



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

MARCH 5, 2026


COMMISSIONERS

Jared Bunde (Chair)
S. Bre Jackson (Vice-Chair)
Nicholas Cassidy
Lynda Daniels
VACANT
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

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.

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 March 5, 2026 regular meeting of the Housing and Community Development Commission

B. APPROVAL OF MINUTES

Recommendation: By motion, approve meeting minutes from December 11, 2025 and February 5, 2026.

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. RECOMMENDATION TO APPROVE THE ANNUAL PUBLIC HOUSING AGENCY PLAN FOR FISCAL YEAR 2026-27 (FOR THE PERIOD COVERING JULY 1, 2026 – JUNE 30, 2027) , AND AUTHORIZE ITS

SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Recommendation: Recommend through a resolution by the Housing and Community Development (HCD) Commission to the Housing Authority of the City of Vallejo (HACV) Board of Directors approval of the Annual Public Housing Agency (PHA) Plan for the Fiscal Year (FY) 2026-27 (for the period covering July 1, 2026 – June 30, 202), and authorize its submission to the U.S. Department of Housing and Urban Development (HUD) Office of Public and Indian Housing.

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

B. RECOMMEND APPROVAL OF AMENDMENTS TO THE FISCAL YEAR 2025-26 ADOPTED BUDGET OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO

Recommendation: Recommend that the Housing Authority of the City of Vallejo (HACV) Board of Directors approve amendments to the Fiscal Year 2025-2026 Adopted Budget

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

Housing & Community Development Workplan and Budget Report.

12. OTHER

A. QUARTERLY HOUSING PROJECT UPDATES

B. COMMISSION QUESTIONNAIRE REGARDING MRG REPORT

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 12:21pm, February 27, 2026.

Dated: February 27, 2026



Chari Francisco, Secretary

ACTION MINUTES

1. Call to Order

The Housing and Community Development (HCD) Commission of the City of Vallejo met in a special meeting at 7:01 p.m. on Thursday, December 11, 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

Absent/Excused: Commissioners: Vance

Absent/Unexcused: Commissioners: None

Liaison: Councilmember Lediju, Present

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

4. Presentations and Commendations

Staff Secretary Francisco announced that Marco Cardenas from Pathfinders for Hope will be presenting in January.

5. Report of the City Council Liaison

Councilmember Liaison Lediju reported on the warming center that opened and emphasized the need for these centers.

Councilmember Liaison Lediju responded to questions from the Commissioners

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 Daniels.

ROLL CALL:

Ayes: Commission Chair: Bunde, Commissioners: Cassidy, Daniels, Jackson, Stueland

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Vance

Absent/Unexcused: Commissioners: None

The motion passed unanimously by commission members present, 5-0-0.

B. Approval of Minutes

Commissioner Cassidy made the motion to approve the meeting minutes from November 6, 2025 with a correction to the minutes. This was seconded by Commissioner Stueland.

ROLL CALL:

Ayes: Bunde, Cassidy, Daniels, Jackson, Stueland

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Vance

Absent/Unexcused: Commissioners: None

The motion passed unanimously by commission members present, 5-0-0.

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

Commissioner Stueland made the motion to adopt a resolution approving a schedule of regular Housing and Community Development Commission meeting dates for 2026. This was seconded by Commissioner Daniels.

ROLL CALL:

Ayes: Bunde, Cassidy, Daniels, Jackson, Stueland

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Vance

Absent/Unexcused: Commissioners: None

The motion passed unanimously by commission members present, 5-0-0.

9. Action Calendar

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

Staff Secretary Francisco discussed the report.

Staff Secretary Francisco responded to questions from Commissioners.

Commissioner Cassidy made the motion to 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. This was seconded by Commissioner Stueland.

ROLL CALL:

Ayes: Bunde, Cassidy, Stueland

Noes: Commissioners: Daniels, Jackson

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Vance

Absent/Unexcused: Commissioners: None

The motion passed by commission members present, 3-2-0.

10. Written Communications

Staff Secretary Francisco provided the Commissioners with the Boards, Commissions and Committees Assessment Report by MRG, a consulting firm retained by the City.

Staff Secretary Francisco responded to questions from Commissioners.

11. Regular Reports

A. Report of the Secretary

Staff Secretary Francisco announced that Commissioner Smith has resigned from the Housing and Community Development Commission and thanked Smith for her service to the community.

Staff Secretary Francisco responded to questions from Commissioners regarding the vacancy.

Staff Secretary Francisco announced that the January Housing and Community Development Commission meeting will be on January 8, 2026, as January 1 is a holiday.

