



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

MAY 28, 2026


COMMISSIONERS

Jared Bunde (Chair)
S. Bre Jackson (Vice Chair)
Nicholas Cassidy
Lynda Daniels
Brianna Rogers
Dana Stueland
Carmen Marie Vance

HYBRID MEETING
www.Cityofvallejo.net

7:00 PM

**Vallejo Room
505 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>The Vallejo Room 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://ZoomVallejoRoom.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 • Stream from the City website: www.cityofvallejo.net/Streaming • Join the Zoom webinar: https://ZoomVallejoRoom.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://ZoomVallejoRoom.CityofVallejo.net to launch and join the zoom application. Meeting ID: 814 4681 4741# Meeting Password: 131313</p>	<p><u>Option to Join by Phone</u> Dial (669) 900-6833 Enter Meeting ID: 814 4681 4741# 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>	
	<p>Vallejo Room 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</p>

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. 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. PUBLIC HEARING: PROPOSED FISCAL YEAR 2026-27 ANNUAL ACTION PLAN

Recommendation: Conduct a public hearing. Adopt the enclosed Resolution recommending approval by the City Council of the proposed Fiscal Year (FY) 2026-27 Annual Action Plan (AAP), which includes the allocation of FY 2026-27 Community Development Block Grant (CDBG) Program and HOME Investment Partnerships (“HOME”) Program funds.

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

- 5. ADJOURNMENT**

ADDITIONAL CITY INFORMATION

Members of the public can:

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

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 5:17pm, May 21, 2026.

Dated: May 21, 2026



Chari Francisco, Secretary



DATE: May 28, 2026
TO: Housing & Community Development Chair and Commissioners
FROM: Alicia M. Jones, Housing Director
Chari Francisco, Administrative Manager
SUBJECT: PUBLIC HEARING: PROPOSED FISCAL YEAR 2026-27 ANNUAL ACTION PLAN

RECOMMENDATION

Conduct a public hearing. Adopt the enclosed Resolution recommending approval by the City Council of the proposed Fiscal Year (FY) 2026-27 Annual Action Plan (AAP), which includes the allocation of FY 2026-27 Community Development Block Grant (CDBG) Program and HOME Investment Partnerships (“HOME”) Program funds.

REASON FOR RECOMMENDATION

By submitting an Annual Action Plan, the City will maintain its eligibility for, and may receive, CDBG Program and HOME Program funds in FY 2026-27. These funds benefit the City by helping it to accomplish its affordable housing and community development goals.

BACKGROUND AND DISCUSSION

The City of Vallejo, as an "entitlement city", is designated by the U.S. Department of Housing and Urban Development (HUD) to receive annual, direct formula grants for community development and affordable housing. Instead of competing for funding, the City automatically receives allocations based on specific population and poverty metrics. The City anticipates that it will receive \$1,049,400 for the CDBG Program, and \$420,114.54 for the HOME Program from HUD in FY 2026-27 (July 1, 2026 through June 30, 2027). In order to receive these funds, the City is required by HUD to submit an Annual Action Plan (AAP). The Draft 2026-27 Annual Action Plan is shown at Attachment 2.

KEY PROGRAM REQUIREMENTS

CDBG Program

CDBG projects and activities receiving funding must: (1) meet a national objective of the program, and (2) qualify as an eligible activity. Additionally, projects must be completed, and funds must be expended, in a timely manner, or funds are recaptured by HUD.

Program Administration

In each fiscal year, no more than 20% of the City’s Entitlement grant and 20% of projected program income (revenue) may be expended on costs related to meeting the administrative requirements of the program. Typically, the City has allocated the maximum amount allowed by HUD to CDBG Program Administration.

Public Services

No more than 15% of the CDBG Entitlement grant and 15% of the *prior* fiscal year program income received may be expended on public service activities. Staff estimates that approximately \$157,000 may be available to allocate to public services in FY 2026-27.

HOME Program

HOME Program grants can be used to fund activities that support affordable housing including building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance to low-income persons. Similar to the CDBG Program, HOME-funded projects must be completed, and funds spent, in a timely manner, or funds will be recaptured by HUD.

Program Administration

No more than 10% of the Entitlement grant and 10% of projected program income may be expended on HOME program administration costs. Annually, the City has approved budget authority for the maximum amount allowed by HUD for HOME Program Administration.

Community Housing Development Organization (CHDO) Project and Operating (Staff) Costs

The City must set aside at least 15% of its HOME Entitlement grant each year for specific activities to be undertaken by a special type of non-profit called a Community Housing Development Organization (CHDO). A CHDO is a private non-profit community-based organization that has staff with the capacity to develop affordable housing for the community it serves. To qualify for designation by the City as a CHDO, the organization must meet certain requirements pertaining to its legal status, organizational structure, and capacity and experience.

