan sa 555 Santa Clara St., Vallejo CA 94590 o sa pamamagitan ng Zoom(<https://zoomregular.cityofvallejo.net/>), o telepono, idial ang (669) 900-6833. Sino man ang interesadong magkomento sa ulat na ito ay iniimbitahan na lumahok sa pagdinig na ito.

Ang draft CAPER ay nakatakda para sa pagsasaalang- alang at pagkilos Vallejo City Council sa isang regular na pagpupulong sa Setyembre 2025.

Kung kayo ay may anumang katanungan tungkol sa pampublikong paunawa na ito, pakiusap na tumawag sa Housing and Community Development Department sa (707) 648-4507.

Ang Lungsod ng Vallejo ay nagbibigay ng mga programa at serbisyo nito sa paraang walang diskriminasyon, at isang Equal Opportunity Employer. Hinihikayat din ng Lungsod ng Vallejo ang mga kababaihan at mga negosyong pag-aari ng minoritya na magsumite ng mga bid at panukala para sa Community Development Block Grant (CDBG) Program at mga kontrata ng HOME Investment Partnerships Program Para sa karagdagang impormasyon, makipag-ugnayan sa City of Vallejo Housing and Community Development Department sa (707) 648-4507.

Ang Council Chambers ay sumusunod sa ADA. Ang mga kagamitan para sa may kapansanan sa pandinig ay makukuha sa pamamagitan ng pagkontak sa pamamagitan ng email sa Housing and Community Development Department sa housing@cityofvallejo.net o sa pamamagitan ng telepono sa (707) 648-4507. Ang mga kahilingan para sa mga pagbabago na may kaugnayan sa kapansanan o akomodasyon, tulong o serbisyo ay maaaring gawin ng isang taong may kapansanan na mag-email sa Housing and Community Development Department nang hindi bababa sa 72 oras bago ang pagpupulong gaya ng iniaatas ng Seksyon 202 ng Americanswith Disabilities Act of 1990 at ang mga pederal na tuntunin at regulasyon na pinagtibay sa pagpapatupad nito

Vallejo Times-Herald

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

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

FILE NO. FY 2024-25 CAPER PUBLIC NOTICE-TAGALOG

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.

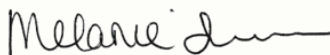
I declare that the Vallejo Times-Herald is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated June 12, 1952 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of Vallejo Times-Herald as 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:

08/20/2025

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

Dated at Vallejo, California, this
20th day of August 2025



(Signature) Melanie Irmer

Legal No. 0006913819



NOTICE NG DOCUMENT AVAILABILITY, PUBLIC COMMENT PERIOD AT PUBLIC HEARING CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) PARA SA FISCAL YEAR (FY) 2024-25

PETSANG NG NOTICE : Agosto 20, 2025

PARA SA KARAGDAGANG IMPORMASYON :
Chari Francisco, Administrative Manager
(707) 553-7204, chari.francisco@cityofvallejo.net

Inihanda ng Lungsod ng Vallejo ang draft CAPER para sa FY 2024-25, ang ika-limang taon ng FY2020-21 hanggang FY 2024-25 Consolidated Plan. Ang Consolidated Plan ay isang dokumento na naglalaman ng limang taong plano na itinatakda ng U. S. Department of Housing and Urban Development (HUD) na naglalayong tugunan ang mga pangangailangan sa pabahay at pagpapaunlad ng komunidad ng Lungsod. Inilalarawan ng FY 2024-25 CAPER ang pagganap ng Lungsod sa pagkamit ng mga layunin sa Consolidated Plan para sa panahon simula Hulyo 1, 2024 at magtatapos sa Hunyo 30, 2025.

AVAILABILITY NG DOKUMENTO

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PAMPUBLIKONG PAGDINIG

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Ang draft CAPER ay nakatakda para sa pagsasaalang-alang at pagkilos Vallejo City Council sa isang regular na pagpupulong sa Setyembre 2025.

Kung kayo ay may anumang katanungan tungkol sa pampublikong paunawa na ito, pakiusap na tumawag sa Housing and Community Development Department sa (707) 648-4507.

