



CALL AND NOTICE OF REGULAR MEETING AT 6:45 PM OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO

MEMBERS

Andrea Sorce - (Chair)
 Peter Bregenzer (Vice-Chair)
 Helen-Marie Gordon
 Tonia Lediju, PhD
 Alexander Matias
 Diosdado "JR" Matulac
 Charles Palmares

DECEMBER 16, 2025

HYBRID MEETING
www.Cityofvallejo.net

**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> 
<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 City Council less than 72 hours before the meeting will be posted concurrently on the City's website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the City Clerk</p>	



Vallejo City Council Chambers ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office 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. ROLL CALL**
- 3. CONSENT CALENDAR AND APPROVAL OF AGENDA**

Members of the public wishing to address the Housing Authority on Consent Calendar items may do so in person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers or via ZOOM:(<https://ZoomRegular.Cityofvallejo.net>), Option to join by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. Press *6 to unmute/mute. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. In person speakers will be recognized first. 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 Council. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and Agenda.

A. APPROVAL OF MINUTES

Recommendation: Approve minutes for the special meetings of June 10 and November 18 and the regular meeting of September 23, 2025
Contact: Dawn G. Abrahamson, Secretary (707) 648-4527
Dawn.Abrahamson@cityofvallejo.net

B. ADOPT A RESOLUTION APPROVING A SCHEDULE OF REGULAR VALLEJO HOUSING AUTHORITY MEETING DATES FOR 2026 AND 2027

Recommendation: Adopt a Resolution establishing a schedule of regular Vallejo Housing Authority meeting dates for 2026 and 2027.
Contact: Dawn G. Abrahamson, Secretary, (707) 648-4527
Dawn.Abrahamson@cityofvallejo.net

C. ADOPT A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO APPROVING THE SUCCESSOR HOUSING AGENCY LOW- AND MODERATE-INCOME HOUSING ASSET FUND (LMIHAF) ANNUAL REPORT FOR FISCAL YEAR 2024-25 AND DIRECTING STAFF TO FORWARD IT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Recommendation: Adopt a Resolution of the Housing Authority of the City of Vallejo (Housing Authority) approving the Housing Successor Agency Annual

Report ("Report") on the Low- and Moderate-Income Housing Asset Fund (LMIHAF) for Fiscal Year (FY) 2024-25 (period from July 1, 2024, through June 30, 2025) and direct staff to: (1) post the Report on the City of Vallejo's website, and (2) forward the Report to the California Department of Housing and Community Development ("State HCD") by no later than December 31, 2025. Contact: Alicia Jones, Housing Director (707) 648-4408
Alicia.Jones@cityofvallejo.net

4. ACTION CALENDAR

*NOTICE: Members of the public wishing to address the Housing Authority on Action Calendar Items may do so in person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers or via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420 or as approved and announced by the Mayor. In person speakers will be recognized first*

5. 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

Dated: Tuesday, December 9, 2025



Andrea Sorce, Mayor

I, Dawn Abrahamson, City Clerk do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Andrea Sorce - (Chair)
Peter Bregenzer (Vice-Chair)
Helen-Marie Gordon
Tonia Lediju, PhD
Alexander Matias
Diosdado "JR" Matulac
Charles Palmares,

at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 2:30 p.m., Tuesday, December 9, 2025.

Dated: Tuesday, December 9, 2025



**HOUSING AUTHORITY OF THE CITY OF VALLEJO
SPECIAL MEETING MINUTES
JUNE 10, 2025**

**COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California**

1. CALL TO ORDER

The meeting was called to order at 7:14 p.m.

2. ROLL CALL

Present: Chair Sorce, Vice Chair Bregenzer, Boardmembers Gordon, Lediju, Matulac, Matias, and Palmares

Absent: None

Staff present: Executive Director Murray, City Attorney Nebb and Secretary Abrahamson

3. APPROVAL OF AGENDA

Action: *moved by Vice Chair Bregenzer and carried unanimously to approve the Agenda.*

4. ACTION CALENDAR

A. HOLD A PUBLIC HEARING CONCERNING THE FISCAL YEAR 2025-26 HOUSING AUTHORITY BUDGET AND ADOPT A RESOLUTION APPROVING SAME

Recommendation: Conduct a public hearing and upon conclusion, adopt a Resolution (Attachment 1) approving the Budget of the Housing Authority of the City of Vallejo (HACV) for Fiscal Year (FY) 2025-26 (July 1, 2025–June 30, 2026) as set forth in Attachment 2, and also shown as Exhibit 1 to Attachment 1.