B. Report of the City Attorney

None

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

Chair Bunde requested regular updates on all ongoing housing projects within the city. Vice-Chair Jackson requested that questions regarding budgets should be answered in detail for new Commissioners and the public during these updates.

D. Report of Subcommittees

Commissioner Stueland announced that the Goals Committee will have their first meeting next week. Staff Secretary Francisco announced that the HCD Commission’s Work Plan would need to be presented to the Council on March 3, 2026.

12. Other Agenda Items

None

13. Adjournment

There being no further business, at 8:08 p.m., the meeting was adjourned.

JARED BUNDE, Chair

ATTEST:

CHARI FRANCISCO, Secretary

ACTION MINUTES

1. Call to Order

The Housing and Community Development (HCD) Commission of the City of Vallejo met in a regular meeting at 7:02 p.m. on Thursday, February 5, 2026.

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: None

Liaison: Councilmember Lediju, Present

Staff: Chari Francisco, Administrative Manager/HCD Commission Secretary
Brianna Todaro-Ellsworth, Administrative Analyst
Alicia Jones, Housing Director (participating remotely)

4. Presentations and Commendations

Marco Cardenas from Pathfinders for Hope made a presentation on homelessness in Solano County. Cardenas responded to questions from Commissioners. The Council Liaison and Commissioners provided recommendations to Cardenas.

5. Report of the City Council Liaison

Councilmember Liaison Lediju reported that regular updates will be provided on Community Development Housing Corporation, beginning in March and that she will be working to ensure that the Commission has legal staff present at future meetings.

Councilmember Liaison Lediju thanked the Commissioners for developing their Commission goals and their ongoing work on the Workplan.

Councilmember Lediju responded to questions from Commissioners.

6. Community Forum

A member of the public commented on the need for active community participation and a local CHDO that is effective in program outcomes.

A member of the public commented on Marco Cardenas' presentation and the importance of the Housing First model.

7. Public Comment Regarding Consent Calendar Items

None

8. Consent Calendar and Approval of the Agenda

A. Approval of Agenda

Commissioner Cassidy made a motion to approve the agenda for February 5, 2026. This was seconded by Vice-Chair Jackson.

ROLL CALL:

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

Noes: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: None

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

B. Approval of Minutes

Commissioner Cassidy noted that a correction is needed on the meeting minutes from December 11, 2025. These minutes will be corrected by staff and brought back to the commission for approval during the March 5, 2026, regular meeting.

9. Action Calendar

A. PUBLIC HEARING: HOUSING AND COMMUNITY DEVELOPMENT NEEDS

Chair Bunde opened the public hearing. A member of the public commented that the Lived Experience Committee of Solano County should be included in the citizen's participation process. A member of the public commented on their experience with local nonprofits and emphasized the need for participation from folks with lived experiences to generate long term solutions in the community.

Staff Secretary Francisco presented on the purpose of the Community Needs Survey and eligible activities for the Annual Action Plan . Analyst Brianna Todaro-Ellsworth presented Community Needs Surveys developed for the Citizen Participation Process.

Staff Secretary Francisco responded to questions from Commissioners.

Chair Bunde closed the public hearing.

10. Written Communications

Staff Secretary Francisco provided the Commissioners with a printed presentation from Assistant City Manager Gillian Haen regarding Broadway Village.

Staff Secretary Francisco responded to questions from commissioners.

11. Regular Reports

A. Report of the Secretary

Staff Secretary Francisco announced that the application period is open for the Housing and Community Development Commission vacancy. Staff Secretary Francisco announced that staff participated in the 2026 PIT count alongside Chair Bunde.

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 Ad Hoc Committees

Commissioner Stueland presented the goals set by the Goals Committee. Staff Secretary Francisco announced that to align with the presentation to City Council on March 3, 2026, the Budget Committee will be meeting next week.

Chair Bunde, Vice-Chair Jackson and Commissioner Cassidy volunteered to serve on the Budget Committee.

12. Other Agenda Items

None

13. Adjournment

There being no further business, at 9:29 p.m., the meeting was adjourned.

