AGENDA

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION REGULAR MEETING

THURSDAY, MAY 6, 2021
7:00 P.M
VIA TELECONFERENCE

Christina Rodriguez, Chair
Tara Beasley-Stansberry, Vice Chair
Robert Bryant
Ylonda Calloway
S. Bre Jackson
Christina Long
Antoinisha Waddell

IMPORTANT NOTICE REGARDING MAY 6, 2021
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION MEETING

These meetings are being conducted using teleconference and electronic means consistent with the State of California Executive Order N-29-30 regarding the COVID-19 pandemic. In accordance with Executive Order N-29-30, the public may only view the meetings on television and/or online and not in the Council Chamber.

PUBLIC COMMENT: Members of the Public may provide public comments during the Commission Meeting via Zoom (https://ZoomRegular.Cityofvallejo.net), or via phone, by dialing (669) 900-6833. For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment

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- Stream from the City website: www.cityofvallejo.net/Streaming
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	In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at dawn.abrahamson@cityofvallejo.net Notification at least 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting. [28 CFR.35.102.35.104 ADA Title II]. The Vallejo Housing and Community Development Division may be contacted as follows: Tel: (707) 648-4507, Fax: (707) 648-5249, or e-mail: chari.barrera@cityofvallejo.net. The hearing impaired may call the California Relay Service at (800) 735-2922 without a TTY/TDD, or (800) 735-2929 with a TTY/TDD.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. APPROVAL OF MINUTES

a. Regular Meeting of March 4, 2021

b. Special Meeting of March 17, 2021

6. REPORT OF PRESIDING OFFICER AND MEMBERS OF THE COMMISSION

7. SECRETARY'S REPORT

8. COUNCIL LIAISON'S REPORT

9. COMMUNICATIONS AND PRESENTATIONS

a. Overview of the Ralph M. Brown Act

10. COMMUNITY FORUM

This is an opportunity for residents to discuss items not on the agenda that are within the purview of the Commission. The Commission may not discuss or take action on these items but may require they be placed on a future agenda. If an item is not within the purview of the Commission, the person may be referred to the appropriate party.

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold this meeting via teleconference. There will be no public access to City Hall for any Commission meetings until further notice.

Any interested members of the public desiring to communicate with the Commission as part of the Community Forum may do so via:

- *Zoom: (https://ZoomRegular.Cityofvallejo.net),*
- *Phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone.*

For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment.

11. CONSENT CALENDAR

12. PUBLIC HEARINGS

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold this meeting via teleconference. There will be no public access to City Hall for any Commission meetings until further notice.

Any interested members of the public desiring to communicate with the Commission as part of the Public Hearing may do so via:

- *Zoom: (https://ZoomRegular.Cityofvallejo.net),*
- *Phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone.*

For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment.

A. Proposed Fiscal Year (FY) 2021-22 Annual Action Plan

The City is required by the U. S. Department of Housing and Urban Development (HUD) to submit an "Annual Action Plan", which includes the allocation of FY 2021-22 (July 1, 2021 to June 30, 2022) Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funds to projects and activities.

For more information, a staff report is enclosed with the agenda packet.

Recommendation: Conduct a public hearing. Adopt the enclosed Resolution recommending approval by the City Council of the proposed FY 2021-22 Annual Action Plan, which includes the allocation of FY 2021-22 CDBG Program and HOME Program funds, as recommended by a Commission Ad Hoc Committee (Beasley-Stansberry, Long), and staff.

B. Second Proposed Substantial Amendment to the Fiscal Year (FY) 2019-20 Annual Action Plan to Include the Allocation of Round Three of Coronavirus Aid, Relief, and Economic Security (CARES) Act Community Development Block Grant (CDBG) Program Coronavirus (CDBG-CV3) Funds

In order to receive the third round of CARES Act funding from HUD in the amount of $856,930.00, the City must complete a second Substantial Amendment to the FY 2019-20 Annual Action Plan. This Amendment must describe the proposed use of this funding, and the process for obtaining public input, and submit it to HUD.

For more information, a staff report is enclosed with the agenda packet.

Recommendation: Conduct a public hearing. Adopt the enclosed Resolution recommending approval by the City Council of a Second Amendment to the FY 2019-20 Annual Action Plan and CDBG Program Budget.

C. Proposed Substantial Amendments to Fiscal Year (FY) 2020-24 Consolidated Plan and FY 2020-21 Annual Action Plan

The City's current Consolidated Plan and Annual Action Plan was adopted by the City on July 21, 2020, and covers the period beginning July 1, 2020 and ending June 30, 2025. These Plans includes the City's allocation of federal Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funds, received annually from the Department of Housing and Urban Development (HUD).

Staff proposes at this time that the City reallocate $1.2 million in CDBG Program funds from the Homeless Navigation Center Project to Project Roomkey. The City's Citizen Participation Plan requires the City to hold a public hearing to receive comments on any proposed changes to the Consolidated Plan or Annual Action Plans that would substantially amend the documents.

For more information, a staff report is enclosed with the agenda packet.

Recommendation: Conduct a public hearing. Adopt the enclosed Resolution recommending approval by the City Council of Substantial Amendments to the FY 2020-24 Consolidated Plan and FY 2020-21 Annual Action Plan.

13. ADMINISTRATIVE ITEMS

A. Homeless Navigation Center Update

Recommendation: Informational Item only. No action is required.

14. POLICY ITEMS

15. ADJOURNMENT

AFFIDAVIT OF POSTING

I, Chari Barrera, Housing and Community Development Commission Secretary, 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 Housing and Community Development Commission, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 7:00 p. m. on May 3, 2021.

Dated: May 3, 2021

Chari Barrera, Secretary

City of Vallejo
Housing and Community Development Commission
Via Teleconference
March 4, 2021

ACTION MINUTES

1. Call to Order

The Housing and Community Development Commission of the City of Vallejo met in a regular virtual meeting on Thursday, March 4, 2021 at 7:05 p.m.

2. Pledge of Allegiance

3. Roll Call

Present: Beasley-Stansberry, Bryant, Calloway, Jackson, Long, Waddell (arrived at 7:15 p.m.)

Absent/Excused: Rodriguez

Absent/Unexcused: None

Liaison: Councilmember Diaz

Staff: Judy Shepard-Hall, Housing and Community Development Program Manager
Guy Ricca, Temp. Senior Community Development Analyst
Chari Barrera, Administrative Analyst II
Natalie Peterson, Administrative Analyst I

Guest: Darlene Williams, Community Housing Development Corporation

4. Approval of Agenda

Bryant made a motion to approve the Agenda, removing Public Hearing A at the request of Staff.

ROLL CALL:

Ayes: Commissioners: Beasley-Stansberry, Bryant, Calloway, Jackson, Long

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Rodriguez

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 5-0-0.

5. Approval of Minutes

Long made a motion to approve the Agenda. The motion was seconded by Jackson.

ROLL CALL:

Ayes: Commissioners: Beasley-Stansberry, Bryant, Calloway, Jackson, Long

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Rodriguez

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 5-0-0.

6. Report of Presiding Officer and Members of the Commission

There were no reports.

7. Secretary's Report

The Secretary announced a special meeting on March 17, 2021.

8. Council Liaison's Report

There was no report.

9. Communications and Presentations

There were no communications or presentations.

10. Community Forum

Brad Beltane voiced concerns on having money set aside for homeless persons in the encampments and in hotels at Project Roomkey.

Rizkin@vallejoproject.org stated that he works for a non-profit organization engaged in Factory OS for programs in Vallejo. He stated that porta-potties should be made available for homeless persons during the Farmers' Market.

11. Consent Calendar

12. Public Hearings

There were no public hearings.