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

Housing Director Jones provided an overview of the Housing Fund descriptions and breakdowns and an overview of the proposed budget.

Chair Sorce opened the public hearing. There being no speakers, the public hearing was closed.

Staff responded to questions from Boardmembers.

Action: *moved by Boardmember Gordon and carried unanimously to adopt Resolution No. 25-004.*

5. ADJOURNMENT

The meeting adjourned at 7:21 p.m.

ANDREA SORCE, CHAIR

ATTEST:

DAWN G. ABRAHAMSON, SECRETARY

**HOUSING AUTHORITY OF THE CITY OF VALLEJO
REGULAR MEETING MINUTES
SEPTEMBER 23, 2025**

**COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California**

1. CALL TO ORDER

The meeting was called to order at 7:05 p.m.

2. ROLL CALL

Present: Chair Sorce, Vice Chair Bregenzer, Boardmembers Gordon, Lediju, Matias, Matulac, and Palmares

Absent: None

Staff present: Executive Director Murray, City Attorney Nebb and Secretary Abrahamson

3. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: *moved by Boardmember Gordon and carried unanimously to approve the Agenda and the Consent Calendar.*

A. APPROVAL OF MINUTES

Recommendation: Approve minutes for the regular meeting of June 24, 2025

Contact: Dawn G. Abrahamson, Secretary (707) 648-4527

Dawn.Abrahamson@cityofvallejo.net

Action: *approved minutes*

4. ACTION CALENDAR

5. INFORMATION CALENDAR

**A. SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)
PERFORMANCE OF THE HOUSING AUTHORITY OF THE CITY OF
VALLEJO FOR FISCAL YEAR (FY) 2024-25**

Recommendation: This item is for informational purposes only. There is no staff report or action associated with this item

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

Alicia.Jones@cityofvallejo.net

Housing Director Jones provided an overview of SEMAP, reviewed SEMAP Performance Ratings, indicators and definitions, outlined the 9 factors considered for determining rent reasonableness, indicators and definitions, and concluded the presentation sharing the Housing Authority of the City of Vallejo's SEMAP score for FY 2024-2025.

Speakers: Div Sawhney

Staff responded to questions from Boardmembers. Boardmembers provided comment.

6. ADJOURNMENT

The meeting adjourned at 7:34 p.m.

ANDREA SORCE, CHAIR

ATTEST:

DAWN G. ABRAHAMSON, SECRETARY

**HOUSING AUTHORITY OF THE CITY OF VALLEJO
SPECIAL MEETING MINUTES
NOVEMBER 18, 2025**

**COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California**

1. CALL TO ORDER

The meeting was called to order at 7:20 p.m.

2. ROLL CALL

Present: Chair Sorce, Vice Chair Bregenzer, Boardmembers Gordon, Lediju, Matias, Matulac, and Palmares

Absent: None

Staff present: Executive Director Murray, City Attorney Nebb and Secretary Abrahamson

3. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: *moved by Chair Sorce and carried unanimously, unless otherwise noted, approval of the Agenda with the removal of Item 3A from the Consent Calendar making it Item 3.1.*

A. ADOPT A RESOLUTION OF THE BOARD OF DIRECTORS OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO AS THE SUCCESSOR HOUSING AGENCY CONSENTING TO 1) THE ASSIGNMENT AND AMENDMENT OF TWO FORMER REDEVELOPMENT AGENCY LOANS AND CITY LOAN PROVIDED TO SERENO VILLAGE ASSOCIATES; 2) PARTIAL REPAYMENT TO THE CITY OF THE LOANS MADE FROM PARK FEES (COMMONLY REFERRED TO AS GVRD FEES) AND GENERAL FUND DOLLARS; AND 3) FULL REPAYMENT OF THE VALLEJO FLOOD AND WASTEWATER DISTRICT LOAN

Recommendation: Adopt a resolution of the Board of Directors consenting to the assignment and amendment of two Former Redevelopment Agency provided to Sereno Village, partial repayment of the Park Fees and General Fund Loan and full repayment of the Vallejo flood and Wastewater District Loan.

Contact: Gillian Haen, Assistant City Manager (707) 648-4163

Gillian.haen@cityofvallejo.net

Action: *item was removed from the Consent Calendar.*

Assistant City Manager Haen provided background information, project benefits and actions needed by the Housing Authority and City Council.