The City may also allocate up to 5% of its HOME Entitlement each year to a CHDO for its operating costs.

HOME Match

The City must provide a 25% non-federal match for all HOME project costs.

FY 2026-27 CDBG PROGRAM ACTIVITIES

The City anticipates that it will receive \$1,049,400 in CDBG Program (“Entitlement”) funds from HUD in FY 2026-27. The City also estimates it will receive \$63,000 in CDBG program income in FY 2026-27. Therefore, the total amount of CDBG Program funding available to allocate to projects and activities in FY 2024-25 is currently estimated at \$1,059,400, not including any remaining unused funds from prior fiscal years. CDBG funds will be used by the City for homeowner-occupied housing rehabilitation, homebuyer assistance, public services, and program administration.

FY 2026-27 HOME PROGRAM ACTIVITIES

The City anticipates that it will receive \$420,114.54 in HOME Program Entitlement funds in FY 2026-27, and the City estimates it will receive \$10,000 in HOME program income, for a total estimated allocation of \$430,114.54, not including any remaining unused funds from prior fiscal years. HOME funds will be used for affordable housing initiatives, homebuyer assistance, tenant-based rental assistance, and program administration.

ATTACHMENTS

1.	Resolution Recommending FY 2026-27 AAP CAO Stamp
2.	FY 2026-27 AAP (Draft)


FISCAL IMPACT

The Commission’s action will recommend to the City Council the approval of the Annual Action Plan for FY 2026-27, which will include the allocation of \$1,049,400 and \$420,114.54 in CDBG Program and HOME Program funds, respectively, totaling \$1,469,514.54 to specific projects and activities in FY 2026-27.

CONTACT

Chari Francisco, Administrative Manager, (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 CITY OF VALLEJO HOUSING AND COMMUNITY DEVELOPMENT COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE CITY OF VALLEJO’S FISCAL YEAR 2026-27 ANNUAL ACTION PLAN, INCLUDING PROPOSED FY 2026-27 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND HOME INVESTMENT PARTNERSHIPS (“HOME”) PROGRAM FUNDING ALLOCATIONS FOR SUBMITTAL TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

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

WHEREAS, the City’s Annual Action Plan includes the Fiscal Year (FY) 2026-27 CDBG Program and HOME Program funding allocations to projects and activities; and

WHEREAS, on February 5, 2026, a public hearing was held to receive input on community needs; and

WHEREAS, the City of Vallejo has been notified by HUD that it will receive CDBG Program funds and HOME Program funding allocations in the amounts of \$1,049,400 and \$420,114.54 in FY 2026-27, respectively, or effective July 1, 2026; and

WHEREAS, staff estimates that the City of Vallejo will also receive \$63,000.00 and \$10,000.00 in program income (revenue) in FY 2026-27, respectively, as a result of the implementation of certain CDBG Program and HOME Program projects and activities from prior fiscal years; and

WHEREAS, the draft Annual Action Plan for FY 2026-27 has been prepared by the consultant and staff; and

WHEREAS, the goals for FY 2026-27 are described in sections AP-20 and AP-35, respectively; and

WHEREAS, on May 28, 2026 during a special meeting, the Housing and Community Development Commission held a public hearing to receive comments on the Annual Action Plan and on the proposed allocation of CDBG Program and HOME Program funds to projects and activities for FY 2026-27.

NOW, THEREFORE, THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION DOES HEREBY RECOMMEND AS FOLLOWS:

Section 1. The Council of the City of Vallejo hereby approves (1) the FY 2026-27 Annual Action Plan, (2) the FY 2026-27 CDBG Program funding allocations, and (3) the FY 2026-27 HOME Program funding allocations.

Section 2. Notwithstanding any provision of the award of funds as described in the Staff Report, the Council of the City of Vallejo by this action acknowledges that these funding allocations do not constitute a commitment of funds or project site approvals, and that such commitment of funds or approvals may occur only upon satisfactory completion of environmental reviews under the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA), and receipt by the City as applicable of an Authority to Use Grant Funds from HUD under 24 CFR § 58.

Section 3. The provision of any CDBG Program funds or HOME Program funds to projects as described in the Staff Report is conditioned on the City's determination to proceed with, modify, or cancel any activity based on the results of subsequent environmental reviews, as applicable.

Section 4. Notwithstanding the reservation of funds as described in the Staff Report, the City, and subrecipient agencies and contractors of the City, receiving CDBG Program funds and HOME Program funds, will not undertake or commit any funds to physical or choice-limiting actions, including property acquisition, demolition, movement, rehabilitation, conversion, repair, or construction prior to environmental clearance, and that the violation of this provision may result in the denial by HUD of the use of any CDBG Program or HOME Program funds by the City under the FY 2026-27 CDBG Program and HOME Program grants.