13. Administrative Items

A. Community Development Block Grant (CDBG) Program Funding Agreement By and Between the City of Vallejo and Community Housing Development Corporation (CHDC) to Provide First Time Homebuyer Mortgage Assistance Loans and Closing Cost Grants in an Amount Not to Exceed $191,970.00

Ricca reviewed the item. After discussion, Jackson made a motion to approve the item. The motion was seconded by Beasley-Stansberry.

ROLL CALL:

Ayes: Commissioners: Beasley-Stansberry, Bryant, Calloway, Jackson, Long, Waddell

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Rodriguez

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 6-0-0.

B. HOME Investment Partnerships Program Funding Agreement By and Between the City of Vallejo and CHDC to Provide First Time Homebuyer Mortgage Assistance Loans and Closing Cost Grants in an Amount Not to Exceed $405,00.00

After discussion, Bryant made a motion to approve the item. The motion was seconded by Jackson.

ROLL CALL:

Ayes: Commissioners: Beasley-Stansberry, Bryant, Calloway, Jackson, Long, Waddell

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Rodriguez

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 6-0-0.

14. Policy Items

There were no policy items.

15. Adjournment

There being no further business, at 7:41 p. m. the meeting was adjourned.

Respectfully submitted,

//ss//
CHARI BARRERA, Secretary

City of Vallejo
Housing and Community Development Commission
Via Teleconference
March 17, 2021

ACTION MINUTES

1. Call to Order

The Housing and Community Development Commission of the City of Vallejo met in a special virtual meeting on Wednesday, March 17, 2021 at 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call

Present: Beasley-Stansberry, Bryant, Jackson, Long, Rodriguez, Waddell

Absent/Excused: None

Absent/Unexcused: Calloway

Liaison: Councilmember Diaz, absent

Staff: Judy Shepard-Hall, Housing and Community Development Program Manager
Guy Ricca, Temp. Senior Community Development Analyst
Chari Barrera, Administrative Analyst II
Natalie Peterson, Administrative Analyst I

4. Approval of Agenda

Beasley-Stansberry made a motion to approve the Agenda. The motion was seconded by Bryant.

ROLL CALL:

Ayes: Commissioners: Beasley-Stansberry, Bryant, Jackson, Long, Rodriguez, Waddell

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: Calloway

The motion passed unanimously, 6-0-0.

5. Approval of Minutes

6. Report of Presiding Officer and Members of the Commission

There were no reports.

7. Secretary's Report

There was no report.

8. Council Liaison's Report

There was no report.

9. Communications and Presentations

There were no communications or presentations.

10. Community Forum

Brad Beltane stated that the City should make adjustments to the Navigation Center Project adjustments and expand it to include tiny houses and shipping containers. He also suggested placing trash receptacles and porta-potties for homeless persons throughout the City.

Brian Sizemore asked for an update on City clean-up and litter removal. He stated that fair market rate of shipping containers is high, and FEMA uses them heavily. He also discussed development of on the waterfront, the vacant lot ordinance, and Code Enforcement.

11. Consent Calendar

12. Public Hearings

A. Draft Consolidated Annual Performance and Evaluation Report ("CAPER") for Fiscal Year (FY) 2019-2020

Staff reviewed the item. The Chair opened the public hearing. Brad Beltane made comments about the Navigation Center Project and security concerns. There being no other speakers, the Chair closed the public hearing . After discussion, Beasley-Stansberry made a motion to approve the item. The motion was seconded by Jackson.

ROLL CALL:

Ayes: Commissioners: Beasley-Stansberry, Bryant, Jackson, Long, Rodriguez, Waddell

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: Calloway

The motion passed unanimously, 6-0-0.

13. Administrative Items

There were no administrative items.

1**4. Policy Items**

There were no policy items.

15. Adjournment

There being no further business, at 7:41 p. m. the meeting was adjourned.

Respectfully submitted,

//ss//
CHARI BARRERA, Secretary

PUBLIC HEARING 12 A.

DATE: May 6, 2021

TO: Chair and Commissioners
Housing and Community Development Commission

FROM: Judy Shepard-Hall, Housing and Community Development Program Manager

SUBJECT: **PROPOSED ANNUAL ACTION PLAN FOR FISCAL YEAR 2021-22**

RECOMMENDATION

Conduct a public hearing. Adopt the enclosed Resolution recommending approval by the City Council of the proposed Annual Action Plan for Fiscal Year (FY) 2021-22, which includes the allocation of FY 2021-22 Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funds, as recommended by a Commission Ad Hoc Committee (Beasley-Stansberry, Long), and staff.

REASONS 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 2021.22. These funds benefit the City by helping it to accomplish its affordable housing and community development goals.

BACKGROUND AND DISCUSSION

The City is required by the U. S. Department of Housing and Urban Development (HUD) to submit an "Annual Action Plan" or AAP, in order to receive funds under several affordable housing and community development programs. The AAP includes the allocation of FY 2021-22 (July 1, 2021 to June 30, 2022) CDBG Program and HOME Program funds to projects and activities. The draft 2021-22 Annual Action Plan is shown at Attachment 2.

Consolidated Plan Process

The FY 2020-24 Five-Year Consolidated Plan was adopted by the City Council in July, 2020. On January 7, 2021 the Housing and Community Development (HCD) Commission held a public hearing to comments on affordable housing and community development needs in Vallejo. The purpose of this hearing was to determine whether the needs and priorities identified in the Consolidated Plan had significantly changed and if so, what if any revisions to projects and activities may be appropriate. No public or written comments were received.

The HCD Commission and the City Council have taken actions to support the development of the FY 2021-22 Annual Action Plan. In December 2020 the Commission and the City Council adopted a CDBG Program and HOME Program funding process and criteria for FY 2021-22. On January 4, 2021 the City issued FY 2021-22 Applications for Funding, inviting non-profit organizations to submit proposals for affordable housing and social service projects and activities. The applications were due not later than January 29, 2021. Four responsive social service applications were received; no affordable housing proposals were submitted.

In December, 2020 the Commission established an Ad Hoc Committee (Beasley-Stansberry, Long) on the FY 2021-22 CDBG Program and HOME Program Funding Process, to include funding recommendations from the Committee and staff. The Ad Hoc Committee met on February 17, 2021 to receive presentations from the social service agencies requesting FY 2021-22 CDBG Program funds. On March 8, 2021, the Committee and staff met in a study session to review and applications and input received on February 17, and then developed recommendations for the Commission's consideration and action. The Ad Hoc Committee and staff are in agreement on the funding recommendations, which are shown at Attachments 3 and 4.

FY 2021-22 CDBG Program Funding Recommendations

HUD has notified the City that it will receive $1,035,455 in CDBG Program ("Entitlement") funds directly from HUD in FY 2021-22. The City also estimates it will receive $15,000 in program income (revenue). Therefore, the total amount of CDBG Program funding available to allocate to projects and activities in FY 2021-22 is $1,050,455. The Ad Hoc Committee and staff's CDBG Program funding recommendations are shown below.

Proposed Activity	*Amount*
Administration	
City Program Administration	$210,091
Projects	
A. City Staff Project Delivery	4,339
B. Housing	
1. First Time Homebuyer Mortgage Assistance	
a. Closing Cost Grants	41,650
b. Loans	300,000
Subtotal, Mortgage Assistance	341,650
2. Owner-Occupied Rehabilitation Loans/ Paint Grants	329,375
Subtotal, Housing	671,025
C. Social Services	
1. Fair Housing Advocates	30,000
2. The House of Acts	50,000
3. Legal Services of Northern California	30,000
4. Unallocated	35,000
5. Vallejo Senior Citizens' Council	20,000
Subtotal, Social Services	165,000
Subtotal, Projects	840,364
TOTAL	**$1,050,455**

FY 2021-22 HOME Program Funding Recommendations

The City will receive $610,866 in HOME Program funds in FY 2021-22, and the City estimates it will receive $150,000 in program income, for a total allocation of $760,866. The Committee and staff recommendations are shown below.