Ang Lungsod ng Vallejo ay nagbibigay ng mga programa at serbisyo nito sa paraang walang diskriminasyon, at isang Equal Opportunity Employer. Hinihikayat din ng Lungsod ng Vallejo ang mga kababaihan at mga negosyong pag-aari ng minorya na magsumite ng mga bid at panukala para sa Community Development Block Grant (CDBG) Program at mga kontrata ng HOME Investment Partnerships Program Para sa karagdagang impormasyon, makipag-ugnayan sa City of Vallejo Housing and Community Development Department sa (707) 648-4507.

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Vallejo's Housing and Community Development Department manages programs funded by the U.S. Department of Housing and Urban Development (HUD). In the 2024-25 Program/Fiscal Year (FY), spanning from July 1, 2024, to June 30, 2025, Vallejo received \$1,007,083 in Community Development Block Grant funds. The City did not receive any HOME funds for FY 2024-25 due to a voluntary grant reduction request in response to a finding. This report details the accomplishments of the CDBG and HOME Programs within the fiscal year. Importantly, it highlights the fulfillment of several goals set in the City's fifth year of the Five-Year Consolidated Plan ("Consolidated Plan" or strategic plan). This strategic plan, required by HUD, targets housing affordability and community development over five years from July 1, 2020, to June 30, 2025, and received approval on July 21, 2020.

Annually, the City must submit an Annual Action Plan (AAP), detailing the use of HUD grant funds to address needs outlined in the Consolidated Plan. Before and following the drafting of the FY 2024-25 AAP, two held two public hearings: on December 7, 2023 and February 1, 2024, on affordable housing and community development needs. The HCD Commission held a public hearing on April 4, 2024, to receive comments from the public on the draft FY 2024-25 Annual Action Plan. On June 25, 2024, the Vallejo City Council unanimously approved the FY 2024-25 AAP.

During the 2024-25 Program Year, the City, along with its non-profit partners, successfully advanced the development of a Homeless Navigation Center, and delivered public services to low- and moderate-income individuals in Vallejo,

In the reporting period, almost \$1 million of CDBG Program funds were spent, which included program income and carryover funds from the previous fiscal year (period of July 1, 2023 through June 30, 2024). The bulk of the FY 2024-25 CDBG grant funds was directed to the development of the Homeless Navigation Center project. Utilizing CDBG Program funds, three non-profit partners delivered services to low and moderate-income Vallejo residents, including life skills courses, housing, showers for the unhoused, and comprehensive fair housing services.

The Housing and Community Development (HCD) Department houses the Housing Authority of the City of Vallejo (HACV), which oversees the Housing Choice Voucher (HCV) Program, more commonly known as Section 8. This program, along with its subprograms—Project-Based Voucher, Family Self-Sufficiency, and HCV Homeownership—provides rental assistance to qualifying low-income households. Additionally, the

HACV manages the Veterans Affairs Supportive Housing (VASH) Program, which merges HUD housing vouchers with supportive services from Veterans Affairs to assist veterans in securing and maintaining housing. The HACV is committed to ensuring participants have access to housing that is not only safe, sanitary, and of high quality but also contributes to the enhanced well-being of Vallejo families. As of June 30, 2025, the HACV has served over 1,500 clients through its HCV and VASH Programs.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homebuyer Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%			
Homeless Navigation Center	Homeless	CDBG: \$ / Private Foundations: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	0	0.00%			
Homeless Navigation Center	Homeless	CDBG: \$ / Private Foundations: \$	Other	Other	0	0		125	0	0.00%

Non-Homeless Special Needs Services	Non-Homeless Special Needs	CDBG: \$208089 / HOME: \$66195 / Private Foundations: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	375	300.00%			
Non-Homeless Special Needs Services	Non-Homeless Special Needs	CDBG: \$208089 / HOME: \$66195 / Private Foundations: \$	Other	Other	0	0		0	0	
Permanent Supportive Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	119	74	62.18%	45	0	0.00%
Social Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6250	5561	88.98%			
Social Services	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		1250	338	27.04%
Sonoma Estates Housing Project	Affordable Housing	CDBG: \$ / HOME: \$84293	Rental units constructed	Household Housing Unit	0	0		45	0	0.00%