Section 5. The City Manager, or Interim or Acting City Manager, or either of his designees, the Assistant City Manager, and the Housing Director, are hereby authorized to prepare and submit to HUD the City's FY 2026-27 Annual Action Plan, and any related applications or documents, and any amendments or corrections to such applications and documents.

Section 6. The City Manager, or Interim or Acting City Manager, or either of his designees, the Assistant City Manager, and the Housing Director, are hereby authorized to make adjustments and revisions to funding allocations in the event that the CDBG Program funds or HOME Program funds provided to the City of Vallejo in FY 2026-27 are revised by HUD, in a not to exceed amount of \$100,000.00 for each program.

Section 7. The City Manager, or Interim or Acting City Manager, or either of his designees, the Assistant City Manager, and the Housing Director, are hereby authorized to prepare and execute written Agreements and Amendments as required with subrecipient and nonprofit agencies receiving funding allocations in FY 2026-27.

Adopted by the Housing and Community Development Commission at a special meeting held on May 28, 2026, with the following vote:

AYES:

NOES:

ABSENT

ABSTAIN:

JARED BUNDE, CHAIR

ATTEST:

CHARI FRANCISCO, SECRETARY

Executive Summary

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

1. Introduction

The Annual Action Plan ("Plan" or AAP) is a document mandated by the U.S. Department of Housing and Urban Development (HUD) that outlines local affordable housing and community development needs and identifies strategies for addressing them. The Plan identifies activities that the City of Vallejo ("City") expects to undertake through direct action or providing funding to other entities. In addition to outlining housing and community development strategies, the AAP includes the City's application for federal grants from HUD. These grants, the Community Development Block Grant (CDBG) and the HOME Investment Partnership ("HOME") fund most of the affordable housing and neighborhood improvement programs the City provides. The City of Vallejo receives CDBG and HOME funding directly from HUD. These HUD-funded housing and community development programs have a broad national goal to "develop viable urban communities by providing decent, affordable housing and suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons."

The Annual Action Plan is a component of the City of Vallejo's Five-Year Consolidated Plan (Con Plan) developed in partnership with several non-profits and businesses throughout the city. The Con Plan lays out a strategic plan to achieve the goals set for the next five years. The Annual Action Plan identifies the specific activities undertaken in a given fiscal year to meet those goals. The Fiscal Year (FY) 2026-27 Annual Action Plan is the second Annual Action Plan of the 2025-2029 Consolidated Plan and speaks to activities the City will undertake from July 1, 2026, and ending June 30, 2027. The FY 2026-27 Annual Action Plan Draft will be available for public review starting April 8, 2026. A public hearing was scheduled for April 23, 2026 at a special meeting of the Housing and Community Development Commission, but was cancelled due to lack of a quorum. It was rescheduled for May 28, 2026. At that meeting, staff will hold the public hearing to accept any comments on the plan.

For FY 2026-27, the City expects to receive new funding of \$1,049,400 for CDBG, and \$420,114.54 for HOME. CDBG funds will be used by the City for homeowner-occupied housing rehabilitation, homebuyer assistance, public services, and program administration. HOME funds will be used for affordable housing initiatives, homebuyer assistance, tenant-based rental assistance, and program administration.

The City currently has remaining CDBG-Coronavirus (CDBG-CV) funds of \$114,065.34, that will be spent on the purchase outdoor exercise equipment as part of the Vallejo Waterfront History Art Park project.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Vallejo will continue to advance its strategic objectives by providing rental assistance to individuals experiencing homelessness or those at risk of homelessness, while also utilizing eligible Community Development Block Grant (CDBG) funds to support public service programs. In addition, the City will reestablish its Homeowner Housing Rehabilitation and Homeownership Assistance programs, which will include the provision of counseling services to support prospective and current homeowners.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Housing and Community Development Department held public hearings; one to allow the public to comment on community needs, and the second to allow the public to comment on the draft FY 2026-27 AAP.

A set of Community Needs Surveys was distributed to local agencies, non-profits, businesses, educational institutions, transit centers and was disseminated in the local newspaper, as per the Citizen Participation Plan. A summary of citizen participation comments will be listed here at the end of the public comment period.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A 90-page housing survey was available for citizens to respond. A summary of written comments will appear here after the public comment period ends.

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

All comments received will be included in this Plan.

7. Summary

The City's Consolidated Plan served as a guide for FY 2026-27 Annual Action Plan as the City of Vallejo prioritizes its efforts and resources to help achieve the shared goals of HUD and the community. The AAP Plan reflects the coordinated efforts of the citizens and stakeholders, partner agencies, and the City of Vallejo to achieve the goals of the Consolidated Plan. The AAP is part of the City's broader Five-Year Consolidated Plan (2025–2029) and specifies the actions to be taken during Fiscal Year 2026–2027 (July 1, 2026–June 30, 2027). The draft plan is available for public review beginning April 8, 2026, and a public hearing is scheduled for May 28, 2026.