Proposed Activity	*Amount*
Administration	
City Program Administration	$76,086
Projects	
A. Community Housing Development Organization (CHDO) Project	91,629
B. City Staff Activity/Project Delivery	43,600
C. First Time Homebuyer Mortgage Assistance	

1. Closing Cost Grants	50,000
2. Loans	200,928
Subtotal, Mortgage Assistance	250,928
D. Sonoma Estates Housing Project Loan – Community Housing Development Corporation	180,000
E. Temporary Tenant Based Rental Assistance	118,623
Subtotal, Projects	**684,780**
TOTAL	**$760,866**

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FISCAL IMPACT

The Commission's action will recommend to the City Council approval of the Annual Action Plan for FY 2021-22, including the allocation of $1,050,455 and $760,866 in CDBG Program and HOME Program funds, respectively, totaling an estimated $1,811,321, to specific projects and activities in FY 2021-22.

ENVIRONMENTAL REVIEW

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

ATTACHMENTS

1. Resolution
2. Draft Annual Action Plan for Fiscal Year 2021-22
3. Proposed CDBG Program Funding Allocations for FY 2021-22
4. Proposed HOME Program Funding Allocations for FY 2021-22
5. Public Notices for Annual Action Plan for FY 2021-22

CONTACT

Judy Shepard-Hall, Housing and Community Development Program Manager, (707) 648-4408
Judy.Shepard-Hall@cityofvallejo.net.

RESOLUTION

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 (HUD); and

WHEREAS, the City's next Annual Action Plan includes the Fiscal Year (FY) 2021-22 CDBG Program and HOME Program funding allocations to projects and activities; and

WHEREAS, in December, 2020, the City adopted a CDBG Program and HOME Program funding process and criteria, which included a one-year funding cycle for FY 2021-22; and

WHEREAS, in December, 2020 the Housing and Community Development (HCD) Commission established an Ad Hoc Committee on the FY 2021-22 CDBG Program and HOME Program Funding Process (Beasley-Stansberry, Long); and

WHEREAS, as part of the funding process, on January 4, 2021 the City of Vallejo issued a Request for Proposals and Applications for the allocation of a portion of its CDBG Program and HOME Program funds to non-profit organizations; 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 $1,035,455 and $610,866 in FY 2021-22, respectively, or effective July 1, 2021; and

WHEREAS, staff estimates that the City of Vallejo will also receive $15,000 and $150,000 in program income (revenue) in FY 2021-22, as the result of the implementation of CDBG Program and HOME Program projects and activities, respectively; and

WHEREAS, on February 17, 2021 and March 8, 2021 the Ad Hoc Committee and staff met to receive funding presentations and to consider funding allocations; and

WHEREAS, the Ad Hoc Committee and staff are in agreement on FY 2021-22 funding recommendations; and

WHEREAS, a draft Annual Action Plan for FY 2021-22 has been prepared by staff; and

WHEREAS, on May 6, 2021 the HCD Commission held a public hearing to receive comments on the proposed allocation of CDBG Program and HOME Program funds to projects and activities for FY 2021-22, and then recommended the adoption of the Annual Action Plan, to include the annual allocation of CDBG Program and HOME Program funds to projects and activities for FY 2021-22, by the City Council;

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

Section 1. The Council of the City of Vallejo approve the (1) FY 2021-22 Annual Action Plan, (2) the FY 2021-22 CDBG Program funding allocations, and (3) the FY 2021-22 HOME Program funding allocations, as shown at Attachments 2, 3, and 4 of the Staff Report dated May 6, 2021.

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 acknowledge 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 2021-22 CDBG Program and HOME Program grants.

Section 5. The City Manager, or either of his designees, the Assistant City Manager, and the Housing and Community Development Program Manager, are hereby authorized to prepare and submit to HUD the City's FY 2021-22 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 either of his designees 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 2021-22 are revised by HUD, in a not to exceed amount of $100,000 for each program.

Section 7. The City Manager or either of his designees are hereby authorized to prepare and execute written Agreements and Amendments as required with subrecipient and nonprofit agencies receiving funding allocations in FY 2021-22.

Section 8. The City Manager or either of his designees are hereby authorized to prepare and issue Requests for Qualifications and Requests for Proposals for FY 2021-22 CDBG Program and HOME Program projects and activities as may be required by the City of Vallejo or HUD.

Executive Summary

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

1. Introduction

Vallejo, with an estimated population of 121,692 as of July 1, 2019 according to the U. S. Census Bureau, is the largest city in Solano County, California, and is located on the northeastern shore of San Pablo Bay. Based on the most recent affordable housing and community development (non-housing) needs data available to the City of Vallejo, the City's Five-Year Consolidated Plan (2020-2024), adopted in 2020, identifies four high priority population groups in Vallejo, in this order of need: (1) extremely low-income and very low-income renters, (2) homeless persons, (3) very low-income and low-income first time homebuyers, and (4) non-homeless persons with special needs, including persons living with HIV/AIDS, severe mental illness, and substance abuse addictions. Community development needs include: (1) completing comprehensive, health and safety public improvements in neighborhood target areas, (2) installing curb ramps, Citywide, and (3) providing social services for extremely low-income and very low-income persons in order to meet their basic human needs.

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.

Goals: (1) Construct 75 units of permanent supportive rental housing for homeless persons, (2) establish a Navigation Center for 125 homeless adults, (3) build eleven for-ownership workforce housing units in a neighborhood target area for first time homebuyers, known as "Sonoma Estates", (4) provide critical public services to 125 persons who are not homeless but have special needs, (5) provide social services to 1,250 very low-income and low-income persons, (6) provide direct financial homeownership assistance to five first time homebuyer households, and (7) provide tenant-based rental assistance/rapid rehousing to ten homeless and at-risk of homelessness individuals and families.

3. Evaluation of past performance

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

In 2020, the City adopted a Five-Year Consolidated Plan for the period beginning July 1, 2020 and ending June 30, 2025. Over $20 million in private, federal, state, and local funds are invested in Consolidated

Plan activities annually; of this amount, a large majority is federal funds. The City is on track to accomplish its Consolidated Plan goals and meet the high priority needs in the community.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In the first year of the Consolidated Plan (July 1, 2020 through June 30, 2021), the City's Housing and Community Development Commission (HCDC) held a public hearing on affordable housing and community development needs on January 7, 2021, in accordance with the City's Citizen Participation Plan. The City holds at least one public hearing each year to receive comments on affordable housing and community development needs in the City of Vallejo. The specific purposes of this annual public hearing are to: (1) determine whether and how affordable housing and community development needs may have changed, significantly, from those identified in the Consolidated Plan and if so what, if any, revisions to proposed projects and activities may be appropriate, and (2) provide an opportunity for residents and other interested parties to comment on how they believe the City's CDBG Program and HOME Program funds may be used in FY 2021-22, which will be the second year of the Five-Year Consolidated Plan. However, the purpose of this hearing is not to recommend the allocation of funding to projects and activities. A legal notice regarding the January 7, 2021 public hearing was published in the local newspaper, and on the City's website, prior to the hearing. Written comments were also invited from the public prior to the public hearing.

The HCDC will hold a second public hearing on May 6, 2021 to receive comments from the public on the draft FY 2021-22 Annual Action Plan.

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.

No public comments were received at the January 7, 2021 public hearing, and no written comments were submitted on this subject.

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

This section is not applicable to the January 7, 2021 public hearing or written comment period, because no comments were received.

