



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

DECEMBER 11, 2025

COMMISSIONERS

Jared Bunde (Chair)
S. Bre Jackson (Vice-Chair)
Nicholas Cassidy
Lynda Daniels
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 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 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. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATIONS AND COMMENDATIONS

5. REPORT OF THE CITY COUNCIL LIAISON

6. COMMUNITY FORUM

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

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.

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA

Recommendation: By motion approve the agenda for the December 11, 2025, special meeting of the Housing and Community Development Commission

B. APPROVAL OF MINUTES

Recommendation: By motion, approve meeting minutes from November 6, 2025.

C. ADOPT A RESOLUTION APPROVING A SCHEDULE OF REGULAR HOUSING AND COMMUNITY DEVELOPMENT COMMISSION MEETING DATES FOR 2026

Recommendation: Adopt a Resolution establishing a schedule of regular Housing and Community Development Commission meeting dates for the calendar year 2026.

Contact: Chari Francisco, Secretary (707) 553-7204
chari.francisco@cityofvallejo.net

9. 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. ADOPT A RESOLUTION RECOMMENDING ACCEPTANCE BY THE HOUSING AUTHORITY OF THE CITY OF VALLEJO BOARD OF DIRECTORS OF THE LOW AND MODERATE-INCOME HOUSING ASSET FUND ANNUAL REPORT FOR FISCAL YEAR 2024-25

Recommendation: 1. Adopt a Resolution recommending acceptance by the Housing Authority of the City of Vallejo (HACV) Board of Directors of 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

2. That the HACV Board of Directors direct staff, by not later than December 31, 2025, to: a.) post the Report on the City of Vallejo's website, and b.) forward the Report to the California Department of Housing and Community Development ("State HCD").

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

alicia.jones@cityofvallejo.net

10. WRITTEN COMMUNICATIONS

11. 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

12. OTHER

13. 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 5:09pm, December 9, 2025.

Dated: December 9, 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 7:05 p.m. on Thursday, November 6, 2025.

2. Pledge of Allegiance

Chair Bunde led the pledge of allegiance

3. Roll Call

Present: Commission Chair: Bunde, Commission Vice-Chair: Jackson, Commissioners: Cassidy, Daniels, Stueland, Vance

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: Smith

Liaison: Councilmember Lediju, Absent

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

4. Presentations and Commendations

None

5. Report of the City Council Liaison

None

6. Community Forum

None

7. Public Comment Regarding Consent Calendar Items

None

8. Consent Calendar and Approval of the Agenda

A. Approval of Agenda

Vice-Chair Jackson made the motion to approve the agenda. This was seconded by Commissioner Stueland.

ROLL CALL:

Ayes: Bunde, Cassidy, Daniels, Jackson, Stueland, Vance

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: Smith

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

B. Approval of Minutes

Staff Secretary Francisco noted a correction to the meeting minutes from October 2, 2025, clarifying that the Commission Chair is Bunde, not Jackson. Commissioner Daniels made the motion to approve the meeting minutes from October 2, 2025 with a correction to the minutes. This was seconded by Commissioner Cassidy.

ROLL CALL:

Ayes: Bunde, Cassidy, Daniels, Jackson, Stueland, Vance

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: Smith

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

9. Action Calendar

A. CONSIDER REQUEST BY MARCO CARDENAS DURING THE OCTOBER 2ND MEETING TO AGENDIZE A PRESENTATION BY PATHFINDERS FOR HOPE REGARDING HOMELESSNESS

Vice-Chair Jackson made the motion to approve Marco Cardenas's request and direct staff to coordinate presentation at a subsequent meeting. This was seconded by Commissioner Cassidy.

ROLL CALL:

Ayes: Bunde, Cassidy, Daniels, Jackson, Stueland, Vance

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: Smith

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

B. DISCUSS WORK PLAN AND POTENTIALLY FORM AN AD HOC COMMITTEE

Staff Secretary Francisco explained the purpose of an Ad Hoc committee and the process for establishing the committee. Commissioner Cassidy made a motion to consider a recommendation to the Housing and Community Development Commission to create an Ad Hoc Committee of three members of the Commission to develop Commission Goals and a Work Plan. Vice-Chair Jackson made a motion to establish two separate Ad Hoc Committees; one for the Goals and one for the Work Plan. Cassidy seconded this motion.

ROLL CALL:

Ayes: Bunde, Cassidy, Daniels, Jackson, Stueland, Vance

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: Smith

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

Commissioners Daniels, Stueland, and Vance volunteered to serve on the Goals Committee. Commissioners Cassidy, Stueland, and Vance volunteered to serve on the Work Plan Committee. A Budget Committee will be established at a later date.

10. Written Communications

None

11. Regular Reports

A. Report of the Secretary

None

B. Report of the City Attorney

None

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

None

D. Report of Subcommittees

None

12. Other Agenda Items

None

14. Adjournment

There being no further business, at 7:32 p.m., the meeting was adjourned.

JARED BUNDE, Chair

ATTEST:

CHARI FRANCISCO, Secretary



DATE: December 11, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Chari Francisco, Secretary
SUBJECT: **ADOPT A RESOLUTION APPROVING A SCHEDULE OF REGULAR HOUSING AND COMMUNITY DEVELOPMENT COMMISSION MEETING DATES FOR 2026**

RECOMMENDATION

Adopt a Resolution establishing a schedule of regular Housing and Community Development Commission meeting dates for the calendar year 2026.

REASON FOR RECOMMENDATION

The Housing and Community Development (HCD) Commission meets on the first Thursday of each month at 7:00 p.m. in the Vallejo Council Chambers. Adopting the 2026 meeting schedule allows the HCD Commission to establish its regular meeting dates in advance, ensuring transparency and providing the public, staff, and Commissioners with adequate notice for planning and participation. Formal approval of the schedule also supports compliance with open meeting requirements and promotes consistent and efficient Commission operations throughout the calendar year.