Sonoma Estates Housing Project	Affordable Housing	CDBG: \$ / HOME: \$84293	Homeowner Housing Added	Household Housing Unit	45	0	0.00%			
TBRA	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	90	11	12.22%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City has determined critical affordable housing and community development needs for the Five-Year Consolidated Plan period, spanning from July 1, 2020, to June 30, 2025. Within the realm of affordable housing, Vallejo has prioritized the following groups in order of importance:

1. Extremely low- and very low-income renters
2. Homeless individuals
3. First-time homebuyers
4. Non-homeless individuals with special needs

Non-housing community development needs include: (1) extensive health and safety public improvements in neighborhood target areas, (2) city-wide installation of curb ramps, and (3) social services for persons with extremely-low and very-low income to address their fundamental human needs.

Goal: HOMEBUYER ASSISTANCE

From May 2021 to June 2022, the City executed agreements with the non-profit, Community Housing Development Corporation, to manage programs for first-time homebuyer loans and closing cost grants. However, due to the pandemic's impact and economic variables like housing prices, interest rates, and market conditions, no loans or grants were distributed to qualified individuals. No homebuyer assistance program has

been implemented since then due to staffing and contractor shortages.

Goal: HOMELESS NAVIGATION CENTER

The Homeless Navigation Center opened in June 2025 and aims to meet the needs of homeless individuals, who are the second priority group outlined in the Consolidated Plan. Please note that the goal is listed twice in the table above due to a duplication error.

Goal: NON-HOMELESS SPECIAL NEEDS SERVICES

The City collaborates with other non-profit agencies to meet the needs of non-homeless persons with special needs, the fourth and last priority group. These agencies were not direct recipients of any CDBG, HOME, or other City funding. The City estimates that 125 persons will be served annually, including survivors of domestic violence, persons in recovery from substance addiction, and severely mentally ill persons. Please note that the goal is listed twice in the table above due to a duplication error. The second record represents the administration costs allocated CDBG and HOME.

Goal: PERMANENT SUPPORTIVE HOUSING

The Blue Oak Landing was completed in FY 2022-23, providing 74 rental units and serving 95 residents. The grand opening event on September 18, 2023, was attended by representatives from HUD. This goal addresses the needs of the first two priority groups. In FY 2024-25, the City had planned to allocate CDBG and HOME funds for a permanent supportive housing project. The City was unable to utilize the funds due to understaffing.

Goal: SOCIAL SERVICES

Annually, the City may allocate up to 15 percent of its CDBG, along with income from the previous fiscal year, to non-profit organizations. These funds are designated for social service programs that benefit the community's very low- and low-income residents. Three agencies assisted low and moderate-income individuals, offering food, housing counseling, and fair housing services.

Goal: SONOMA ESTATES HOUSING PROJECT

The Sonoma Estates Housing Project has experienced delays in the pre-development stage.

Goal: TENANT-BASED RENTAL ASSISTANCE (TBRA)

The City's TBRA Program offers rental aid, including security deposits, and case management for up to 24 months to individuals facing homelessness or at immediate risk of becoming homeless. In Program Year 2023-24, three eligible individuals received assistance. Insufficient

staffing has adversely affected the administration of the Program.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	367	0
Black or African American	258	0
Asian	37	0
American Indian or American Native	16	0
Native Hawaiian or Other Pacific Islander	11	0
Total		0
Hispanic	108	0
Not Hispanic	581	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The data not included in the above chart for CDBG includes:

1. Black/African-American and White - 7 (Hispanic: 0 out of 7)
2. Other Multi-racial - 75 (Hispanic: 40 out of 75)

With this data, Vallejo's CDBG Program funding served a total of 771 unduplicated individuals, 148 of whom identified as Hispanic/Latino. The City of Vallejo, with a U.S. Census Bureau estimated population of 126,090 based on the 2020 Decennial Census, is the largest in Solano County. During Fiscal Year 2024-25, 341 individuals benefited from the City's CDBG Program-funded public service agencies. The majority of those served were White, followed by Black or African American, Multi-Racial, American Indian or Alaska Native, and Native Hawaiian or Other Pacific Islander. A total of 148 persons served identified as Hispanic, accounting for 19 percent.