The AAP is a required document submitted to HUD that outlines local housing and community development needs, strategies, and planned activities. It also serves as the City's application for federal funding through the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs, which primarily support affordable housing, neighborhood improvements, and services for low- and moderate-income residents.

For FY 2026–27, Vallejo expects approximately \$1.05 million in CDBG funding and \$420,114 in HOME funding. These funds will support programs such as homeowner housing rehabilitation, homebuyer assistance, rental assistance, public services, and administrative costs. Remaining CDBG-Coronavirus funds will be used to purchase outdoor exercise equipment.

The City will continue prioritizing rental assistance for individuals experiencing or at risk of homelessness and will reestablish homeowner rehabilitation and homeownership assistance programs with counseling services. Public input has been gathered through hearings and community surveys, and all feedback will be incorporated into the final plan.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	Vallejo	Housing and Community Development Department	
HOME Administrator	Vallejo	Housing and Community Development Department	

Table 1 – Responsible Agencies

Narrative (optional)

The City of Vallejo is a direct entitlement community and a Participating Jurisdiction for HOME and currently administered by the Housing and Community Development Department under the direction of the Housing Director.

Consolidated Plan Public Contact Information

Alicia M. Jones, Housing Director, alicia.jones@cityofvallejo.net

Chari Francisco, Administrative Manager, chari.francisco@cityofvallejo.net

200 Georgia Street, Vallejo, CA 94590-5930

Tel: (707) 648-4507

Fax: (707) 648-5249

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Vallejo’s Housing and Community Development (HCD) Department leads the implementation of the City’s affordable housing and community development strategies. The HCD Department is responsible for administering and delivering key programs, including the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Neighborhood Stabilization Program (NSP). It also oversees affordable housing set-aside funding and coordinates projects through the Housing Authority of the City of Vallejo, acting in its capacity as the Housing Successor Agency (formerly the Vallejo Redevelopment Agency).

Affordable housing projects and developments are typically carried out through strategic partnerships with both nonprofit and for-profit housing developers.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

City of Vallejo employees within the Housing and Community Development (HCD) Department also staff the Housing Authority of the City of Vallejo (HACV), which administers a range of housing assistance programs, including the Housing Choice Voucher (HCV) Program, Project-Based Voucher Program, Family Self-Sufficiency (FSS) Program, Veterans Affairs Supportive Housing (VASH) Program, and the HCV Homeownership Program. In addition, the HACV collaborates with social service agency partners to coordinate and target supportive services for participants in the Family Self-Sufficiency (FSS) Program, helping to promote long-term housing stability and economic advancement.

To advance affordable housing initiatives for the HOME Program, the City may partner with nonprofit organizations such as a qualified Community Housing Development Organization (CHDO).

The Housing and Community Development (HCD) Department anticipates entering into a contract with a nonprofit organizations to provide fair housing education and homebuyer counseling services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Assistant to the City Manager sits on the Continuum of Care (CoC) Board for Solano County (Housing First Solano), as well as on the governing board of the Community Action Partnership of Solano (CAP Solano), a joint powers authority, to support Vallejo's ongoing work to address homeless and safety net service needs, and works with these entities to develop programs and supportive services to maintain a

seamless continuum of care for the homeless. City staff provides technical assistance where necessary and appropriate to strengthen capacity and identify and secure resources, or assist agencies to access resources, to carry out the activities proposed in the Consolidated Plan's Strategic Plan. Each year, CAP Solano may receive housing project proposals for the homeless, including for permanent housing, transitional housing, and supportive services. The HUD Supportive Housing Program funds many of these programs on a competitive basis. For the last several years, the County of Solano has been successful in securing funding from HUD, the State, and private sources for homeless assistance centers, transitional housing, supportive services, and permanent housing. The City of Vallejo has been an active and participating member of the Continuum of Care in the County of Solano since its inception, and as noted above, the City's Assistant to the City Manager sits on the CoC Board. This provides guidance as to the City's choice of priority needs and funding allocations.

In addition, the City of Vallejo's Vice Mayor serves on the governing board of the Community Action Partnership of Solano (CAP Solano), a Joint Powers Authority (JPA). Together, these entities support the City's ongoing efforts to address homelessness and provide critical safety net services.