Staff and the Weija Song and Brian Dove (Eden Housing) responded to questions from Boardmembers.

Speakers: a representative from the Vallejo Housing Justice Coalition.

***Action:** moved by Vice Chair Bregenzer and carried unanimously to adopt Resolution No. 25-006*

4. **ACTION CALENDAR** – None.

5. **ADJOURNMENT**

The meeting adjourned at 7:41 p.m.

ANDREA SORCE, CHAIR

ATTEST:

DAWN G. ABRAHAMSON, SECRETARY



DATE: December 16, 2025
TO: Chair and Members of the Vallejo Housing Authority Board
FROM: Dawn G. Abrahamson, Secretary
SUBJECT: ADOPT A RESOLUTION APPROVING A SCHEDULE OF REGULAR VALLEJO HOUSING AUTHORITY MEETING DATES FOR 2026 AND 2027

RECOMMENDATION

Adopt a Resolution establishing a schedule of regular Vallejo Housing Authority meeting dates for 2026 and 2027.

REASONS FOR RECOMMENDATION

Article IV, Section I of the By-laws of the Vallejo Housing Authority state that “the Housing Authority shall hold regular meetings at such time and place as may from time to time be determined by Resolution of the Authority.”

Resolution No. 96-06 adopted on September 17, 1996, established the schedule for regular meetings of the Vallejo Housing Authority to be held quarterly or as needed on the third Tuesday of the month at 6:45 p.m. in the Council Chambers.

BACKGROUND AND DISCUSSION

On November 18, 2025, the City Council adopted a resolution establishing a meeting schedule for 2026 and 2027 for regular meetings to be held at 7:00 p.m. on the second and fourth Tuesdays of each month, except for meetings held in the months of November and December 2026 and January, November and December 2027. In consideration of the schedule considered by the City Council and, historically, the number of meetings held by the Vallejo Housing Authority in recent years, staff proposes that the Authority Board establishes a regular quarterly meeting schedule, and that these meetings be scheduled to coincide with the second meeting of the month of the City Council at 6:45 p.m., prior to the City Council meetings except the quarterly meeting held in December of 2026 and 2027. Because VFWD holds their regular meetings on the third Tuesday of each month, it is requested that the Housing Authority hold their regular quarterly meeting on the 2nd Tuesday in December 2026 and the 1st Tuesday in December 2027 as outlined in the attached resolution.

The attached Resolution provides for specific dates for regular Vallejo Housing Authority meetings for calendar years 2026 and 2027. The Board may also continue to hold special meetings as necessary.

FISCAL IMPACT

There is no fiscal impact associated with the adoption of the meeting schedule.

ENVIRONMENTAL REVIEW

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

ATTACHMENTS

**Subject: ADOPT A RESOLUTION APPROVING A SCHEDULE OF REGULAR VALLEJO
HOUSING AUTHORITY MEETING DATES FOR 2026 AND 2027**

1.	Resolution Establishing a VHA Regular Meeting Schedule 26.27 CAO Stamp
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CONTACT

Dawn G. Abrahamson, Secretary, (707) 648-4527

Dawn.Abrahamson@cityofvallejo.net

Approved as to form:

By:  for
Veronica Nebb, City Attorney

RESOLUTION NO. 25-___

**A RESOLUTION OF THE OF THE BOARD OF DIRECTORS OF THE HOUSING
AUTHORITY OF THE CITY OF VALLEJO ESTABLISHING A REGULAR MEETING
SCHEDULE FOR
CALENDAR YEARS 2026 AND 2027**

WHEREAS, Resolution No. 96-06 adopted on September 17, 1996 requires that regular meetings of the Vallejo Housing Authority be held quarterly or as needed on the third Tuesday of the month at 6:45 p.m.; and

WHEREAS, the Vallejo Housing Authority desires to hold its meetings on the same dates as City Council meetings, just prior to the City Council’s regular meetings; and

WHEREAS, the Board of Directors has determined that regular meetings should be scheduled quarterly, and that special meetings may be held as necessary.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Vallejo Housing Authority will hold regular meetings of the Vallejo Housing Authority at 6:45 p.m. in the Council Chambers, located at 555 Santa Clara Street, Vallejo, California on the following dates for the Calendar Years 2026 and 2027.