For comparison, the U.S. Census Bureau's estimates for Vallejo by race and Hispanic origin are: (1) White alone, 24 percent; (2) Black or African American alone, 20 percent; (3) Asian alone, 23.5 percent; (4) American Indian or Alaska Native alone, 1 percent; (5) Native Hawaiian or Other Pacific Islander alone, 1 percent; (6) Two or More Races, 13 percent; and (7) Some other Race, 17.5 percent. Of those who responded, 35,835 identified as Hispanic or Latino, and 26,440 identified as White alone, not Hispanic or Latino.

Due to the unique racial and ethnic dispersion of the City's population, Vallejo prioritizes needs and provides services and programs to all eligible individuals, without regard to race or ethnicity.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,007,083	1,007,083
HOME	public - federal	0	0

Table 3 - Resources Made Available

Narrative

The amounts in the column for Resources Made Available in Table 3 represent the annual grant allocation for FY 2024-25. The majority of the funds expended went towards the development and construction of the Homeless Navigation Center, administration costs, and reimbursements to non-profit agencies that delivered social/public services. CDBG funding for public services were provided to the following non-profit organizations:

FAIR HOUSING ADVOCATES OF NORTHERN CALIFORNIA (FHANC) has been addressing COVID-related fair housing needs as well as expanded advocacy following the passage of Senate Bill 329 (a California fair housing law preventing source of income discrimination and adding people with housing choice vouchers or other housing subsidies to the list of protected classes). FHANC provided free, comprehensive fair housing services to Vallejo residents including complaint intake, education, referral, testing, advocacy, and enforcement. FHANC provided education to staff who operate critical housing programs benefiting low-income families (i.e., Housing Choice Voucher (HCV)/Section 8 voucher holders and public housing residents) when requested, educated HCV recipients on state/federal fair housing protections, including California fair housing law in effect in 2020 protecting them from housing discrimination based on their status as HCV recipients. FHANC offered services on an as-needed basis by the Vallejo Housing Authority. The agency reported serving 276 unduplicated clients out of their target of 50.

HOUSE OF ACTS – Transitional Housing Services Program

LIGHTHOUSE COVENANT FELLOWSHIP – Showers

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Central City	0		

Country Club Crest	0		
Eastern City	0		
South Vallejo	0		
Vallejo Heights	0		

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City did not prioritize any specific CDBG Program target area neighborhood when allocating its CDBG Program or HOME Program funds for Program Year 2024-25. The expenditure of CDBG Program funds was confined to activities that provide direct benefits. Consequently, this section and the preceding table do not apply to the reporting period.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City employs a mix of federal, state, local, and private resources to meet its affordable housing and community development objectives, as detailed in the Consolidated Plan. It also collaborates with County and local entities to coordinate these resources.

Furthermore, the Housing Authority of the City of Vallejo, by receiving and utilizing an average of up to \$20 million in federal funds from HUD, operates the Housing Choice Voucher (HCV) Program. This program successfully draws private investment by encouraging rental housing property owners to participate voluntarily in the HCV Program.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	727,151
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	727,151
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	727,151

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
600,924	382,570	10,254	0	973,240

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	125	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	125	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	1,725	1,510
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	1,725	1,510

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Table 11 sets a one-year goal of providing 125 homeless households with affordable housing units, a target for the Homeless Navigation Center.

Table 12 outlines a one-year goal for the Rental Assistance program to support 1,725 households. As of June 30, 2025, the Housing Authority of the City of Vallejo (HACV) has assisted 1,510 eligible low-income households through the Housing Choice Voucher (HCV) Program, more commonly known as the Section

8 Program, and the Veterans Affairs Supportive Housing Program. The HACV has increased its payment standards to better match local rental costs and to improve voucher utilization rates. To enhance the leasing success rate, the HACV opened the HCV Program waiting list, issued a Request for Proposal for Project-Based Vouchers, and conducted a landlord symposium.

The Department's ability to meet its Affordable Housing goals has been significantly impacted by limited staffing. Moreover, first-time low-income homebuyers are facing challenges such as a limited housing stock and competition from other buyers. The Sonoma Estates Housing Project has faced delays due funding gap.