JARED BUNDE, Chair

ATTEST:

CHARI FRANCISCO, Secretary



DATE: March 5, 2026
TO: Housing & Community Development Chair and Commissioners
FROM: Alicia M. Jones, Housing Director
SUBJECT: **RECOMMENDATION TO APPROVE THE ANNUAL PUBLIC HOUSING AGENCY PLAN FOR FISCAL YEAR 2026-27 (FOR THE PERIOD COVERING JULY 1, 2026 – JUNE 30, 2027) , AND AUTHORIZE ITS SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

RECOMMENDATION

Recommend through a resolution by the Housing and Community Development (HCD) Commission to the Housing Authority of the City of Vallejo (HACV) Board of Directors approval of the Annual Public Housing Agency (PHA) Plan for the Fiscal Year (FY) 2026-27 (for the period covering July 1, 2026 – June 30, 2027), and authorize its submission to the U.S. Department of Housing and Urban Development (HUD) Office of Public and Indian Housing.

REASON FOR RECOMMENDATION

Submission of the Annual PHA Plan and required Certifications is a HUD requirement for continued funding of the Housing Choice Voucher Program, commonly known as the Section 8 Program, for extremely low- and very low-income households.

BACKGROUND AND DISCUSSION

The Annual PHA Plan is a plan that informs HUD, residents, and the public of the HACV's mission for serving the needs of low- and very low-income families and provides a strategy for addressing those needs. The PHA Plan consists of two components: the 5-Year Plan, which each PHA submits to HUD once every fifth PHA fiscal year, and the Annual Plan, which is submitted to HUD every year.

The 5-Year Plan is a comprehensive guide to public housing agency policies, programs, operations, and strategies for meeting local housing needs and goals. It informs HUD, residents, and the public of the HACV's mission for serving the needs of low-income and very low-income families and strategy for addressing those needs. The 5-Year Plan describes the PHA's mission, goals, and objectives for the next five years, including a summary report on the progress the PHA has made in meeting the goals and objectives, and any significant amendments or modifications described in the previous 5-Year Plan. The current 5-Year Plan expires on June 30, 2025.

The Annual PHA Plan covers any revisions to PHA Plan Elements, new activities undertaken by the PHA, and a progress report on the agency. With over 2,200 vouchers authorized, HACV's Housing Choice Voucher (HCV) Program provides housing subsidies to low-income families, and an additional 81 vouchers are set aside for homeless veterans. These vouchers provide eligible households with monthly subsidies and are paid directly to the homeowner to help provide a stable housing situation conducive to self-sufficiency. Housing units assisted by these vouchers are disbursed throughout the City with their location being determined primarily by the participant family's choosing as required by fair housing laws. The HACV has a policy to encourage participant families to search for housing outside of areas of high poverty or minority concentration. The HACV does not own or operate any public housing units; therefore, participant families must rent directly from private homeowners. Assisted units must meet basic health and safety requirements as determined by HUD, known as National Standards for the Physical Inspections of Real Estate (NSPIRE), at all times while

RECOMMENDATION TO APPROVE THE ANNUAL PUBLIC HOUSING AGENCY PLAN FOR FISCAL YEAR 2026-27 (FOR THE PERIOD COVERING JULY 1, 2026 – JUNE 30, 2027) , AND AUTHORIZE ITS SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

occupied by participant families.

The HACV received an allocation of 2,358 vouchers from HUD to provide housing subsidies to low-income families, to provide homeownership opportunities, and support to families under the family self-sufficiency program (FSS). The HACV also received an additional 81 special purpose vouchers for homeless veterans under the Veterans Affairs Supporting Housing (VASH) Program. The vouchers provide eligible households with monthly subsidies and are paid directly to the landlord to help provide housing in areas of opportunity and conducive to promote self-sufficiency.

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

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

The Annual PHA Plan, shown in Attachment 2, covers the period from July 1, 2026, through June 30, 2027 (FY 2026-27), and must be submitted to HUD by April 17, 2026. HUD requirements state that a draft plan must be available for a public comment period of at least 45 calendar days, prior to holding a public hearing. The HACV posted the Annual PHA Plan for public comment on February 5, 2026, and will close the comment period on March 24, 2026. The Notice of Public Hearing is shown in Attachment 3.

As part of the PHA Plan process, a Resident Advisory Board (RAB) provides the HACV and the program participants with a forum to share information about the agency's Annual PHA Plan. The role of the RAB is to assist the PHA in developing the Annual PHA Plan and to offer recommendations on any significant amendments or modifications to the Plan. The HACV's RAB consists of Tenant Commissioners who are members of the HACV Board of Directors, HCV Program participants who attended the previous RAB meetings in 2022 or earlier, and HACV staff persons. A meeting of the Resident Advisory Board to receive comments on the Annual PHA Plan is scheduled on March 19, 2026.