The City will continue to collaborate with Housing First Solano and CAP Solano to develop and implement projects, programs, and supportive services aimed at maintaining a seamless continuum of care for individuals experiencing homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Vallejo does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Vallejo Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Housing First Solano	The work of Housing First Solano closely aligns with the strategic priorities of the City of Vallejo by supporting a coordinated, resource-driven approach to addressing homelessness. Vallejo's strategic plan emphasizes the importance of integrated services, sustainable housing solutions, and improved quality of life for residents. Housing First Solano advances these goals by facilitating collaboration among multiple agencies, which strengthens Vallejo's efforts to deliver efficient and unified services to individuals experiencing homelessness. In addition, its role in connecting individuals to housing, employment, healthcare, and family support services directly supports the commitment to addressing the root causes of homelessness through comprehensive, long-term solutions. Housing First Solano also enhances Vallejo's capacity to implement its strategies by securing critical funding from state, federal, and private sources, helping to sustain and expand local initiatives.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

There are no additional comments in this section.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A public hearing on community needs was held on February 5, 2026 prior to the drafting of the FY 2026-27 Annual Action Plan.

A set of Community Needs Surveys was distributed to local agencies, non-profits, businesses, educational institutions, transit centers and was disseminated in the local newspaper, as per the Citizen Participation Plan. The data collected from these surveys will be included in the Plan. All comments received will be summarized in the public comment table below, added as attachments to the plan, and will be considered in the development of this Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Tagalog</p> <p>Non-targeted/broad community</p>	<p>The public hearing was held at a regular meeting of the Housing and Community Development (HCD) Commission (every First Thursday of each month). There are seven members of the HCD Commission. One member was absent/excused at the public hearing. Staff in attendance included the Secretary of the HCD Commission (who is also the Administrative Manager of the HCD Department) and an Administrative Analyst.</p>			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Surveys	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

In FY 2026-27, the City anticipates to receive \$1,049,400 in CDBG Program funds and \$420,114.54 in HOME Program funds. CDBG funds are used by the City for homeowner-occupied rehabilitation, social services, and program administration. HOME funds are used by the City for CHDO, homebuyer assistance/closing cost, TBRA, and program administration. The table below provides a breakdown of these anticipated resources.

There are remaining Neighborhood Stabilization Program funds and are added in the table below as prior year funds. Additionally, HOME American Rescue Plan (HOME-ARP) projects are ongoing and are added in the table below as prior year funds.

The City also has remaining \$114,065.34 CDBG-CV funds not shown in the table below but will be used to purchase outdoor gym equipment in

FY 2026-27.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,049,400.00	63,000.00	0.00	1,112,400.00	3,148,200.00	The City will use the funds to support housing programs, Homebuyer Assistance/Closing Cost, Homeowner-occupied rehabilitation, public services, Program Administration

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	420,114.54	10,000.00	0.00	430,114.54	1,260,342.00	CHDO, mortgage assistance, TBRA and Program Administration

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Economic Development Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Improvements Public Services TBRA	920,987.00	0.00	0.00	920,987.00	920,987.00	The City does not plan to use NSP funds on a project in FY 2026-27. Funds will be expended for a project in upcoming fiscal years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	2,182,472.00	0.00	0.00	2,182,472.00	1,745,978.00	Supportive Services for Vallejo's Homeless Navigation Center

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Funding sources that will be used to implement the Annual Action Plan include but are not limited to: (1) Housing Choice Voucher Program funds for rental assistance, (2) prior-year HOME Program funds, (3) prior-year CDBG Program funds, (4) private, State, and other federal funds to enable non-profit agencies to provide emergency shelter, supportive services, and/or transitional housing for homeless persons and persons with special needs.