<u>2026</u>	<u>2027</u>
March 24	March 23
June 23	June 22
September 22	September 28
December 8	December 7

Adopted by the Board of Directors of the Housing Authority of the City of Vallejo at a regular meeting held on December 16, 2025 with the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

ANDREA SORCE, CHAIR

ATTEST:

DAWN G. ABRAHAMSON, SECRETARY



DATE: December 16, 2025
TO: Chair and Members of the Vallejo Housing Authority Board
FROM: Alicia Jones, Housing Director
SUBJECT: **ADOPT A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO APPROVING THE SUCCESSOR HOUSING AGENCY LOW- AND MODERATE-INCOME HOUSING ASSET FUND (LMIHAF) ANNUAL REPORT FOR FISCAL YEAR 2024-25 AND DIRECTING STAFF TO FORWARD IT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

RECOMMENDATION

Adopt a Resolution of the Housing Authority of the City of Vallejo (Housing Authority) approving the Housing Successor Agency Annual Report ("Report") on the Low- and Moderate-Income Housing Asset Fund (LMIHAF) for Fiscal Year (FY) 2024-25 (period from July 1, 2024, through June 30, 2025) and direct staff to: (1) post the Report on the City of Vallejo's website, and (2) forward the Report to the California Department of Housing and Community Development ("State HCD") by no later than December 31, 2025.

REASONS FOR RECOMMENDATION

Housing Successor Agencies are required to provide an Annual Report to their governing bodies and to the State HCD within six months after the end of the fiscal year. This independent audit of the LMIHAF may be included in the agency's Annual Comprehensive Financial Report.

BACKGROUND AND DISCUSSION

The Vallejo City Council is anticipated to consider and approve the City of Vallejo's Annual Comprehensive Financial Report (ACFR) for FY 2024-25 by early next year. The Independent Audit of the Low-and Moderate-Income Housing Asset Fund (LMIHAF) will be contained within the ACFR.

As the Housing Successor to the former Vallejo Redevelopment Agency, the Housing Authority of the City of Vallejo (HACV) is required to comply with State-mandated expenditure limitations and annual reporting obligations associated with the remaining housing assets of the former Vallejo Redevelopment Agency. A copy of the Housing Successor Annual Report for FY 2024-25 is attached for the Board's review. Following the HACV Board's acceptance of the Report, it must be submitted to the California Department of Housing and Community Development no later than December 31, 2025.

Between January 1, 2004 to January 1, 2014, 64.8 percent of all deed-restricted housing created with assistance from the former Redevelopment Agency were senior residential units. Under State law, the Housing Successor may not expend any additional funds from the LMIHAF to assist senior housing until the total number of all assisted rental housing units reaches 50 percent. This regulation is intended to ensure equitable access to affordable housing opportunities across all populations.

The Report summarizes activities and assets for FY 2024-25, based on the findings of the Independent Audit. It notes that the HACV's primary responsibilities as a Housing Successor consist of loan administration and loan repayment oversight. The Report also confirms that there are no outstanding replacement or inclusionary housing obligations as defined by the Five-Year Implementation Plan (FY 2009-10 through FY 2013-14) for the Vallejo Redevelopment Agency, approved in July 2010 per Resolution No. 10-011.

**Subject: ADOPT A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO
APPROVING THE SUCCESSOR HOUSING AGENCY LOW- AND MODERATE-
INCOME HOUSING ASSET FUND (LMIHAF) ANNUAL REPORT FOR FISCAL YEAR
2024-25 AND DIRECTING STAFF TO FORWARD IT TO THE CALIFORNIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

As part of the annual reporting process, the City must complete a surplus test, which calculates excess or surplus funds by subtracting all encumbered project amounts from the ending fund balance and then adding the unencumbered balances carried over from prior fiscal years.

In FY 2023-24, a total of \$3.3 million in LMIHAF were allocated to support the development and construction of 47 permanent supportive housing units at 2441 Broadway Street, serving extremely low-income households. This allocation was made pursuant to a Loan Agreement between the Housing Authority and Firm Foundation Community Housing. Of the total allocation, \$2,398,789 was disbursed in FY 2023-24, and an additional \$899,470.80 disbursed in FY 2024-25.

In FY 2024-25, \$100,000 in LMIHAF resources were allocated to support a Rapid Rehousing Program, of which \$11,951 was disbursed during the fiscal year.