Discuss how these outcomes will impact future annual action plans.

The City's first Homeless Navigation Center has been completed, and the City plans to utilize other types of federal funding for the project.

The Sonoma Estates Housing Project, initially set to start in FY 2022-23, faced delays due to funding issues. The project's team has been looking to secure appropriations from State, Federal, and other partners. The City and the developer are actively engaging in discussions to devise innovative solutions.

The City's Tenant-Based Rental Assistance Program will be implemented in FY 2025-26.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	202	0
Low-income	75	0
Moderate-income	61	0
Total	338	0

Table 13 – Number of Households Served

Narrative Information

During the reporting period, the City offered rental assistance to three eligible households via its HOME-funded Tenant-Based Rental Assistance Program.

The data in the CDBG Actual column of the preceding table reflects the households that were assisted by CDBG subrecipients offering public services.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Housing and Community Development (HCD) Department endorses Vallejo's comprehensive strategy for tackling homelessness and the requirements for safety net services. It collaborates with the City Manager's Office to create programs and supportive services that ensure a continuum of care for the homeless population. The City partners with Resource Connect Solano to facilitate the connection of services to those in need.

During the 2024-25 Program Year, the City has continued to adopt a coordinated regional strategy, in alignment with State directives, to consolidate County resources and expertise.

Addressing the emergency shelter and transitional housing needs of homeless persons

EMERGENCY SHELTER

Various agencies within the jurisdiction are providing emergency shelter services to the homeless. Transformation Village, previously known as the Christian Help Center, continues to assist homeless individuals. The Southern Solano Alcohol and Drug Council (SSADC) Recovery Center offers five detox beds and seven sober living beds at its primary facility, along with eight residential treatment beds for women and children. These agencies operate independently of CDBG and HOME funds.

The City is currently developing a 125-bed Navigation Center aimed at assisting individuals in moving off the streets and into alternative housing options.

TRANSITIONAL HOUSING

The following are agencies offering transitional housing to Vallejo residents:

1. Reynaissance Family Center - 20 beds for families and disabled individuals
2. Bay Area Community Services - eight-bed housing facility for mentally ill persons, known as Rosewood Place
3. House of Acts - eight-bed sober living residency for men who are parolees and working
4. The Lord's Fellowship - leased and operated an eight-bed housing facility for formerly homeless men who are now employed
5. SSADC - five-bed sober living residency for women and their children

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Housing Authority of the City of Vallejo (HACV) provides case management and support to participants of the Housing Choice Voucher (HCV) Program. The HACV's HCV Program waiting list was open from February 28, 2024, through March 5, 2024. Additionally, the staff collaborates with Veterans Affairs case managers to offer rental assistance to veterans.

The City directs individuals at risk of homelessness to non-profit agencies that offer services to help prevent homelessness. The City is actively seeking funding and opportunities to increase the number of housing units in Vallejo.

The City does not receive Emergency Solutions Grants (ESG) for homeless prevention.

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 HACV, in collaboration with the U.S. Department of Veterans Affairs, oversees the Veterans Affairs Supportive Housing (VASH) Program. This program empowers homeless veterans and their families by providing access to affordable housing and a variety of supportive services.

The City actively assists individuals and families experiencing homelessness by facilitating access to services aimed at stabilization and housing. For the Blue Oak Landing project, the HACV has partnered with Resource Connect Solano, Solano County's coordinated entry provider.

The City is dedicated to continuing efforts to meet the needs of the homeless through:

1. Tenant-Based Rental Assistance (TBRA) Program - The City's TBRA Program will offers rental assistance for up to twenty-four months to those who are homeless or at imminent risk of homelessness and are referred by the County's Coordinated Entry System operator to the Housing and Community Development Department. Those who have received TBRA will be prioritized for a Housing Choice Voucher upon successful completion of the TBRA Program.