HOME Program funds that are used for project (non-administrative) costs will be matched by local sales tax and Housing Successor Agency funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Vallejo’s first and only Homeless Navigation Center, located at 1937 Broadway Street, was acquired in Fiscal Year 2022–2023 to support individuals experiencing homelessness. Looking ahead, the City may evaluate additional City-owned properties that could be utilized to meet the needs identified in the Plan and further expand services.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Administration & Support	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning/ Administration	Citywide	Affordable Housing Community Development	CDBG: \$201,304.00 HOME: \$24,400.00	Other: 1 Other
2	TBRA	2025	2029	Affordable Housing	Citywide	Affordable Housing	HOME: \$750,000.00	Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted
3	Homeownership Assistance	2025	2029	Affordable Housing Households with unmet housing needs	Citywide	Affordable Housing	CDBG: \$556,500.00 HOME: \$256,585.00	Direct Financial Assistance to Homebuyers: 32 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Economic Development	2025	2029	Non-Housing Community Development	Citywide	Community Development	CDBG: \$236,291.00	Businesses assisted: 1 Businesses Assisted
5	Owner Occupied Rehabilitation	2025	2029	Affordable Housing	Citywide	Affordable Housing	CDBG: \$98,640.00 HOME: \$383,941.00	Homeowner Housing Rehabilitated: 2 Household Housing Unit
6	Social Services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Community Development	CDBG: \$148,728.00	Public service activities other than Low/Moderate Income Housing Benefit: 625 Persons Assisted
7	Permanent Supportive Housing	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Affordable Housing	CDBG: \$1,000,000.00 HOME: \$700,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
8	Homeless Navigation Center	2025	2029	Homeless	Citywide	Affordable Housing Community Development	HOME-ARP: \$436,494.00	Overnight/Emergency Shelter/Transitional Housing Beds added: 125 Beds
9	Housing Services	2025	2029	Affordable Housing Non-Homeless Special Needs	Citywide	Affordable Housing	CDBG: \$265,058.00	Other: 12 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Program Administration & Support
	Goal Description	Program planning and administration to support all Housing and Community Development programs in the City of Vallejo.
2	Goal Name	TBRA
	Goal Description	Temporary tenant-based rental assistance for persons who are homeless or at risk of becoming homeless; up to eighteen households.
3	Goal Name	Homeownership Assistance
	Goal Description	Direct homeownership assistance may include subsidizing interest rates and mortgage principal amounts, financing property acquisition costs, covering closing expenses, or contributing up to 50 percent of the required down payment. Additionally, assistance may be provided to eligible non-profit organizations for the purchase, rehabilitation, and resale of properties to low- and moderate-income households.
4	Goal Name	Economic Development
	Goal Description	Includes financial assistance to private for-profit businesses through loans, loan guarantees, and grants; Technical assistance including workshops, assistance in developing business plans, marketing, and referrals to lenders or technical resources; Financial assistance, technical assistance, or general support services to owners and developers of microenterprises. A microenterprise is a business with five or fewer employees, including the owner(s). The activity must be designed to exclusively serve microenterprises.
5	Goal Name	Owner Occupied Rehabilitation
	Goal Description	Provide funds to low-income seniors for homeowner occupied rehabilitation.

6	Goal Name	Social Services
	Goal Description	Assist 625 extremely low and low income persons, including youth, with social services to meet their basic human needs.
7	Goal Name	Permanent Supportive Housing
	Goal Description	Assist in construction and operation of permanent supportive housing for homeless individuals, including Broadway Village and Blue Oak Landing.
8	Goal Name	Homeless Navigation Center
	Goal Description	Construction and operation of a public facility to be used as a Homeless Navigation Center to serve up to 125 homeless individuals annually, with 75% exiting into another suitable housing arrangement annually.
9	Goal Name	Housing Services
	Goal Description	Housing Counseling, under 24 CFR 5.100, provided in conjunction with direct homeownership assistance.

Projects

AP-35 Projects – 91.220(d)

Introduction

Under the City's CDBG Program for FY 2026-27, the City of Vallejo will fund, owner-occupied housing rehabilitation, public services, homeownership assistance, and housing counseling. With FY 2026-27 HOME Program funds, the City will allocate funding to a Tenant-Based Rental Assistance (TBRA) Program, homebuyer assistance, and program administration. CDBG and HOME funds may also be used to fund permanent supportive housing projects. Both funding sources have allocations for program administration costs that include staff salaries and benefits, services, and supplies.

The City's funding allocation decisions are based on identified community needs and public input received during the Annual Action Plan process. Funding is awarded based on eligible activities and priorities identified. The proposed projects are in response to an identified need in the Consolidated Plan. Consideration has also been given to program delivery and staffing requirements to operate the grant activities successfully and program regulations of the Community Development Block Grant programs. The projected target start date for the proposed programs is July 1, 2026, and the projected commencement of proposed programs is June 30, 2027. The City's CDBG fund is based on the this years allocation of \$1,049,400.00 plus prior-year resources of \$380,000.00 The estimate of resources the City anticipates allocating to projects for FY 2026/27 is indicated below. The AP-35 reflects a rounded down to the nearest dollar amount.

Projects

#	Project Name
1	Program Administration
2	Public Services
3	Tenant-Based Rental Assistance
4	Homeownership Assistance
5	Owner-Occupied Housing Rehabilitation
6	Housing Counseling
7	CHDO

Table 7 - Project Information

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

The City's funding allocations proposed for FY 2026-27 are consistent with the priority needs in the Five-

Year Consolidated Plan.

The City of Vallejo is working to address housing and quality of life issues in neighborhoods with action plans, particularly in low-income areas and neighborhoods. Resources are targeted at these areas first, and other services are available for emergencies and accessibility. Limited staffing and financial resources continue to be the main challenge in meeting the underserved needs of low and moderate-income persons. The City will continue its commitment to fund public service agencies that address the unique needs of the underserved using CDBG funds.