Finally, the Report identifies a total accumulated fund balance of \$1,371,744 in the LMIHAF as of June 30, 2025, representing unexpended prior year deposits. On December 4, 2025, the Housing and Community Development Commission unanimously recommended the approval by the Housing Authority Board of the FY 2024-25 LMIHAF Report at its regular meeting.

FISCAL IMPACT

This action does not require funding. In addition, any action by the Housing Authority of the City of Vallejo acting as the Successor Agency for the former Redevelopment Agency has no fiscal impact on the City of Vallejo's General Fund.

ENVIRONMENTAL REVIEW

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

ATTACHMENTS

1.	Resolution of Housing Authority of the City of Vallejo Approving the Vallejo Housing Successor Agency Annual Report on FY 2024-25 LMIHAF CAO Stamp
2.	Vallejo Housing Successor Agency Annual Report on FY 2024-25 LMIHAF

CONTACT

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

Approved as to form:

By:  for
Veronica Nebb, City Attorney

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO (HACV) APPROVING THE HOUSING SUCCESSOR AGENCY ANNUAL REPORT ON LOW- AND MODERATE-INCOME HOUSING ASSET FUND OF THE HACV FOR FISCAL YEAR 2024-25 AND DIRECTING STAFF TO FORWARD TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, Housing Successor agencies are required to provide an Annual Report on the Low- and Moderate-Income Housing Asset Fund (LMIHAF) to their governing bodies and to the California Department of Housing and Community Development within six months after the end of the fiscal year; and

WHEREAS, the Annual Report summarizes activities and assets of the LMIHAF for Fiscal Year 2024-25 which are based upon an Independent Audit; and

WHEREAS, the Annual Report notes that the HACV's primary responsibilities to the LMIHAF are loan administration and loan repayment oversight; and

WHEREAS, the HACV must also complete a surplus test which calculates excess or surplus funds by subtracting all encumbered project amounts from the ending fund balance and then adding the unencumbered balances carried over from prior fiscal years.

NOW, THEREFORE BE IT RESOLVED, by the Board of Directors of the Housing Authority of the City of Vallejo, State of California, as follows:

The Board of Directors of the Housing Authority of the City of Vallejo hereby receives and approves the Housing Successor Agency Annual Report on Low- and Moderate-Income Housing Asset Fund of the HACV for Fiscal Year 2024-25 and hereby directs staff to post the Report on the City of Vallejo website and forward the Annual Report to the California Department of Housing and Community Development no later than December 31, 2025.

Adopted by the Board of Directors of the Housing Authority of the City of Vallejo at a regular meeting held on December 16, 2025, with the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ANDREA SORCE, CHAIR

ATTEST:

DAWN G. ABRAHAMSON, SECRETARY

**HOUSING AUTHORITY OF THE CITY OF VALLEJO HOUSING SUCCESSOR
ANNUAL REPORT ON THE LOW- AND MODERATE-INCOME
HOUSING ASSET FUND FOR FISCAL YEAR 2024-25
PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1 (F)**

This Housing Successor Annual Report (Report) regarding the Low- and Moderate-Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1 (f) and is dated December 4, 2025.

This Report sets forth certain details of the activities of the Housing Authority of the City of Vallejo (Authority) acting as Housing Successor during Fiscal Year (FY) 2024-25.

The purpose of this Report is to provide the governing body of the Authority an annual report on the LMIHAF housing assets and activities of the Authority under Part 1.85, Division 24 of the California Health and Safety Code, in particular section 34176 and 34176.1 (Dissolution Law).

The following Report is based upon the information prepared by the City of Vallejo's Finance Department, Housing and Community Development Department, and information contained within the independent audit of the Low- and Moderate-Income Housing Asset Fund included in the City of Vallejo Comprehensive Annual Financial Report for Fiscal Year 2024-25 (Audit). Further, this Report conforms with and is organized into sections I. through XI. Pursuant to Section 34176.1 (f) of the Dissolution Law:

- I. **Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited in the LMIHAF during the Fiscal Year. Any amounts deposited for the items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

A total of \$793,128 was deposited into LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, \$0 was held for items listed on the ROPS.

- II. **Ending Balance of LMIHAF:** This section provides a statement of balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for the items listed on the ROPS must be distinguished from the other amounts deposited.

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$1,371,744 of which \$0 is held for items listed on the ROPS.

- III. **Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year.