7. Summary

After an extensive planning and public comment process, in 2020 the City adopted a Consolidated Plan for the period July 1, 2020 through June 30, 2025. The Consolidated Plan has prioritized affordable housing and community development needs in the City of Vallejo, and has identified anticipated resources to address the high priority needs in these areas. The City expects to meet five-year and annual program goals; if needs or resources change in the future, the City will consider amending the Consolidated Plan, using a process that is in compliance with the Citizen Participation 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	City Manager/Housing and Community Development Div
HOME Administrator	VALLEJO	City Manager/Housing and Community Development Div

Table 1 – Responsible Agencies

Narrative (optional)

The City of Vallejo's entitlement grants are administered by the City under the direction of the Housing and Community Development Program Manager.

Consolidated Plan Public Contact Information

Chari Barrera, Administrative Analyst II, City of Vallejo, 200 Georgia Street, Vallejo, CA 94590-5930, 707-552-7204, FAX: 707-648-5249, Chari.Barrera@cityofvallejo.net

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

1. Introduction

The City of Vallejo's Office of the City Manager, Housing and Community Development (HCD) Division, will take the lead in implementing its affordable housing and community development strategy for Vallejo in FY 2021-22, (July 1, 2021 through June 30, 2022). The HCD Division is responsible for delivering the City's Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program, and Neighborhood Stabilization Program (NSP), as well as Vallejo Housing Authority (VHA) Housing Successor Agency (formerly Redevelopment Agency) projects. Affordable housing projects and developments are completed through partnerships with non-profit 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(l))

City employees in the HCD Division will staff the VHA, which administers the Housing Choice Voucher, Project Based Voucher, Family Self-Sufficiency (FSS), Veterans Affairs Supportive Housing (VASH), and Section 8 Homeownership Programs. The City will contract with Community Housing Development Corporation (CHDC), a non-profit agency, and which is also a HOME Program-eligible CHDO, to deliver the City's First Time Homebuyer Assistance Program, using CDBG Program and HOME Program funds. CHDC is also certified by HUD as a housing counseling agency, and provides homebuyer educations and housing counseling programs to Vallejo residents. The VHA and social service agency partners will share and target supportive services where possible on behalf of its FSS Program participants.

In January 2021, non-profit housing and social service agencies were invited to submit CDBG Program and HOME Program funding proposals to the City, to address the high priority affordable housing and community development needs in Vallejo, as identified in the Consolidated Plan. The HCDC, an advisory body appointed by the City Council, provided significant input into how these funds will be allocated in FY 2021-22.

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 City's HCD Program Manager sits on (1) the Continuum of Care (CoC) Board for Solano County (Housing First Solano), and (2) the governing board of the Community Action Partnership of Solano (CAP Solano), a Joint Powers Authority (JPA), to support Vallejo's ongoing work to address homeless and safety net service needs. The City will work with Housing First Solano and CAP Solano to develop

programs and supportive services to maintain a seamless continuum of care for the homeless. City staff will provide technical assistance where necessary and appropriate to the CoC Board and the JPA to strengthen capacities, identify and secure resources, and to assist service agencies to access resources, to carry out the activities proposed in the FY 2021-22 Annual Action Plan.

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

Each year, CAP Solano receives housing project proposals for the homeless, including for permanent housing, transitional housing, and supportive services. The HUD Supportive Housing Program funds many of these activities on a competitive and then ongoing basis. For the last several years, the County of Solano, more recently with assistance from HomeBase, has been successful in securing funding from HUD, the State, and private sources for Homeless Assistance Centers, transitional housing projects, supportive services, and permanent housing units. The City of Vallejo has been an active and participating member of the County of Solano CoC since its inception, and the HCD Program Manager sits on the CoC board. This participation informs the City's choice of priority needs and funding allocations.

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**	Legal Services of Northern California
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Service-Fair Housing Other government - Federal Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Services of Northern California provided comments to assist the City in updating is AI.
2	**Agency/Group/Organization**	Fair Housing Advocates of Northern California
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Service-Fair Housing Other government - Federal Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Fair Housing Advocates of Northern California provided comments to assist the City in updating its AI.

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

This section is not applicable. Therefore, there are no comments in this section.

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	City of Vallejo Housing Element	The City's Housing element has been updated through 2023; certain affordable housing goals are the same.
City of Vallejo Housing Strategy	HCD Division, City of Vallejo	A housing policy for the City for all income groups was adopted by the City Council in 2020; certain affordable housing goals are the same, including expanding resources for the homeless population.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

There are no additional comments for 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

Two public hearings and two written comment periods were conducted, pre- and post-drafting of the FY 2021-22 Annual Action Plan. No public or written comments were received from the public at the January 7, 2021 public hearing, or during the written comment period.

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 Hearing	Minorities Non-English Speaking - Specify other language: Spanish, Tagalog Non-targeted/broad community	No members of the public attended the January 7, 2021 virtual public hearing who chose to comment.	No public or written comments were received related to the January 7, 2021 public hearing on needs.	This section is not applicable at this time.	

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	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish, Tagalog Non-targeted/broad community	No members of the public attended the January 7, 2021 virtual public hearing who chose to comment.	No public or written comments were received related to the January 7, 2021 public hearing on needs.	This section is not applicable at this time.	
3	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish, Tagalog Non-targeted/broad community	No members of the public attended the January 7, 2021 virtual public hearing who chose to comment.	No public or written comments were received related to the January 7, 2021 public hearing on needs.	This section is not applicable at this time.	http://www.cityofvallejo.net

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

For FY 2021-22, the City will receive $1,811,321 in combined CDBG Program and HOME Program funds. CDBG Program funds will be used by the City for first time homebuyer financial assistance, housing rehabilitation, social services, and program administration. HOME Program funds will be used for a reservation of funds for a CHDO project, first time homebuyer financial assistance, a loan to help build a workforce for-ownership housing project, TBRA assistance, and program administration. The table below provides a breakdown of actual and anticipated resources, based on FY 2021-22 funding allocations.

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	1,035,455	15,000	1,600,000	2,650,455	3,000,000	First time homebuyer assistance, housing rehabilitation, social services, 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: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	610,866	150,000	4,000,000	4,760,866	2,100,000	CHDO reserve, first time homebuyer assistance, workforce housing, TBRA, and program administration.
Other	private	Public Services	1,000,000	0	0	1,000,000	5,200,000	Private financing from three health care providers to support the operation of a Navigation Center.
Other	public - state	Public Improvements	960,000	0	0	960,000	0	State of California Permanent Local Housing Allocation (PLHA) funding to assist the City in constructing a 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) federal Housing Choice Voucher

Program funds for rental assistance. (2) federal CDBG Program, federal HOME Program, federal NSP, bond financing, low-income housing tax credits, private donations, and owner's funds, for first time homebuyer assistance, housing rehabilitation, and new construction of affordable rental and for-ownership (workforce) housing, (3) private, State, and federal funds to enable non-profit agencies to provide emergency shelter, supportive services, and transitional housing for homeless persons and persons with special needs, and (4) federal CDBG Program funds for social services to meet basic human needs.

Federal HOME Program funds that are used for project 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

2118 and 2134-36 Sacramento Street, Vallejo, on a 1.34-acre site, to construct 75 permanent supportive housing rental units for homeless persons in partnership with Eden Housing, Inc., dba Vallejo PSH LLC.

5 Midway Street, Vallejo, a two-acre vacant parcel, to construct a public facility that will be used as a Navigation Center for homeless persons.

Discussion

The City plans to use City-owned properties to address the need for permanent supportive housing, and homeless navigation services.