AP-38 Project Summary
Project Summary Information

1	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Program Administration & Support
	Needs Addressed	Affordable Housing Community Development
	Funding	CDBG: \$222,480.00 HOME: \$43,011.45
	Description	General administration
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Program Administration will support all families who benefit from any of our annual projects. This project supports the staffing and planning necessary to facilitate the HUD programs and grant management.
	Location Description	In general, the planning and admin activities will take place in the City's Housing and Community Development Department. The benefits from these planning and admin activities will extend Citywide, to all programs under the Housing & Community Development Department's jurisdiction.
Planned Activities	<p>The HCD Department will facilitate HUD's grant programs and manage the projects as listed in this section. This includes administrative tasks, planning and program management. Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation; Providing information and other resources to residents and citizen organizations participating in the planning, implementation, or assessment of CDBG-assisted activities. These activities, along with planning activities; Fair housing activities carried out as part of general program administration rather than as a public service.</p> <p>These activities are subject to the 20 percent limitation under 24 CFR 570.200(g) and 570.489(a)(3)</p>	
2	Project Name	Public Services
	Target Area	Citywide
	Goals Supported	Social Services
	Needs Addressed	Community Development

	Funding	CDBG: \$157,410.00
	Description	
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Tenant-Based Rental Assistance
	Target Area	Citywide
	Goals Supported	TBRA
	Needs Addressed	Affordable Housing
	Funding	HOME: \$100,000.00
	Description	
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	Homeownership Assistance
	Target Area	Citywide
	Goals Supported	Homeownership Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$556,500.00 HOME: \$150,000.00
	Description	
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	Owner-Occupied Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Owner Occupied Rehabilitation
	Needs Addressed	Affordable Housing Community Development
	Funding	CDBG: \$141,040.00 HOME: \$74,085.91
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	Housing Counseling
	Target Area	Citywide
	Goals Supported	Housing Services
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$34,970.00
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
7	Project Name	CHDO
	Target Area	Citywide
	Goals Supported	Permanent Supportive Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$63,017.18
	Description	
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

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

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

The City’s affordable housing and community development projects and services will be made available citywide. While many program participants and beneficiaries reside in designated neighborhood target areas, the City had not prioritized assistance based on target areas or areas of minority concentration. Instead, eligibility for services and programs, whether provided directly or indirectly, is determined by a household’s annual income.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Based on feedback from consultations, public hearings, and surveys, the City has decided not to restrict its activities to specific areas. As the map in Section SP-10 of the City's 2025-2029 Consolidated Plan indicates, funding needs exist throughout the city.

Discussion

Choosing to allocate funds citywide gives the Housing and Community Development Department staff the flexibility to respond to needs throughout the community as they become apparent.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The table below shows the estimated number of homeless, non-homeless, and special-needs households to be provided affordable housing, as well as the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the City of Vallejo for FY 2026-27.

The term, affordable housing, shall be as defined in 24 CFR 92.252 for rental housing, and 24 CFR 92.254 for homeownership.

One Year Goals for the Number of Households to be Supported	
Homeless	18
Non-Homeless	625
Special-Needs	156
Total	799

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	18
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	10
Total	38

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City is estimating to provide tenant-based rental assistance through HOME Program to 18 households. The target number of households to be served through CDBG Program eligible public service activities is 625, including an estimate of 156 persons with special needs. Special needs populations are defined as individuals or families who are not homeless but require supportive housing and services to live independently or in a suitable living environment.

The City aims to provide funds to ten eligible homeowners for housing rehabilitation, and

homeownership assistance to 10 eligible households.

AP-60 Public Housing – 91.220(h)

Introduction

This section is not applicable, as the Housing Authority of the City of Vallejo does not own, administer, or manage any public housing units.

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

This section is not applicable, as the Housing Authority of the City of Vallejo does not own, administer, or manage any public housing units.

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

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

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

The Housing Authority of the City of Vallejo was not designated as a troubled housing authority.

Discussion

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

Introduction

The responses to this section are shown below.

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

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

The City has established a public facility to be used as a Navigation Center to assess and address the needs of homeless persons. The Navigation Center offers:

- 125 shelter beds
- Case management
- Housing navigation
- Connections to mental health and substance use services
- Basic needs (meals, hygiene, storage)
- Pathways to permanent housing

Addressing the emergency shelter and transitional housing needs of homeless persons

The Navigation Center is the core facility providing stabilization and housing navigation. The City works closely with Solano County's Continuum of Care to align funding, data, and program priorities. Dozens of nonprofits, schools, health providers, and civic groups support outreach, food, health care, youth services, and housing.

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

The City has completed the Broadway Village project, a new permanent supportive housing project for homeless persons. The project's 47 units have been fully occupied.

Additionally, the City coordinates with nonprofits, schools, and health providers to support outreach and

basic needs. Furthermore, Vallejo is working to remove barriers to affordable housing.