2. Homeless Navigation Center - A 125-bed Homeless Navigation Center was completed within the current five-year plan (2020-25). The center will provide not only temporary shelter but also medical and social services.
3. Permanent Supportive Housing - The construction of 74 rental units at the Permanent Supportive Housing site known as Blue Oak Landing was completed in December 2022. The process of selecting 74 eligible extremely low- and very-low-income households started in early 2023. The HACV has allocated Project-Based Vouchers to all 74 units, which are part of the HCV Program that allows a portion of the Housing Authority's voucher units to be designated to specific housing units within the city.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of the City of Vallejo (HACV) manages the Housing Choice Voucher (HCV) Program, offering long-term rental assistance to eligible households with very low income, including seniors and individuals with disabilities. Participants who receive a voucher must locate a suitable private housing unit where the owner is willing to participate in the HCV Program and comply with its rules. The HACV collaborates with property owners and managers to support up to 2,358 low-income families. The HACV pays a housing subsidy directly to the landlord on behalf of the participating family, who then pays the difference between the actual rent and the subsidized amount.

The Veterans Affairs Supportive Housing (VASH) Program issues rental assistance vouchers to homeless veterans. In partnership with the Department of Veterans Affairs (VA), the HACV aids up to 81 veteran participants. VA case managers also offer case management and clinical services to ensure veterans have stable housing. As of June 30, 2025, there were 1,510 utilized vouchers, 130 were project-based, and 48 were allocated for VASH.

The HACV is not involved in owning or managing any public housing units.

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

The Family Self-Sufficiency (FSS) Program provides opportunities for HCV Program participants to receive case management services and financial incentives, which help them progress toward economic independence and self-sufficiency. Participation is voluntary and involves a five-year commitment. As participants' earned income increases, leading to a higher rental share, a designated amount is deposited into an interest-bearing savings account for the qualifying participant. Upon successful completion of the FSS Program, participants can access these funds, potentially using them for home purchases. As of June 30, 2025, there are approximately 30 participants in the Vallejo Housing Authority's FSS Program.

In the same reporting period, funds from the CDBG and HOME Programs were designated for mortgage assistance to qualified low-income households.

Actions taken to provide assistance to troubled PHAs

No action was taken as the Housing Authority of the City of Vallejo was not a troubled Public Housing Agency (PHA).

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City of Vallejo is currently working on its new draft Housing Element Update. It was presented to the Housing and Community Development Commission at its regular meeting on October 5, 2023.

The City of Vallejo will continue to maintain a vacant land inventory for residential, commercial, and industrially zoned parcels. In considering development applications and/or pending changes in local land use policy, the City of Vallejo will place a priority on activities (i.e., expedite permits when possible) that support the City's ability to meet its unmet share of the regional housing need. The vacant land inventory was originally created with the adoption of the 5th cycle Housing Element update. The City also created a streamlined process to expedite accessory dwelling unit (ADU) construction to help meet the City's share of the regional housing need.

Land use policies that can facilitate housing include the State-mandated Density Bonus and Streamlined Infill Projects incentive. The City's programs for advancing mixed-income housing include leveraging private properties to catalyze housing production and provide affordable housing and by maintaining a list of existing affordable and mixed-income developments that include affordable units.

The City Council adopted the updated Zoning Ordinance in June 2021. To remove constraints to the development of affordable housing, the updated Zoning Ordinance (Section 16.214.14) outlines provisions to streamline infill projects where at least 50 percent of units are affordable units. The City removed the requirement for an approved major conditional use permit for multifamily housing developments with three or more units. To help facilitate housing for extremely low-income households, the Zoning Ordinance update outlined provisions for Single-Room Occupancy Units, such units require the approval of a Minor or Major Use Permit and are reviewed by the Director. All applications for a major use permit require a public notice and hearing before the Planning Commission pursuant to Chapter 16.602 and may be appealed.

The City enforces the 2022 California Building Code as of January 1, 2023, including accessibility requirements.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Construction of permanent supportive rental units for homeless families and individuals, an unmet need in Vallejo, was completed in December 2022. The City worked with the developer, property management company, and housing providers in screening and leasing tenants as soon as construction was completed. The Blue Oak Landing was completely occupied by August 2023.