Monitoring and Administration Expenditures	\$8,957
Homeless Prevention and Rapid Rehousing Services Expenditures	\$11,951
Loan Repayment to CalHFA – RDLP Loan (loan funds received and invested in project prior to 1-10-2012)	\$0
Housing Development Expenditures	
- For Low Income Units	\$0
- For Very Low-Income Units	\$0
- For Extremely Low-Income Units	\$899,471
Total LMIHAF Expenditures in Fiscal Year	\$920,379

- IV. Statutory Value of LMIHAF Assets Owned by the Authority:** This section provides the statutory value of LMIHAF real property owned by the Authority, the value of loans and grants receivables, and the sum of these two amounts.

Statutory Value of LMIHAF Real Property Owned by the Housing Authority	\$0
Value of the LMIHAF Loans and Grants Receivables	\$ 16,452,547
Total Value of Authority LMIHAF Assets	\$ 16,452,547

- V. Description of Transfer:** This section describes transfer, if any, to another Housing Successor Agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of the projects, if any for which the transferred LMIHAF will be used. The sole purpose of the transfer must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees, or special needs housing.

The Authority transferred \$500,000 in LMIHAF excess surplus to non-federal HOME Program match under Section 34176.1 (c) (2) in FY 2015-16. In a prior fiscal year, a portion of these funds have been expended for the rehabilitation of foreclosed properties, and temporary tenant-based rental assistance, leaving an encumbered balance as of June 30, 2025, of \$182,210.18 to be used for future funding.

- VI. Project Descriptions:** This section describes any project for which the Authority receives or holds property tax revenue pursuant to the ROPS and the status of that project.

The Authority did not receive or hold property tax revenue pursuant to the ROPS during the Fiscal Year.

However, this Report presents an information only status update as of the date of the report on LMIHAF housing projects that were not yet complete on or after February 1, 2012, whose completion activities were facilitated with ROPS funds paid by the Successor Agency of the City of Vallejo.

The Authority did not initiate or conclude any housing projects during the Fiscal Year.

- VII. Status of Compliance with the California Health & Safety Code Section 33334.16:** This section provides a status on compliance with Section 33334.16 for interest in LMIHAF real property acquired by the former redevelopment agency *prior* to February 1, 2012, and for LMIHAF real property acquired on or *after* February 1, 2012.

With respect to interests in real property acquired by the former redevelopment agency prior to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance (DOF) approved the property as a housing asset in the LMIHAF; thus, as the real property acquired by the former redevelopment agency now held by the Authority in the LMIHAF, the Authority must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date of the DOF approved such property as a housing asset.

Section 34176.1 provides that Section 33334.16 does not apply to interests in the LMIHAF real property acquired by the Authority on or after February 1, 2012; however, this Report presents an information only status update on the LMIHAF projects related to such real property.

No property or properties have been acquired by the Authority using LMIHAF on or after February 1, 2012. There are currently four properties in the Long-Range Property Management Plan being used for affordable housing.

- VIII. Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012, along with the Authority's progress in meeting those prior obligations of the former redevelopment agency.

Replacement Housing Obligation: According to the Five-Year Implementation Plan for Fiscal Year 2009-10 through 2013-14 for the former redevelopment agency, there were no replacement housing obligations that were outstanding that were transferred to the Authority. However, as the result of the Buchongo Settlement Agreement executed in July 1999, the former redevelopment agency agreed to provide 425 affordable housing units to low- and moderate-income residents. The Implementation Plan reflected that

although the obligation had been substantially met, the former redevelopment agency was required to produce an additional eight units. The final eight units were completed through the rehabilitation of the Temple Art Lofts prior to the transfer of housing obligations to the Authority. As such, the Authority met the obligations for the production of affordable housing.

As noted in the Plan, these replacement housing obligations were met (in terms of the number of bedrooms and by affordability levels) either through onsite replacement of units or through relying on the excess affordable residential units constructed within the required time frame.

There were no additional projects that incurred replacement obligations between the date the Plan was written, on July 27, 2010 - Resolution 10-011 and the dissolution of the Redevelopment Agency of the City of Vallejo (i.e., January 10, 2012 - Resolution 12-001) on February 1, 2012.

Inclusionary/Production Housing Obligation: According to the 2010-14 Implementation Plan for the former redevelopment agency, no Section 33413 (b) inclusionary/production housing obligations were transferred to the Authority.

As noted, the Authority met the obligations for the production of affordable housing that had resulted from construction of new residential units listed in the Plan.

Production housing obligations were met (in terms of the number of units and by affordability levels) either through onsite replacement of units or through relying on the excess affordable residential units of appropriate affordability levels that were constructed within the required time frames.