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

The City and its Housing Authority will coordinate services and referrals where appropriate with non-profit partners. It will prioritize prevention services for low income families and individuals by helping with: rental assistance, utility help, mediation with landlords.

Prevention strategies include:

- Pre-release housing planning
- Transitional housing or rapid rehousing
- Case management and benefits enrollment
- Partnerships with county agencies and nonprofits

Discussion

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

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

Introduction:

The City of Vallejo continues to identify plans to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing.

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

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

The City will provide expedited California Environmental Quality Act (CEQA) review for larger housing projects that are within a Specific Plan Area. The State of California Senate Bill 35 (SB35) review and approval process will be used for affordable housing projects where possible.

Discussion:

In FY 2026-27, the City will provide additional support for the operation of a navigation center for homeless persons through its HOME-ARP funding.

AP-85 Other Actions – 91.220(k)

Introduction:

Listed below are planned actions for the coming program year to overcome challenges in serving underserved populations, promote and preserve affordable housing, assess and mitigate lead-based paint risks, decrease the number of families living in poverty, strengthen institutional frameworks, and improve collaboration between public and private housing providers and social service organizations.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

Using a variety of funding sources, in FY 2026-27 the City will continue to seek opportunities to establish increased affordable rental and owner-occupied housing.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

The City recognizes the need to prioritize anti-poverty efforts, and will continue to support existing programs in FY 2026-27. Family self-sufficiency programs with supportive services will continue to be a key component of the City's anti-poverty strategy. Coordination with social service agencies that administer programs such as Child Start, assistance to families in crisis, and similar social services will be necessary to prevent duplication of effort, and to ensure a maximum of opportunities for extremely low-income and very low-income persons, (at 0 to 50 percent). The City will facilitate projects to meet community needs, which may help reduce the number of households in Vallejo living in poverty.

Actions planned to develop institutional structure

To carry out the FY 2026-27 Annual Action Plan, the City has an existing institutional structure that is already well-developed and strong, through a network of government agencies, non-profit agencies, and

private organizations.

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

Both the City and private healthcare providers will assist in funding the operation of the Homeless Navigation Center for the unhoused population.

Discussion:

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

Program Specific Requirements

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

Introduction:

The City will reserve at least 15 percent of HOME Program funds for a qualified Community Housing Development Organization (CHDO) for specific activities, as required by regulation; and adhere to the HOME Program non-federal match requirement for project costs. A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience.

Participating Jurisdictions (PJs) must contribute or match no less than 25 cents for each dollar of HOME funds spent on affordable housing. As the PJ draws funds from HOME Investment Trust Funds, they incur a match liability, which must be satisfied by the end of each federal fiscal year. The matching contribution adds to the resources available for HOME-assisted or HOME-eligible projects and must come in the form of a permanent contribution to affordable housing. Generally, investments from state or local governments or the private sector qualify as matching contributions, whereas federal funds (such as CDBG) do not qualify. Eligible sources of a match for HOME funds include: cash; donated construction materials or volunteer labor; value of donated land or real property; value of foregone interest, taxes, fees, or charges levied by public or private entities; investments in on-or offsite improvements; proceeds from bond financing; the cost of supportive services provided to families living in HOME units; and the cost of homebuyer counseling to families purchasing HOME-assisted units.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

The City will have no other forms of investment beyond those identified in Section 92.205.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

PJs may use one of two methods to establish long-term affordability in homebuyer activities – “Recapture” or “Resale” -- and the determination of the method must be made prior to giving the assistance to the homebuyer. The provisions are also required to be described in the PJ’s written agreement with the homebuyer. Resale provisions are used to ensure that a HOME-assisted homebuyer unit remains affordable during the entire affordability period. The Resale option is typically used in areas with predominantly high home sales prices, areas subject to rapidly appreciating housing costs, and areas with a shortage of affordable homes for sale.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City designates the affordable unit to be assisted up-front through the written agreement and other loan documents with the project developer/owner. The property must be sold to a qualified low income homeowner at 80% or less of the AMI who will occupy the home as their principal residence, the homebuyer must receive a fair return on investment that the PJ defines, and the property must be re-sold at a price that is affordable to a reasonable range of low income buyers.

The City’s resale provisions require the homeowner to sell the home to an income-eligible household during the affordability term and to follow certain prescribed processes regarding the

resale of the home (including written notification to the City, city certification of the prospective purchaser's income eligibility, sale of the unit at an affordable housing cost to an eligible household, and requirement that the new purchaser enter into a new affordability covenant with the City).

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

This section is not applicable.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

This section is not applicable at this time.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

This section is not applicable at this time.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

This section is not applicable at this time.

There are no additional comments for this section.