ATTACHMENTS

1.	Resolution Recommending Approval of FY 2026-27 Annual PHA Plan
2.	FY 2026-27 Annual PHA Plan Draft (HUD-50075-HCV)
3.	FY 2026-27 Annual PHA Plan Public Notices

FISCAL IMPACT

The HCV Program is federally funded and has no direct impact on the General Fund budget. Submission of the Annual PHA Plan enables the Housing Authority of the City of Vallejo to maintain its eligibility for federal housing program funding.

Date: March 5, 2026

Subject:

RECOMMENDATION TO APPROVE THE ANNUAL PUBLIC HOUSING AGENCY PLAN FOR FISCAL YEAR 2026-27 (FOR THE PERIOD COVERING JULY 1, 2026 – JUNE 30, 2027) , AND AUTHORIZE ITS SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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CONTACT

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

RESOLUTION NO. _____

A RESOLUTION OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF VALLEJO RECOMMENDING APPROVAL OF THE ANNUAL PUBLIC HOUSING AGENCY PLAN FOR FISCAL YEAR 2026-27 (FOR THE PERIOD COVERING JULY 1, 2026 - JUNE 30, 2027) BY THE HOUSING AUTHORITY OF THE CITY OF VALLEJO BOARD OF DIRECTORS AND AUTHORIZING ITS SUBMISSION TO THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the Housing Authority of the City of Vallejo (HACV) receives funds from the U.S. Department of Housing and Urban Development (HUD) to administer the Housing Choice Voucher (HCV) Program to provide long-term assistance to extremely low and very low-income households in Vallejo; and

WHEREAS, the HACV must submit an Annual Public Housing Agency (PHA) Plan and required Certifications to be approved by its Board of Directors and submitted to HUD in order to continue to receive funding for the HCV Program; and

WHEREAS, the Annual PHA Plan for Fiscal Year (FY) 2026-27 (for the period July 1, 2026, through June 30, 2027) was made available to the public for comment on February 5, 2026, and will be reviewed by the Resident Advisory Board (HCV Program participants) on March 19, 2026, as required by HUD; and

WHEREAS, on March 24, 2026, the HACV will hold a duly noticed public hearing to consider the FY 2026-27 Annual PHA Plan.

NOW, THEREFORE, BE IT RESOLVED that the Housing and Community Development Commission hereby recommends the approval of the FY 2026-27 Annual PHA Plan by the Housing Authority of the City of Vallejo Board of Directors and its submission to HUD.

Adopted by the Commissioners of the Housing and Community Development Commission of the City of Vallejo at a regular meeting held on March 5, 2026, with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JARED BUNDE, CHAIR

ATTEST:

CHARI FRANCISCO, STAFF SECRETARY

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: _____ PHA Code: _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) _____ PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p>

PHA Consortia: (Check box if submitting a joint Plan and complete table below)

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

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements.

a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Informal Review and Hearing Procedures.
- Homeownership Programs.
- Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="margin-left: 40px;">Y N</p> <p style="margin-left: 40px;"><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

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

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section (24 CFR 903.11(c)(3)).

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV (24 CFR 903.7(b)).

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies (24 CFR 903.7(d)).

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA (24 CFR 903.7(e)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants (24 CFR 903.7(f)).

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR 903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements (24 CFR 903.7(l)(iii)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)).

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the applicable Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.11(c)(3), 24 CFR 903.7(s)(1)).
- B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs.
- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).
- C.2 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 *et seq.*, 24 CFR 903.7(o)(1), and 24 CFR 903.15.
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

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VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

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Account Number: 3559929

Ad Order Number: 0006947958

Customer's Reference
/ PO Number:

Publication: Vallejo Times-Herald

Publication Dates: 02/05/2026

Amount: \$200.01

Payment Amount: \$0.00

**Invoice Text: NOTICE OF PUBLIC HEARING
HOUSING AUTHORITY OF THE CITY OF
VALLEJO ANNUAL PUBLIC HOUSING
AGENCY PLAN FY 2026-27**

DATE OF NOTICE: February 5, 2026

FOR MORE INFORMATION: Shenessa Williams, Housing Specialist Supervisor
(707) 649-7714
Shenessa.Williams@cityofvallejo.net

VALLEJO, CA

The Vallejo Housing Authority (VHA) is required by the U. S. Department of Housing and Urban Development (HUD) to prepare an Annual Public Housing Agency Plan each fiscal year for its Housing Choice Voucher Program.