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	Permanent Supportive Housing	2020	2024	Affordable Housing	Central City	Affordable Housing		Rental units constructed: 75 Household Housing Unit
2	Sonoma Estates Housing Project	2021	2023	Affordable Housing	South Vallejo	Affordable Housing	HOME: $180,000	Homeowner Housing Added: 11 Household Housing Unit
3	Homeless Navigation Center	2020	2023	Homeless	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development		Other: 125 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Non-Homeless Special Needs Services	2020	2024	Non-Homeless Special Needs	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development		Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
5	Social Services	2020	2024	Non-Housing Community Development	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	CDBG: $165,000	Public service activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted
6	TBRA	2020	2024	Affordable Housing	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	HOME: $118,623	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Homebuyer Assistance	2020	2024	Affordable Housing	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	CDBG: $341,650 HOME: $250,928	Direct Financial Assistance to Homebuyers: 5 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Permanent Supportive Housing
	Goal Description	The City will continue its efforts to assist in the construction of 75 rental units of permanent supportive housing for homeless individuals, using over $2.2 million in combined CDBG Program and HOME Program funds, allocated in a prior year.
2	**Goal Name**	Sonoma Estates Housing Project
	Goal Description	Build eleven for-ownership workforce housing units in a neighborhood target area for first time homebuyers, using HOME Program and NSP funds.
3	**Goal Name**	Homeless Navigation Center
	Goal Description	Complete the construction of a public facility that will be used as a Navigation Center to serve up to 125 homeless adults annually, with 75 percent entering into another suitable living arrangement annually, using over $2.3 million in CDBG Program funds allocated in a prior year.

4	**Goal Name**	Non-Homeless Special Needs Services
	Goal Description	Provide critical public services to 125 persons who are not homeless but have special needs.
5	**Goal Name**	Social Services
	Goal Description	Through the allocation of CDBG Program funds to non-profit agencies, provide social services to 1,250 extremely low-income and very low-income persons.
6	**Goal Name**	TBRA
	Goal Description	Temporary tenant-based rental assistance/rapid rehousing for ten persons who are homeless or at-risk of becoming homeless.
7	**Goal Name**	Homebuyer Assistance
	Goal Description	Provide homebuyer loans and closing cost grants for five first time homebuyers.

Projects

AP-35 Projects – 91.220(d)

Introduction

Under the City's CDBG Program for FY 2021-22, Vallejo will fund first time homebuyer assistance, housing rehabilitation, social services, and program administration. With FY 2021-22 HOME Program funding, the City will allocate funding to first time homebuyer assistance, a for-ownership workforce housing project, the reservation of CHDO funds for a future affordable housing project, tenant-based rental assistance/rapid rehousing, and program administration.

Projects

#	Project Name
1	Program Administration
2	First Time Homebuyer Mortgage Assistance
3	Owner-Occupied Housing Rehabilitation Loans/Paint Grants
4	Social Services
5	Sonoma Estates Housing Project Loan
6	Tenant-Based Rental Assistance/Rapid Rehousing
7	CHDO Project

Table 7 - Project Information

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

The City does not anticipate any obstacles to meeting the needs as identified and addressed in the Annual Action Plan.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Program Administration
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Permanent Supportive Housing Sonoma Estates Housing Project Homeless Navigation Center Non-Homeless Special Needs Services Social Services TBRA Homebuyer Assistance
	Needs Addressed	Affordable Housing Community Development
	Funding	CDBG: $210,091 HOME: $76,086
	Description	Activities related to meeting the administration requirements of the CDBG Program and the HOME Program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	CDBG Program and HOME Program administration.
2	**Project Name**	First Time Homebuyer Mortgage Assistance
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG: $341,650 HOME: $250,928

	Description	First time homebuyer loans and closing cost grants, using CDBG Program and HOME Program funds.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Five first time homebuyer households.
	Location Description	Not applicable.
	Planned Activities	This project will provide lending capital and closing cost grants to qualified first time homebuyers.
3	**Project Name**	Owner-Occupied Housing Rehabilitation Loans/Paint Grants
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	
	Needs Addressed	Affordable Housing
	Funding	CDBG: $333,714
	Description	Owner-occupied housing rehabilitation loans and exterior house paint grants for households at 0 to 80 percent of the area median income (AMI), using CDBG Program funds. An RFQ or RFP will be issued in FY 2021-22 to select an agency to deliver this program on behalf of the City.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Up to six housing rehabilitation loans and exterior house paint grants will be provided to households that are very low-income and low-income, (0 to 80 percent AMI).
	Location Description	Not applicable.
	Planned Activities	Provide housing rehabilitation loans and exterior house paint grants to qualified owner-occupied households.
	Project Name	Social Services

4	**Target Area**	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: $165,000
	Description	Provide CDBG Program funds to five different social service activities, including: fair housing ($30,000), education and employment for persons in recovery from substance abuse/addiction ($50,000), legal services ($30,000), an employment and training program ($35,000), and a nutrition program for the elderly ($20,000).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Social services will be provided to 1,250 very low-income and low-income persons through a variety of activities and programs.
	Location Description	Not applicable.
	Planned Activities	Social services for persons at 0 to 80 percent AMI, primarily to meet basic human needs.
5	**Project Name**	Sonoma Estates Housing Project Loan
	Target Area	South Vallejo
	Goals Supported	Sonoma Estates Housing Project
	Needs Addressed	Affordable Housing
	Funding	HOME: $223,600
	Description	HOME Program loan to a non-profit affordable housing developer to support the completion of up to five for-ownership workforce housing units ($180,000), and staff project delivery costs ($43,600).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Five first time homebuyer households at 0 to 80 percent AMI will be able to purchase workforce housing units.

	Location Description	759 Sonoma Boulevard, Vallejo, CA 94590. Located in the South Vallejo Neighborhood Target Area.
	Planned Activities	The construction of workforce housing for first time homebuyers.
6	**Project Name**	Tenant-Based Rental Assistance/Rapid Rehousing
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	TBRA
	Needs Addressed	Affordable Housing
	Funding	HOME: $118,623
	Description	Temporary tenant-based rental assistance/rapid rehousing for ten homeless and at-risk households, not to exceed 24 months, using HOME Program funds.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Ten homeless and at-risk households will receive a subsidy for tenant-based rental assistance/rapid rehousing.
	Location Description	Not applicable.
	Planned Activities	Tenant-based rental assistance for homeless and at-risk persons.
7	**Project Name**	CHDO Project
	Target Area	
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: $91,629
	Description	A qualified CHDO and project will be identified in FY 2021-22.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The information for this section will be provided at a future date.

	Location Description	The location will be identified at a future date.
	Planned Activities	The CHDO project will be selected at a future date.

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

All of the City's affordable housing and community development projects and services will be made available Citywide. Many of the participants in the City's various affordable housing and community development programs reside in CDBG Program neighborhood target areas. However, in FY 2021-22, the City will not prioritize program assistance by target area, or to areas of minority concentration. Eligibility for services on a direct or indirect basis will be based on a household's annual income.

Geographic Distribution

Target Area	Percentage of Funds
South Vallejo	0
Central City	0
Country Club Crest	0
Eastern City	0
Vallejo Heights	0

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

This section is not applicable.

Discussion

In FY 2021-22, the City will not prioritize program assistance by target area, or to areas of minority concentration.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

See the Goals, below.

One Year Goals for the Number of Households to be Supported	
Homeless	125
Non-Homeless	1,250
Special-Needs	125
Total	1,500

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,725
The Production of New Units	5
Rehab of Existing Units	6
Acquisition of Existing Units	0
Total	1,736

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

Discussion

The City will rely on the VHA, and non-profit agencies, to accomplish its housing goals in FY 2021-22.

AP-60 Public Housing – 91.220(h)

Introduction

This section is not applicable; the VHA 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; the VHA 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

This section is not applicable; the VHA does not own, administer, or manage any public housing units.

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

The VHA is not a "troubled" housing authority.

Discussion

This section is not applicable; the VHA does not own, administer, or manage any public housing units.

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 will establish a public facility to be used as a Navigation Center to assess and address the needs of homeless adults. The City will also continue its implementation of "Project Roomkey", utilizing CDBG-CV3 funds.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will provide CDBG Program funds in FY 2021-22 to The House of Acts, which provides sober living residency for adult men and adult women on parole. The Navigation Center, when completed, will include shelter services for homeless, unsheltered adults.