BACKGROUND AND DISCUSSION

The Housing and Community Development (HCD) Commission meets on the first Thursday of each month at 7:00 p.m. Below are the scheduled dates for the HCD Commission’s regular meetings for the 2026 calendar year. The HCD Commission may hold special meetings as needed, including when a regular meeting date falls on a holiday, as is the case in January 2026.

- February 5
- March 5
- April 2
- May 7
- June 4
- July 2
- August 6
- September 3
- October 1
- November 5
- December 3

ATTACHMENTS

1.	Resolution for CY 2026 Regular HCDC Meetings CAO Stamp
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FISCAL IMPACT

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

Date: December 11, 2025


**Subject: ADOPT A RESOLUTION APPROVING A SCHEDULE OF REGULAR HOUSING AND
COMMUNITY DEVELOPMENT COMMISSION MEETING DATES FOR 2026**

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CONTACT

Chari Francisco, Secretary (707) 553-7204
chari.francisco@cityofvallejo.net

Approved as to form:

By:  for _____
Veronica Nebb, City Attorney

RESOLUTION NO. _____ N.C.

**A RESOLUTION OF THE HOUSING AND COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF VALLEJO ESTABLISHING
A REGULAR MEETING SCHEDULE FOR CALENDAR YEAR 2026**

WHEREAS, the Housing and Community Development Commission meets every first Thursday of each month; and

WHEREAS, the Housing and Community Development Commission may hold special meetings as necessary, including when a regular meeting date falls on a holiday.

NOW, THEREFORE, BE IT RESOLVED that the Housing and Community Development Commission of the City of Vallejo will continue to hold regular meetings at 7:00 p.m. in the Council Chambers, located at 555 Santa Clara Street, Vallejo, California on the following dates for calendar year 2026:

- February 5
- March 5
- April 2
- May 7
- June 4
- July 2
- August 6
- September 3
- October 1
- November 5
- December 3

Adopted by the Housing and Community Development Commission of the City of Vallejo at a special meeting held on December 11, 2025, with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JARED BUNDE, CHAIR

ATTEST:

CHARI FRANCISCO, SECRETARY



DATE: December 11, 2025
TO: Housing & Community Development Chair and Commissioners
FROM: Alicia M. Jones, Housing Director
Chari Francisco, Administrative Manager
SUBJECT: **ADOPT A RESOLUTION RECOMMENDING ACCEPTANCE BY THE HOUSING AUTHORITY OF THE CITY OF VALLEJO BOARD OF DIRECTORS OF THE LOW AND MODERATE-INCOME HOUSING ASSET FUND ANNUAL REPORT FOR FISCAL YEAR 2024-25**

RECOMMENDATION

1. Adopt a Resolution recommending acceptance by the Housing Authority of the City of Vallejo (HACV) Board of Directors of 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
2. That the HACV Board of Directors direct staff, by not later than December 31, 2025, to: a.) post the Report on the City of Vallejo's website, and b.) forward the Report to the California Department of Housing and Community Development ("State HCD").

REASON 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 included 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 (HCD) no later than December 31, 2025.

Between January 1, 2004 and January 1, 2014, 64.8 percent of all deed-restricted housing units created with assistance from the former Redevelopment Agency were senior units. Under State law, the Housing Successor may not expend any additional funds from the LMIHAF toward 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.

Subject: ADOPT A RESOLUTION RECOMMENDING ACCEPTANCE BY THE HOUSING AUTHORITY OF THE CITY OF VALLEJO BOARD OF DIRECTORS OF THE LOW AND MODERATE-INCOME HOUSING ASSET FUND ANNUAL REPORT FOR FISCAL YEAR 2024-25

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 former Vallejo Redevelopment Agency, adopted in July 2010 under Resolution No. 10-011.

As part of the annual reporting process, the City 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 any 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. The 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 FY 2024–25.

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.

ATTACHMENTS

1.	Resolution FY 2024-25 LMIHAF Annual Report HCD Commission CAO Stamp
2.	Vallejo Housing Successor Agency Annual Report on FY 2024-2025 LMIHAF

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.

CONTACT

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

Approved as to form:

By:  for
Veronica Nebb, City Attorney

**A RESOLUTION OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
RECOMMENDING ACCEPTANCE BY THE HOUSING AUTHORITY OF THE CITY OF VALLEJO
BOARD OF DIRECTORS OF THE HOUSING SUCCESSOR AGENCY ANNUAL REPORT ON
LOW AND MODERATE-INCOME HOUSING ASSET FUND FOR FISCAL YEAR 2024-25**

WHEREAS, Housing Successor agencies are required to provide an Annual Report 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, 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; and

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

WHEREAS, the Annual Report outlines that the primary responsibilities of the HACV as a Housing Successor agency are loan administration and repayment oversight; and

WHEREAS, the HACV must also complete a surplus test to compute the amount of excess/surplus and include the result in the Annual Report.

NOW, THEREFORE, BE IT RESOLVED that the Housing and Community Development Commission of the City of Vallejo recommends acceptance by the Board of Directors of the Housing Authority of the City of Vallejo of the Housing Successor Agency Annual Report on Low- and Moderate-Income Asset Fund for Fiscal Year 2024-25

BE IT FURTHER RESOLVED that the HACV Board of Directors direct 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 Housing and Community Development Commission of the City of Vallejo at a special meeting held on December 11, 2025, with the following vote:

AYES:
NOES
ABSENT:
ABSTAIN:

JARED BUNDE, CHAIR

ATTEST:

CHARI FRANCISCO, 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