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

1. Housing and Community Development Department, at 200 Georgia Street
2. The City's Web Page at: www.cityofvallejo.net (For Internet access, you may go to John F. Kennedy Library, at 505 Santa Clara Street)

Anyone interested in commenting on this document is invited to attend a public hearing scheduled by the Vallejo Housing Authority on Tuesday, March 24, 2026, at 6:45 p. m. in the Council Chambers of the City of Vallejo, or via Zoom (<https://ZoomRegular.Cityofvallejo.net>), or phone, by dialing (669) 900-6833. Written or verbal comments may also be submitted until 4:00 p. m. on March 24, 2026, to Shenessa Williams, Housing Specialist Supervisor, Vallejo Housing Authority, 200 Georgia Street, Vallejo, CA 94590, Tel: (707) 649-7714, or E-mail: Shenessa.Williams@cityofvallejo.net.

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. For further information on this public notice, the hearing-impaired may call the California Relay Service at 1-800-735-2922 without a TTY/TDD, or 1-800-735-2020 with a TTY/TDD.

Vallejo Times-Herald

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VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

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

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

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

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

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

02/05/2026

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

Dated at Vallejo, California, this
5th day of February 2026



(Signature) Melanie Irmer

Legal No. **0006947958**

NOTICE OF PUBLIC HEARING HOUSING AUTHORITY OF THE CITY OF VALLEJO ANNUAL PUBLIC HOUSING AGENCY PLAN FY 2026-27

DATE OF NOTICE: February 5, 2026

FOR MORE INFORMATION: Shenessa Williams, Housing Specialist Supervisor
(707) 649-7714
Shenessa.Williams@cityofvallejo.net

VALLEJO, CA -

The Vallejo Housing Authority (VHA) is required by the U. S. Department of Housing and Urban Development (HUD) to prepare an Annual Public Housing Agency Plan each fiscal year for its Housing Choice Voucher Program.

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

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Anyone interested in commenting on this document is invited to attend a public hearing scheduled by the Vallejo Housing Authority on Tuesday, March 24, 2026, at 6:45 p. m. in the Council Chambers of the City of Vallejo, or via Zoom (<https://ZoomRegular.Cityofvallejo.net>), or phone, by dialing (669) 900-6833. Written or verbal comments may also be submitted until 4:00 p. m. on March 24, 2026, to Shenessa Williams, Housing Specialist Supervisor, Vallejo Housing Authority, 200 Georgia Street, Vallejo, CA 94590, Tel: (707) 649-7714, or E-mail: Shenessa.Williams@cityofvallejo.net.

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. For further information on this public notice, the hearing-impaired may call the California Relay Service at 1-800-735-2922 without a TTY/TDD, or 1-800-735-2020 with a TTY/TDD.

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Account Number: 3559929

Ad Order Number: 0006947964

Customer's Reference
/ PO Number:

Publication: Vallejo Times-Herald

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Payment Amount: \$0.00

**Invoice Text: AUTORIDAD DE VIVIENDA DE LA CIUDAD DE VALLEJO
PLAN ANUAL DE LA AGENCIA DE VIVIENDA PÚBLICA PARA EL AF 2026-27**

FECHA DE AVISO: 5 de febrero de 2026

PARA MÁS INFORMACIÓN:

Shenessa Williams, Supervisora Especialista de Vivienda, Autoridad de Vivienda de Vallejo (707) 649-7714,
Shenessa.Williams@cityofvallejo.net

VALLEJO, CA

El Departamento de Vivienda y Desarrollo Urbano (HUD) de los Estados Unidos requiere que la Autoridad de Vivienda de Vallejo (VHA) prepare un Plan Anual de la Agencia de Vivienda Pública cada año fiscal para su Programa de Vales de Elección de Vivienda.

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

1. Departamento de Vivienda y Desarrollo Comunitario, en 200 Georgia Street
2. Página Web de la Ciudad en: www.cityofvallejo.net (Para el acceso a Internet, puede ir a la Biblioteca John F. Kennedy, en 505 Santa Clara Street)

Cualquier persona interesada en comentar sobre este documento está invitada a asistir a una audiencia pública programada por la Autoridad de Vivienda de Vallejo el martes 24 de marzo de 2026, a las 6:45 p.m. en la Cámara del Consejo de Vallejo, o vía Zoom (<https://ZoomRegular.Cityofvallejo.net>), o por teléfono, marcando (669) 900-6833. También se pueden enviar comentarios por escrito o verbales hasta las 4:00 p.m. el 24 de marzo de 2026, a Shenessa Williams, Supervisora Especialista de Vivienda, Autoridad de Vivienda de Vallejo, 200 Georgia Street, Vallejo, CA 94590, Tel: (707) 649-7714, o correo electrónico Shenessa.Williams@cityofvallejo.net