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 will continue its support in FY 2021-22 of the construction of 75 rental units of permanent supportive housing for homeless individuals through existing Loan Agreements with Eden Housing, Inc., dba Vallejo PSH, LP.

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 the VHA will coordinate services and referrals with Fighting Back Partnership through its

Family Resource Centers, as well as the Global Center for Success, which provide supportive services to homeless persons; and will provide an allocation of CDBG Program funds to The House of Acts.

Discussion

The City will address the needs of homeless persons, especially unsheltered adults, with permanent supportive housing and navigation services.

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

Introduction:

The City of Vallejo Housing Element, for the period 2015-23, states that the City's land use controls offer limited options for the construction of affordable housing. However, the City controls where housing may be constructed. The City may allow density bonuses for the provision of affordable housing units for families and individuals, and for senior housing units.

A Housing Strategy for all income groups in Vallejo was adopted by the City Council in 2020, which includes a strategy for addressing the need for additional affordable housing, and expanding resources for the homeless population.

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 cost of public facility improvements will be supported by the City's CDBG Program and other (in-kind) funds, to construct and open a Navigation Center for homeless adults. The City will partner with a non-profit agency, using its CDBG Program and HOME Program funds, to expand housing choice opportunities City-wide for very-low and low-income first time homebuyers. The City will provide expedited California Environmental Quality Act (CEQA) review for larger housing projects within a Specific Plan Area. The State of California Senate Bill 35 (SB35) review and approval process may also be used for affordable housing projects, such as "Sonoma Estates".

Discussion:

In FY 2021-22, the City will provide support for first time homebuyers, the preservation and rehabilitation of the existing housing stock, and navigation services for homeless adults.

AP-85 Other Actions – 91.220(k)

Introduction:

The responses for this section are provided below.

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 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 2021-22 the City will continue to seek opportunities to establish increased affordable rental housing, the preservation of the existing housing stock through physical rehabilitation of properties, and support homeownership for qualified first time homebuyer households.

Actions planned to reduce lead-based paint hazards

Lead-based paint hazard educational materials, inspections, and referrals when necessary will be made available to VHA-assisted Housing Choice Voucher holders, as well as VHA participating and prospective rental housing owners, and 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 2021-22. 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 other social services will be necessary to prevent a duplication of effort, and to ensure a maximum of opportunities for extremely low-income and very low-income persons, (at 0 to 50 percent AMI). The City will continue to facilitate projects to meet community needs, which may help to reduce the number of households in Vallejo living in poverty.

Actions planned to develop institutional structure

To carry out the FY 2021-22 Annual Action Plan, the City has an existing institutional structure that is well-developed and strong, through a network of government agencies, non-profit organizations, and

private organizations.

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

A total of over $6.2 million over a three-year period has been committed by three different health care providers to support the operating costs of a Navigation Center for homeless adults when it is completed.

Discussion:

The City has been successful in leveraging funds from health care partners to address the needs of unsheltered homeless adults. The City will also 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(l)(1,2,4)

Introduction:

The City will use CDBG Program and HOME Program funds to work with a non-profit agency to provide first time homebuyer financial assistance for homeownership; and will reserve HOME Program funds for a qualified CHDO, as required by regulation.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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.	15,000
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:	**15,000**

Other CDBG Requirements

1. The amount of urgent need activities	100
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.	21.00%

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

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

as follows:

The City of Vallejo 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:

   The City of Vallejo's Recapture Policy is attached.

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 recapture provision will be used, and will be codified and recorded against the property through an Affordability Agreement not to exceed fifteen years in any circumstance.

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:

   The City will not use HOME Program funds in FY 2021-22 to refinance existing debt.

There are no additional comments for this section.

CITY OF VALLEJO
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM BUDGET
FISCAL YEAR (FY) 2021-22, PROPOSED
HCDC AD HOC COMMITTEE AND STAFF RECOMMENDATION
MARCH 8, 2021

	Amount
Revenue	
Entitlement	1,035,455
Program Income	15,000
Total Revenue	**1,050,455**
Expenditures	
Administration	
City Program Administration	210,091
Projects	
City Staff Activity/Project Delivery	4,339
Housing	
First Time Homebuyer Mortgage Assistance	
Closing Cost Grants [1]	41,650
Loans [1]	300,000
Subtotal, Mortgage Assistance	341,650
Owner-Occupied Rehabilitation Loans/Paint Grants [2]	329,375
Subtotal, Housing	671,025
Social Services	
Fair Housing Advocates of Northern California	30,000
The House of Acts	50,000
Legal Services of Northern California	30,000
Unallocated [3]	35,000
Vallejo Senior Citizens' Council	20,000
Subtotal, Social Services	165,000
Subtotal, Projects	840,364
Total Expenditures	**1,050,455**
[1] Up to seven mortgage assistance loans and seven closing cost grants.	
[2] Up to six rehabilitation loans/paint grants; RFQ or RFP will be issued in FY 2021-2022.	
[3] RFQ or RFP will be issued in FY 2021-22 for Employment Training.	

CITY OF VALLEJO
HOME INVESTMENT PARTNERSHIPS PROGRAM BUDGET
FISCAL YEAR (FY) 2021-22, PROPOSED
HCDC AD HOC COMMITTEE AND STAFF RECOMMENDATION
MARCH 8, 2021

	Amount
Revenue	
Entitlement	610,866
Program Income	150,000
Total Revenue	**760,866**
Expenditures	
Administration	
City Program Administration	76,086
Projects	
CHDO Project [1]	91,629
City Staff Activity/Project Delivery	43,600
First-Time Homebuyer Mortgage Assistance	
Closing Cost Grants [2]	50,000
Loans [2]	200,928
Subtotal, Mortgage Assistance	250,928
Sonoma Estates Housing Project Loan	
- Community Housing Development Corporation (CHDC)	180,000
Temporary Tenant Based Rental Assistance (TBRA)	
subsidy not to exceed 24 months [3]	118,623
Subtotal, Projects	684,780
Total Expenditures	**760,866**
[1] Project and Agency to be determined at a later date.	
[2] Up to five mortgage assistance loans and five closing cost grants.	
[3] Up to ten Agreements.	

Housing and Community Development Division · 200 Georgia Street · Vallejo · CA · 94590 · 707.648.4507

NOTICE OF PUBLIC HEARING

PROPOSED FISCAL YEAR (FY) 2021-22 ANNUAL ACTION PLAN, INCLUDING PROPOSED FY 2021-22 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING ALLOCATIONS

DATE OF NOTICE: April 7, 2021

FOR MORE INFORMATION: Chari Barrera, Administrative Analyst II
(707) 553-7204, Chari.Barrera@cityofvallejo.net

On Thursday, May 6, 2021 after 7:00 p.m., the Housing and Community Development Commission (HCDC) of the City of Vallejo will hold a virtual public hearing during a regular meeting on the proposed Annual Action Plan for FY 2021-22, (July 1, 2021 through June 30, 2022). The Annual Action Plan, required by the Department of Housing and Urban Development (HUD), is a one-year plan for applying available funding to the community development and affordable housing needs identified in the City's Five Year Consolidated Plan.

During the May 6th hearing and after this hearing, the HCDC will review and recommend the FY 2021-22 Annual Action Plan, and the FY 2021-22 CDBG Program and HOME Program funding allocations. This item is scheduled for consideration and action by the Vallejo City Council at its regular meeting after 7:00 p. m. on Tuesday, May 11, 2021.

HUD has notified the City that it is eligible to receive $1,050.455.00 in CDBG Program funds ($15,000.00 of which is projected program income), and $760,866.00 in HOME Program funds ($150,000.00 of which is projected program income), in FY 2021-22, or beginning July 1, 2021.