There were no additional projects that incurred housing production obligations between the date that report was written and the dissolution of the former Redevelopment Agency of the City of Vallejo on February 1, 2012

The former redevelopment agency's Implementation Plans are posted on the City's website at www.cityofvallejo.net.

- IX. Extremely Low-Income Test:** This section provides the information required by Section 34176.1 (a) (3) (B) that the Authority must require at least 30 percent of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30 percent or less of the area median income (AMI). If the Authority fails to comply with the Extremely-Low Income requirement in any five-year report, then the Authority must ensure that at least 50 percent of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30 percent or less of the AMI until the Authority demonstrates compliance with

the Extremely-Low Income requirement. This information is required to be reported in 2024-25 for the 2014–23 period, or ending June 30, 2025. LMIHAF funds of \$899,471 were expended.

- X. Senior Housing Test:** This section provides the percentage of units of deed restricted rental housing restricted to seniors and assisted individuals or jointly by the Authority, its former redevelopment agency, and its host jurisdiction within the previous ten years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Authority, its former redevelopment agency, and its host jurisdiction within the same period.

For this Report the ten-year period is January 1, 2004 to January 1, 2014. The Authority is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Authority, the former redevelopment agency or the City within the previous ten years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Authority, the former redevelopment agency, or City within the same time period. If this percentage exceeds 50 percent, then the Authority cannot expend future funds in the LMIHAF to assist additional senior housing units until the Authority or City assists and construction has commenced on a number of restricted rental units that is equal to 50 percent of the total amount of deed-restricted rental units.

Vallejo Senior Housing Test	January 1, 2004 through January 1, 2014
Number of Assisted Senior Rental	443
Number of Total Assisted Rental Units	683
Senior Housing Percentage	64.8

- XI. Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Authority has had surplus, and the Authority’s plan for eliminating the surplus.

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Authority’s preceding four Fiscal Years, whichever is greater.

Surplus Test for FY 2024-25:

Beginning Fund Balance as of 6-30-2025	\$1,506,761
Deposits: Principal Payments	\$551,759
Interest Payments	\$7,598.56
Investment Income	\$43,770.68

20% Set-Aside from Annual City/Agency Loan Repayments	\$190,000.00
Total Deposits	\$793,128.24
Less: Expenditures	\$920,379
Ending Fund Balance as of 6-30-2025	\$1,379,511
Less: Encumbrance (Permanent Supportive Housing Project)	\$7,767
Unencumbered Fund Balance as of 6-30-2025	\$1,371,744 <u>A</u>
Limitation (Greater of \$1,000,000 or four years of deposit)	
FY 2017-18	\$429,478
FY 2018-19	\$405,588
FY 2019-20	\$415,723
FY 2020-21	\$327,594
FY 2021-22	\$219,232
FY 2022-23	\$1,747,828
FY 2023-24	\$376,807
FY 2024-25	\$793,128
Total Prior Year Deposits	\$4,715,378
Base Limitation	\$1,000,000
Greater of \$1,000,000 or Total Deposits	\$4,715,378 <u>B</u>
Computed Excess/Surplus (A – B)	None

The LMIHAF does not have an Excess Surplus. For the past four fiscal years, the unencumbered amount in the LMIHAF has not exceeded the aggregated amount deposited in the fund. The Housing Successor has been in existence for nine years. Based upon the deposits received during the preceding four years, the LMIHAF has no Surplus.

As shown above, the Housing Authority has committed \$7,767 from the LMIHAF to Firm Foundation Community Housing to develop permanent supportive housing for extremely low-income households. This amount represents the unspent balance from the \$3.3 million in LMIHAF that were earmarked in FY 2024-25 for the development and construction of 47 permanent supportive housing units located at 2441 Broadway Street pursuant to a Loan Agreement between the Housing Authority and Firm Foundation Community Housing.

These funds are expected to be expended by June 30, 2025.

- XII. Inventory of Homeownership Units:** This section provides an inventory of homeownership units assisted by the former redevelopment agency or the Housing Successor that is subject to covenants or restrictions, or to an adopted program that protects the former redevelopment agency's investment of monies from the LMIHAF pursuant to subdivision (f) of Section 33334.3.

Number of Units	3
Number of Units Lost to the LMIHAF after February 1, 2012	0
Funds Returned to LMIHAF	\$0
Contracts with Outside Entities for Management of Units	0