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

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

Vallejo Times-Herald

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VALLEJO, CA 94590

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

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

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

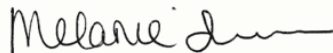
I declare that the Vallejo Times-Herald is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated June 12, 1952 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of Vallejo Times-Herald as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

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

02/05/2026

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

Dated at Vallejo, California, this
5th day of February 2026



(Signature) Melanie Irmer

Legal No. **0006947964**

AUTORIDAD DE VIVIENDA DE LA CIUDAD DE VALLEJO PLAN ANUAL DE LA AGENCIA DE VIVIENDA PÚBLICA PARA EL AF 2026-27

FECHA DE AVISO: 5 de febrero de 2026

PARA MÁS INFORMACIÓN:

Shenessa Williams, Supervisora
Especialista de Vivienda, Autoridad de
Vivienda de Vallejo (707) 649-7714, Sheness
a.Williams@cityofvallejo.net

VALLEJO, CA –

El Departamento de Vivienda y Desarrollo Urbano (HUD) de los Estados Unidos requiere que la Autoridad de Vivienda de Vallejo (VHA) prepare un Plan Anual de la Agencia de Vivienda Pública cada año fiscal para su Programa de Vales de Elección de Vivienda.

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

1. Departamento de Vivienda y Desarrollo Comunitario, en 200 Georgia Street
2. Página Web de la Ciudad en: www.cityofvallejo.net (Para el acceso a Internet, puede ir a la Biblioteca John F. Kennedy, en 505 Santa Clara Street)

Cualquier persona interesada en comentar sobre este documento está invitada a asistir a una audiencia pública programada por la Autoridad de Vivienda de Vallejo el martes 24 de marzo de 2026, a las 6:45 p.m. en la Cámara del Consejo de Vallejo, o vía Zoom (<https://ZoomRegular.Cityofvallejo.net>), o por teléfono, marcando (669) 900-6833. También se pueden enviar comentarios por escrito o verbales hasta las 4:00 p.m. el 24 de marzo de 2026, a Shenessa Williams, Supervisora Especialista de Vivienda, Autoridad de Vivienda de Vallejo, 200 Georgia Street, Vallejo, CA 94590, Tel: (707) 649-7714, o correo electrónico Shenessa.Williams@cityofvallejo.net

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

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

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Ad Order Number: 0006947957

Customer's Reference
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Publication: Vallejo Times-Herald

Publication Dates: 02/05/2026

Amount: \$231.74

Payment Amount: \$0.00

**Invoice Text: PAUNAWA NG PAMPUBLIKONG PAGDINIG
HOUSING AUTHORITY NG LUNGSOD NG VALLEJO TAUNANG PUBLIC HOUSING AGENCY PARA SA PISKAL NA
TAONG
2026-27**

PETSA NG PAUNAWA: Pebrero 5, 2026

FOR MORE INFORMATION: Shenessa Williams, Housing Specialist Supervisor
(707) 649-7714
Shenessa.Williams@cityofvallejo.net

VALLEJO, CA

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

Maaaring suriin ang kopya ng dokumentong ito sa mga sumusunod na lokasyon:

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

Sinumang may komentaryo ukol sa dokumentong ito ay inaanyayahang dumalo sa pampublikong pagdinig na iniskedyul ng Vallejo Housing Authority sa Martes, ika-24 ng Marso 2026, 6:45 nang hapon sa Council Chambers ng Lungsod ng Vallejo, o sa pamamagitan ng Zoom (<https://ZoomRegular.Cityofvallejo.net>), o telepono, sa pamamagitan ng pagtawag sa numero (669)900-6833. Maaari ring magsumite ng komento sa pamamagitan ng sulat o pahayag hanggang 4:00 nang hapon sa ika-24 ng Marso, 2026 kay Shenessa Williams, Housing Specialist Supervisor, Vallejo Housing Authority, 200 Georgia Street, Vallejo, CA 94590, Telepono: (707) 649-7714 o E-mail: Shenessa.Williams@cityofvallejo.net.

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

Ang Lungsod ng Vallejo ay nagbibigay ng mga programa at serbiyo nito sa paraang hindi namimili at walang pagtatangi, at isang "Equal Opportunity Employer". Para sa karagdagang impormasyon tungkol sa pampublikong paunawang ito, ang mga may kapansanan sa pandinig ay maaaring tumawag sa California Relay Service 1-800-735-2922 kung walang TTY/TDD, o 1-800-735-2020 kung may TTY/TDD.