During the reporting period, the Housing and Community Development Department staff worked with the City's Public Works Department, the Planning and Development Services Department, and the Finance Department to complete construction and related planning activities to construct a homeless navigation center that will serve up to 125 homeless persons.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City's Housing Authority staff ensured that lead-based paint educational materials, inspections, and referrals are made available to Housing Choice Voucher holders and rental housing property owners participating in housing programs. As needed, the City addressed unsafe and hazardous housing units, a City Council priority, which included a visual inspection for lead-based paint.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City continues to administer the Family Self-Sufficiency (FSS) Program, a sub-program of the Housing Choice Voucher Program. As of June 30, 2025, approximately 30 persons were enrolled in the FSS Program. The FSS Program enables HUD-assisted families to increase their earned income and provide a financial incentive that they can use towards economic independence.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City Council directs and approves the priority needs in the Five-Year Consolidated Plan and Annual Action Plan. The Housing and Community Development Department implemented the activities identified in the Annual Action Plan, provided funding to non-profit service providers, and other City departments for projects that meet the needs documented in the plan. The City is a member of the Community Action Partnership of Solano Joint Powers Authority and the Housing First Solano Continuum of Care.

The City and its Housing Authority coordinate their efforts and activities to ensure adequate and efficient service in the areas of housing assistance and homelessness.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Housing Authority of the City of Vallejo (HACV) does not own or manage any public housing properties, thus it depends on the private rental sector to provide units for participants of the Housing Choice Voucher (HCV) Program. Recognizing the essential role of landlords in the success of its program, the HACV commits to prompt payments to landlords and implements outreach and incentive initiatives to maintain and increase landlord participation.

During the FY 2022-23, the City allocated CDBG funds to three social service organizations. Participants in the HCV Program were directed to these agencies to access the services offered.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City has submitted a draft of its updated Analysis of Impediments (AI) to Fair Housing Choice report. The current AI was updated in 2015.

Actions to address identified impediments taken during the plan period included deconcentration of poverty in the allocation of Housing Choice Vouchers and in the selection of proposed affordable housing sites.

CR-40 - Monitoring 91.220 and 91.230

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

The City of Vallejo conducts monitoring of its activities and projects in line with the requirements set forth by 2 CFR 200.332(d), 24 CFR 570.501(b) for CDBG- and NSP-funded programs, and 24 CFR 92.504 for HOME-funded programs. Monitoring serves as the City's primary mechanism to ensure that projects funded by CDBG, NSP, and HOME are executed in accordance with program regulations. The City maintains monitoring plans for its CDBG, NSP, and HOME programs and activities, ensuring adherence to each program's specific rules and confirming that federally funded activities and projects carried out by the City's partners are in compliance with all relevant federal laws, regulations, and Executive Orders.

Monitoring is a continuous process throughout the program year. The City's monitoring plan includes:

- Planning: Preparing and scheduling monitoring visits.
- Implementation: Conducting desk reviews, onsite reviews, and inspections of housing units bound by long-term affordability covenants.
- Follow-Up: Maintaining communication with subrecipient agencies and owners of housing projects.

Each Plan incorporates a risk assessment component to assist the City in evaluating which subrecipients or other funding recipients, such as developers and Community Housing Development Organizations (CHDOs), necessitate comprehensive and/or on-site monitoring. This risk assessment is crucial for the City to gauge the potential risk of non-compliance with program requirements by a project, program, or organization, or their susceptibility to fraud or abuse.

City monitoring encompasses four main areas:

1. Program Monitoring - Evaluating the overall performance and operation of the program to ensure that the City's programs and activities are effective and adhere to CDBG and HOME Program regulations.
2. Administrative and Financial Monitoring - Reviewing the fiscal and administrative management of CDBG and HOME Program funds.
3. Project Monitoring - Checking compliance with specific CDBG and HOME Program activity and project requirements, such as homebuyer or rental housing development projects.
4. Long-Term Monitoring - Ensuring ongoing compliance with long-term CDBG and HOME Program stipulations, applicable to HOME-assisted rental and homeownership housing post-completion.