Beginning Wednesday, April 7, 2021 the draft FY 2021-22 Annual Action Plan, and the proposed FY 2021-22 CDBG Program and HOME Program funding allocations, will be available to the public for review and comment on the City's website under City Hall, Departments and Divisions, Housing and Community Development. Written comments may be submitted in the Housing and Community Development Division dropbox or by email until 5:00 p.m. on Friday, May 7, 2021 to: Chari Barrera, Administrative Analyst II, 200 Georgia Street, Vallejo, CA 94590; (707) 553-7204; Fax: (707) 648-5249; Chari.Barrera@cityofvallejo.net.

The City of Vallejo provides its programs and services in a non-discriminatory manner, and is an Equal Opportunity Employer. The City of Vallejo also encourages women and minority-owned businesses to submit bids and proposals for Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program contracts. For further information, contact the City of Vallejo Housing and Community Development Division at (707) 648-4507. 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 1-800-735-2929 with a TTY/TDD.

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AVISO DE AUDIENCIA PÚBLICA

PLAN DE ACCIÓN ANUAL PROPUESTO PARA EL AÑO FISCAL (AF) 2021-22, INCLUYE LA SUBVENCIÓN PARA BLOQUES DE DESAROLLO COMUNITARIO PROPUESTA (CDBG) PARA EL AF 2021-22 Y ASIGNACIONES DE FINANCIAMIENTO DEL PROGRAMA DE INVERSIÓN DE VIVIENDAS

FECHA DE AVISO: 7 de abril de 2021

PARA MÁS INFORMACIÓN: Chari Barrera, Analista Administrative II
(707) 553-7204, Chari.Barrera@cityofvallejo.net

El jueves 6 de mayo de 2021 después de las 7:00 p.m., la Comisión de Vivienda y Desarrollo Comunitario (HCDC) de la Ciudad de Vallejo realizará una audiencia pública virtual durante una reunión ordinaria sobre el Plan de Acción Anual propuesto para el año fiscal 2021-22 (1 de julio de 2021 hasta 30 de junio de 2022). El Plan de Acción requerido por el Departamento de Vivienda y Desarrollo Urbano (HUD), es un plan de un año para aplicar los fondos disponibles para el desarrollo de la comunidad y las necesidades de vivienda asequible como se identifica en el Plan Consolidado de Cinco Años de la Ciudad.

Durante la audiencia del 6 de mayo y después de esta audiencia, la HCDC revisará y recomendará el Plan de Acción Anual para el año fiscal 2021-22, y asignaciones de fondos para el programa CDBG y el programa HOME para el año fiscal 2021-22. Este tema está programado para consideración y acción por parte del Concejo Municipal de Vallejo en su reunión ordinaria después de las 7:00 p.m. el martes 11 de mayo de 2021.

HUD ha notificado a la Ciudad que es elegible para recibir $1,050,455.00 en fondos del Programa CDBG ($15,000.00 de los cuales son ingresos proyectados del programa) y $760,866.00 en fondos del Programa HOME ($150,000.00 de los cuales son ingresos proyectados del programa), en el año fiscal 2021-22 o a partir del 1 de julio de 2021.

A partir del miércoles 7 de abril de 2021, el borrador del Plan de Acción Anual para el año fiscal 2021-22 y las asignaciones de fondos propuestas para el programa CDBG y el programa HOME para el año fiscal 2021-22, estarán disponible para el público para revisión y comentarios en el sitio web de la Ciudad bajo Ayuntamiento, Departamentos y División, Vivienda y Desarrollo Comunitario, Los comentarios por escritos pueden enviarse en el buzón de la División de Vivienda y Desarrollo Comunitario o por correo electrónico hasta las 5:00 p.m. el Viernes, 7 de mayo de 2021 a: Chari Barrera, Analista Administrativa II, 200 Georgia Street, Vallejo, CA 94590; (707) 553-7204; Fax: (707) 648-5249; Chari.Barrera@cityofvallejo.net.

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

PANUKALANG ACTION PLAN PARA SA PISKAL NA TAON NG 2021-2022, KASAMA ANG PANUKALANG ALOKASYON SA PAGPOPONDO NG COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AT NG HOME INVESTMENT PARTNERSHIPS PROGRAM

PETSA NG PAUNAWA: Abril 7, 2021

PARA SA KARAGDAGANG IMPORMASYON: Chari Barrera, Administrative Analyst II
(707) 553-7204, Chari.Barrera@cityofvallejo.net

Sa Huwebes, ika-anim ng Abril taong 2021, makalipas ang alas-siyete nang gabi, ang Housing and Community Development Commission (HCDC) ng Lungsod ng Vallejo ay magsasagawa ng isang birtuwal na pampublikong pagdinig sa karaniwan nitong na pagpupulong ukol sa ipinapanukalang "Action Plan" ng Lungsod para sa Piskal na Taon ng 2021-22 (Hulyo 1, 2021 hanggang Hunyo 30, 2022). Ang Action Plan, na inaatas ng Department of Housing and Urban Development (HUD) ay isang taunang plano para sa paglalapat ng magagamit na pondo para sa mga pangangailangan ng pag-unlad ng komunidad at abot-kayang pabahay na nakasaad sa Five-Year Consolidated Plan ng Lungsod.

Sa pagdinig na magaganap sa ika-uno ng Abril at makalipas ang pagdinig na ito, susuriin at irerekomenda ng HCDC ang Action Plan ng Piskal na Taon ng 2021-22 at ang alokasyon sa pagpopondo ng Community Development Block Grant (CDBG) Program at ng HOME Investment Partnerships Program para sa PIskal na Taon ng 2021-22. Ang mga bagay na ito ay nakatakda para sa pagsasaalang-alang at aksyon ng Konseho ng Lungsod ng Vallejo sa karaniwang pagpupulong nito sa Martes, Mayo 11, 2021, makalipas ang alas-siyete nang gabi.

Ipinagbigay-alam ng HUD na makatatanggap ang Lungsod ng $1,050,455.00 para sa pondo ng CDBG Program ($15,000 nito ay tinatantiyang kita mula sa programa), at $760,866.00 para sa pondo ng HOME Program ($150,000 nito ay tinatantiyang kita mula sa programa), para sa Piskal na Taon ng 2021-22.

Simula Miyerkoles, Abril 7, 2021, makakakuha ang publiko ng kopya ng draft Action Plan para sa Piskal na Taon ng 2021-22 at ng panukalang alokasyon para sa CDBG Program at HOME Program para sa Piskal na Taon ng 2021-22 para sa personal na pagsusuri sa website ng Lungsod ng Vallejo sa ilalim ng City Hall, Departments and Division, Housing and Community Development. Anumang komentaryo ukol sa draft Action Plan at mga panukalang alokasyon para sa pagpopondo ay mangyaring isulat at isumite bago sumapit ang 5:00 nang hapon ng Mayo 7, 2021 kay: Chari Barrera, Administrative Analyst II, 200 Georgia Street, Vallejo, CA 94590; (707) 553-7204; Fax: (707) 648-5249; Chari.Barrera@cityofvallejo.net.

Ang Lungsod ng Vallejo ay nagbibigay ng mga programa at serbiyo nito sa paraang hindi namimili at walang pagtatangi, at isang “Equal Opportunity Employer”. Hinihikayat din ng Lungsod ang mga kababaihan at mga negosyong pag-aari ng minorya na mag-sumite ng mga bid at panukala para sa mga kontrata ng Community Development Block Grant (CDBG) Program at HOME Investment Partnerships Program. Para sa karagdagang impormasyon, tumawag sa Housing and Community Development Division ng Lungsod ng Vallejo sa (707) 648-4507. 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.

PUBLIC HEARING 12.B.