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VALLEJO, CA 94590

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

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

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

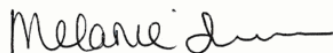
I declare that the Vallejo Times-Herald is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated June 12, 1952 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of Vallejo Times-Herald as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

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

02/05/2026

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

Dated at Vallejo, California, this
5th day of February 2026



(Signature) Melanie Irmer

Legal No. **0006947957**

PAUNAWA NG PAMPUBLIKONG PAGDINIG HOUSING AUTHORITY NG LUNGSOD NG VALLEJO TAUNANG PUBLIC HOUSING AGENCY PARA SA PISKAL NA TAONG 2026-27

PETSA NG PAUNAWA : Pebrero 5, 2026
FOR MORE INFORMATION: Shenessa Williams, Housing Specialist Supervisor
(707) 649-7714
Shenessa.Williams@cityofvallejo.net

VALLEJO, CA –

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

Maaaring suriin ang kopya ng dokumentong ito sa mga sumusunod na lokasyon:

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

Sinumang may komentaryo ukol sa dokumentong ito ay inaanyayahang dumalo sa pampublikong pagdinig na iniskedyul ng Vallejo Housing Authority sa Martes, ika-24 ng Marso 2026, 6:45 nang hapon sa Council Chambers ng Lungsod ng Vallejo, o sa pamamagitan ng Zoom (<https://ZoomRegular.Cityofvallejo.net>), o telepono, sa pamamagitan ng pagtawag sa numero (669)900-6833. Maaari ring magsumite ng komento sa pamamagitan ng sulat o pahayag hanggang 4:00 nang hapon sa ika-24 ng Marso, 2026 kay Shenessa Williams, Housing Specialist Supervisor, Vallejo Housing Authority, 200 Georgia Street, Vallejo, CA 94590, Telepono: (707) 649-7714 o E-mail: Shenessa.Williams@cityofvallejo.net.

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

Ang Lungsod ng Vallejo ay nagbibigay ng mga programa at serbiyo nito sa paraang hindi namimili at walang pagtatangi, at isang "Equal Opportunity Employer". Para sa karagdagang impormasyon tungkol sa pampublikong paunawang ito, ang mga may kapansanan sa pandinig ay maaaring tumawag sa California Relay Service 1-800-735-2922 kung walang TTY/TDD, o 1-800-735-2020 kung may TTY/TDD.



DATE: March 5, 2026
TO: Housing & Community Development Chair and Commissioners
FROM: Alicia M. Jones, Housing Director
SUBJECT: **RECOMMEND APPROVAL OF AMENDMENTS TO THE FISCAL YEAR 2025-26 ADOPTED BUDGET OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO**

RECOMMENDATION

Recommend that the Housing Authority of the City of Vallejo (HACV) Board of Directors approve amendments to the Fiscal Year 2025-2026 Adopted Budget

REASON FOR RECOMMENDATION

The Housing Authority of the City of Vallejo annually reviews revenues and expenditures at the middle of the fiscal year (Mid-Year) to adjust budgeted revenues, expenditures, and transfers based upon actual experience during the first six months of the fiscal year and updated projections for anticipated revenues and expenditures during the second half of the year.

This mid-year review is a prudent fiscal practice that promotes transparency, accountability, and responsible financial management. It ensures that budgeted revenues, expenditures, transfers, and staffing levels accurately reflect operational needs and current fiscal conditions, as well as any changes identified since the approval of the FY 2025–2026 Adopted Budget in June 2025.

BACKGROUND AND DISCUSSION

This report formally presents proposed mid-year budget amendments to address operational needs identified since the adoption of the FY 2025–2026 Budget in June 2025. The proposed amendments reflect updated financial projections and program requirements to ensure continued fiscal stability and effective service delivery.

Final action on the amendments is scheduled for consideration by the HACV Board on March 24, 2026. If approved, the amended budget will become effective on March 25, 2026.

Other Professional Services

Staff recommends increasing the Professional Services line item by \$150,000 to ensure continuity of operations and maintain service delivery standards during a period of staffing shortages. The Department has experienced sustained vacancies and is actively recruiting one Housing Specialist; however, recruitment, onboarding, and training for both newly hired and recently onboarded staff require time before full productivity is achieved.

This temporary investment will stabilize operations, protect program performance, and allow staff the necessary time to build capacity without compromising service to program participants and property owners.

To prevent service delays, ensure regulatory compliance, and minimize impacts to program participants and property owners, staff has expanded the scope of services with the Housing Authority’s consultant, Allecca Inc. This temporary investment will stabilize operations, protect program performance, and provide staff with the necessary time to build internal capacity without compromising customer service.