During FY 2024-25, the City started a desk monitoring of three non-profit agencies funded by CDBG that

provided social services. These reviews were essential and beneficial, allowing the City to verify: (1) program alignment with the Consolidated Plan, Annual Action Plan, and HUD and City stipulations; (2) timely delivery of activities; and (3) the accuracy and completeness of data entered into the HUD Integrated Disbursement and Information System (IDIS), including the Consolidated Annual Performance and Evaluation Report (CAPER). The City will continue the rest of the monitoring process in FY 2025-26.

The City has developed a Monitoring Risk Assessment Level Criteria document, which is governed by: (1) quarterly desk reviews, (2) new subrecipient agencies or significant organizational changes, (3) cumulative grant award, (4) administrative history, (5) program performance, and (6) financial strength. All subrecipient agencies are to be monitored on-site at least every other year, depending on their risk level. City staff prepared for the monitoring and informed the agencies of the monitoring review and on-site visit. Desk reviews were conducted before the onsite reviews and inspections.

City staff is scheduled to monitor subrecipients of FY 2024-25 grants by ~~December 2024~~January 2026.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City follows its established Citizen Participation Plan. The draft FY 2024-25 CAPER was set for a public hearing on September 4, 2025, during a regular meeting of the City's Housing and Community Development Commission (HCDC). Notices about the draft CAPER and the hearing were published in the Vallejo Times-Herald, the local city newspaper, available on August 20, 2025, as well as on the City's official website. The draft CAPER was also posted on the City's Housing and Community Development webpage. The period for public comment on the draft CAPER started on September 5, 2025, and concluded on September 23, 2025.

The Council plans to review the CAPER at a regular meeting in September 23, 2025.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City's CDBG Program objectives remained unchanged for FY 2024-25.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Due to limited staffing, inspection services will be outsourced. Inspections for HOME rental housing units are set to ensure compliance with Housing Quality Standards or the National Standards for the Physical Inspection of Real Estate and will be scheduled in the second quarter of FY 2025-26, which is from October to December 2025.

The following are affordable rental housing units assisted by HOME Program funds:

1. Avian Glen Apartments - 11 floating HOME Program units
2. Temple Art Lofts - four floating HOME Program units
3. Marina Tower - 11 floating HOME Program units

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City mandates that its housing programs be managed in a way that ensures individuals with similar income levels have equal housing options available to them, irrespective of race, color, national origin, religion, sex, disability, or familial status. Similarly, non-profit organizations and affordable housing developers that receive HOME Program funds must engage in affirmative marketing to attract those least likely to apply and implement affirmative fair housing marketing strategies when seeking applicants, assessing eligibility, and executing rental transactions. They are also required to display the HUD Fair Housing logo and declare their status as an Equal Housing Opportunity provider in all forms of advertising and communication.

Non-profit organizations must diligently endeavor to offer housing to qualified individuals of all racial, ethnic, and gender groups within the city, as stipulated in their Agreements. In accordance with their HOME Program Agreements, these agencies commit to not engaging in discrimination against prospective homeowners or renters on the grounds of race, color, ancestry, national origin, gender, sexual orientation, age, marital status, family status, whether children are present in the home, source of income, physical, sensory, or mental disability, HIV/AIDS status, related conditions, or any other arbitrary factor.

Affirmative marketing efforts encompass a variety of advertising methods and community outreach

formats aimed at engaging individuals who are least likely to apply for the program.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Income for the HOME Program is derived from the principal and interest payments on HOME-funded loans. In the fiscal year 2024-25, the program received approximately \$383,000, in income. The City is allowed to use up to 10 percent of all program income received for eligible HOME administrative costs. The remaining funds must be expended for projects.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City's Five-Year Consolidated Plan identifies the following populations as the most in need of assistance, prioritized as follows: (1) renters with very low to low income; (2) individuals experiencing homelessness; (3) first-time homebuyers; and (4) non-homeless individuals with special needs.

To meet the needs of very low- and low-income residents seeking affordable first-time homebuyer opportunities and rental housing, the City allocated \$415,483 in HOME Program funds for a Permanent Supportive Housing activity. This initiative targets the requirements of priority groups one and three outlined in the Consolidated Plan. However, no funds were spent on this project during the reporting period due to severe understaffing.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The City had no activities or projects that were completed in FY 2024-25 that required Section 3 reporting.