Augmented professional support will enable the department to manage caseloads effectively, process

**Subject: RECOMMEND APPROVAL OF AMENDMENTS TO THE FISCAL YEAR 2025-26
ADOPTED BUDGET OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO**

transactions in a timely manner, and maintain established performance standards while recruitment efforts are underway. Inspection services will continue to be provided through a separate contractor to ensure uninterrupted compliance with federal Housing Quality Standards and program requirements.

Software Programs

Staff recommends increasing the Software Programs expenditure budget by \$50,000 to strengthen the HACV's operational efficiency, compliance capacity, and long-term sustainability. Enhancements to the existing housing software system, PHA Pro, will add critical functional features designed to streamline workflows, improve reporting accuracy, and support evolving regulatory requirements.

Investing in system improvements will reduce manual processes, minimize the risk of errors, and enhance data integrity, ultimately resulting in more timely and accurate service delivery to program participants and property owners. The proposed funding also includes comprehensive staff training to ensure full utilization of system capabilities, with a strong emphasis on onboarding and equipping new personnel to perform their duties effectively and consistently. This investment positions the HACV to operate more efficiently while maintaining high standards of compliance and customer service.

Training & Conferences

Staff recommends increasing the Training line item by \$10,000 to support required training for both current and new staff. This training will address significant changes to the Housing Choice Voucher Program resulting from the changes brought about by the Housing Opportunity Through Modernization Act (HOTMA).

Staff recommends increasing the Training line item by \$10,000 to ensure that both current and newly hired staff are fully prepared to implement significant regulatory changes affecting the Housing Choice Voucher Program. These changes, resulting from the Housing Opportunity Through Modernization Act (HOTMA), substantially modify income calculations, asset limitations, program eligibility requirements, and administrative procedures.

Comprehensive training is essential to ensure accurate and consistent application of these new requirements, minimize compliance risk, and prevent errors that could result in audit findings, funding impacts, or disruption of assistance to program participants. Investing in targeted training will strengthen staff competency, support smooth implementation of HOTMA provisions, and reinforce the Authority's commitment to regulatory compliance, operational excellence, and high-quality customer service.

ATTACHMENTS

1.	Resolution Recommending Approval of the FY 2025-26 HACV Budget Amendments
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FISCAL IMPACT

The proposed mid-year amendments to the FY 2025–2026 budget for the Housing Authority of the City of Vallejo (HACV) will increase administrative expenditures by **\$210,000**. The additional expenditures will be funded through available fund balance and salary savings.

Any action by the Housing Authority of the City of Vallejo (HACV) has no fiscal impact on the City of Vallejo's General Fund as the HACV is federally funded.

CONTACT

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

Date: March 5, 2026

**Subject: RECOMMEND APPROVAL OF AMENDMENTS TO THE FISCAL YEAR 2025-26
ADOPTED BUDGET OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO**

Page 3

Approved as to form:

By: _____ for _____
Veronica Nebb, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF VALLEJO RECOMMENDING THAT THE HOUSING AUTHORITY BOARD OF DIRECTORS OF THE CITY OF VALLEJO APPROVE AMENDMENTS TO THE FISCAL YEAR 2025-26 ADOPTED BUDGET

WHEREAS, in June 2025, the Board of Directors of the Housing Authority of the City of Vallejo adopted the Fiscal Year (FY) 2025-26 Budget; and

WHEREAS, the Housing Authority annually reviews revenues and expenditures at mid-year to adjust budgeted revenues, expenditures, and transfers based upon actual experience during the first six months of the fiscal year and updated projections for anticipated revenues and expenditures during the second half of the year; and

WHEREAS, staff has identified operational needs since adoption of the budget and is proposing mid-year amendments to address those requirements; and

WHEREAS, the proposed amendments include increases to the Professional Services, Software Programs, and Training & Conferences expenditure budgets in the total amount of \$210,000; and

WHEREAS, the Housing and Community Development Commission has reviewed the proposed amendments to the FY 2025-26 Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED that the Housing and Community Development Commission hereby recommends that the Board of Directors of the Housing Authority of the City of Vallejo approve the proposed amendments to the Fiscal Year 2025-26 Adopted Budget.

Adopted by the Housing and Community Development Commission at a regular meeting held on March 5, 2026, with the following vote:

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

JARED BUNDE, CHAIR

ATTEST: _____
CHARI FRANCISCO, STAFF SECRETARY



City of Vallejo

Boards, Commissions, and Committees Assessment Report

March 25, 2024

Revised August 25, 2025

Prepared by
Ashwini Kantak
MRG, LLC
March 25, 2024
Revised August 25, 2025