DATE: May 6, 2021

TO: Chair and Commissioners
Housing and Community Development Commission

FROM: Judy Shepard-Hall, Housing and Community Development Manager

SUBJECT: **SECOND PROPOSED SUBSTANTIAL AMENDMENT TO THE ANNUAL ACTION PLAN OF FISCAL YEAR 2019-20 TO INCLUDE THE ALLOCATION OF ROUND THREE OF CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY (CARES) ACT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM CORONAVIRUS FUNDS**

RECOMMENDATION

Conduct a public hearing. Adopt the enclosed Resolution recommending approval by the City Council of a second Substantial Amendment to the Annual Action Plan of Fiscal Year 2019-20 and Community Development Block Grant (CDBG) Program Budget of FY 2020-21.

REASONS FOR RECOMMENDATION

By submitting a Substantial Amendment to the Action Plan of FY 2019-20 to HUD, the City may receive the Third Round of special CDBG Coronavirus ("CDBG-CV3") CARES Act funding to allocate to services for homeless persons, specifically aimed at preventing, preparing for, and responding to the coronavirus pandemic.

BACKGROUND AND DISCUSSION

On May 14, 2019, the City Council approved CDBG Program activities for FY 2019-2020 for the period beginning July 1, 2019 and ending June 30, 2020.

On March 27, 2020, the federal CARES Act was passed. This $2 trillion stimulus plan included $5 billion in a special allocation of CDBG funding, known as CDBG-CV, to prevent, prepare for, and respond to the coronavirus. The City of Vallejo received a special allocation of CDBG Program funds, known as CDBG-CV1 (Round One), in the amount of $618,244.00 to prevent, prepare for, and respond to the coronavirus.

The City has been notified by HUD that it may receive an additional allocation of **$856,930.00** in **CDBG-CV3 (Round Three) funds**. In order to accept CDBG-CV funds formally, the City must again make amendments to the Annual Action Plan of FY 2019-2020 describing the proposed use of this funding and the process for obtaining public input, and submit it to HUD. Pursuant to the City's Citizen Participation Plan, the acceptance and allocation of CDBG-CV3 funding is considered a Substantial Amendment to the Annual Action Plan.

Proposed Use of CDBG-CV3 Funding

In June, 2020 the City Council approved the allocation of $618,244.00 in CDBG-CV1 funds, as follows: (1) $494,595.00 to secure hotel and motel rooms, including wraparound support services such as meals, security,

and custodial services, to meet the needs of up to 180 unduplicated persons who are experiencing homelessness during this current public health crisis, representing 80 percent of the allocation, and (2) $123,649.00 to pay for CDBG-CV1 program administration costs, (twenty percent of the funding, the maximum amount allowed by HUD).

Staff recommends that the CDBG-CV3 funding allocation of **$856,930.00** be budgeted as shown below:

1. **$685,544.00** to provide 125 additional and unduplicated homeless persons with safe housing in hotel and motel rooms, as well as wraparound services; and

2. **$171,386.00** for CDBG-CV3 program administration, (twenty percent of the funding allocation).

Citizen Participation Plan

The City's Citizen Participation Plan has been amended to allow the City to take advantage of flexibilities allowed by HUD in the event of a local, state, or national emergency or disaster. A 30-day public review and comment period are required for Substantial Amendments to the Annual Action Plan; however, to allow grantees to move forward quickly with expending funds, HUD reduced the period to not less than five days for amendments necessitated by the CDBG-CV funding. HUD is also allowing the City to hold virtual public hearings if national/local health authorities recommend social distancing and limiting public gatherings for public health reasons and the City provides reasonable notification and access for citizens, timely responses from officials to respond to all questions and issues, and public access to all questions and responses.

Public Input

In accordance with the City's Citizen Participation Plan, the Commission is holding this virtual public hearing to gather information and receive comments on the proposed amendments as described above. The notice of availability of these funds was published on the City's website and in the Vallejo Times Herald on May 1, 2021. The draft of the amended AAP is available for public review and comment until May 7, 2021. Written and electronic comments have also been accepted beginning May 1, 2021 and ending May 7, 2021.

FISCAL IMPACT

The City is eligible to receive $856,930.00 in CDBG-CV3 funds. Funds unused as of June 30th are carried over to the following fiscal year. The CDBG Program is federally funded and therefore has no direct impact on the City's General Fund budget.

Submission of the Substantial Amendment to the Action Plan and related documents will enable the City to expend additional CDBG-CV funding.

ENVIRONMENTAL REVIEW

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

ATTACHMENTS

1. Resolution
2. Draft Second Substantial Amendment to the Annual Action Plan of FY 2019-20 for CDBG-CV3
3. Attachments to the Second Substantial Amendment to the Annual Action Plan of FY 2019-20 for CDBG-CV3

4. Public Notices Dated May 1, 2021 for the Second Substantial Amendment to the Annual Action Plan of FY 2019-20 Public Hearing
5. City of Vallejo HUD Waiver

CONTACT

Judy Shepard-Hall, Housing and Community Development Manager, (707) 648-4408,
Judy.Shepard-Hall@cityofvallejo.net

RESOLUTION

WHEREAS, on May 14, 2019, the City Council adopted a Resolution accepting the Annual Action Plan for Fiscal Year (FY) 2019-2020 including the federal Community Development Block Grant (CDBG) Program Budget; and

WHEREAS, on March 27, 2020 the federal Coronavirus Aid, Relief, and Economic Security (CARES) Act was passed and included $5 billion in funding for the CDBG Program to distribute in order to prevent, prepare for, and respond to the coronavirus pandemic; and

WHEREAS, $2 billion of that funding was awarded by the U. S. Department of Housing and Urban Development (HUD) to CDBG Program entitlement grantees according to the entitlement formula, resulting in an award (Round Three) of $856,930.00 in funding, known as "CDBG-CV3", to the City; and

WHEREAS, in order to expedite local funding distribution, HUD allows grantees to reduce the typical public review and comment period for Substantial Amendments to Annual Action Plans to not less than five days, and allows for public hearings to be held virtually; and

WHEREAS, the Housing and Community Development Commission has held, with proper notification and after a mandatory public comment period of not less than five calendar days, a public hearing on May 6, 2021 to receive comments from the public regarding a Substantial Amendment to the FY 2019-20 Annual Action Plan for the use of CDBG-CV3 funds.

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

Section 1. The Council of the City of Vallejo approve the adoption of the amendments to the City of Vallejo FY 2019-20 Annual Action Plan certifying that the City of Vallejo has and will continue to conduct its activities in accordance with applicable statutes and regulations governing the CDBG Program; and

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 acknowledge 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; and

Section 3. The provision of any CDBG 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; and

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 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 funds by the City under the FY 2020-21 CDBG Program grants; and

Section 5. The City Manager is authorized to carry over and re-appropriate into FY 2021-2022 any unexpended appropriations remaining from FY 2020-2021; and

Section 6. The Council of the City of Vallejo authorizes the City Manager, or his designee, to execute and file the amendments to the FY 2019-2020 Action Plan, along with any required Certifications and the SF-424 and SF-424D, that are required to receive CDBG-CV3 funding for and on behalf of the City of Vallejo, and to make minor changes to those documents where necessary; and

Section 7. The Council of the City of Vallejo, pursuant to Charter Section 703, hereby amends the City's CDBG Program (Fund 101) Budget for FY 2020-21 incorporating $856,930.00 in CDBG-CV3 Funds.

Second Substantial Amendment text are in bold and underlined. Amended in April 2021 and submitted on May __, 2021 to add CDBG CARES Act funds (CDBG-CV3) to the Fiscal Year 2019-20 Annual Action Plan.Amended in May 2020 and submitted on June 24, 2020 to add CDBG CARES Act funds to the Fiscal Year 2019-20 Annual Action Plan

Executive Summary

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

1. Introduction

Vallejo, with a U. S. Census Bureau estimated population of 122,105 as of July 1, 2017 is the largest city in Solano County, California, and is located in the San Francisco Bay Area on the northeastern shore of San Pablo Bay. Based on the most recent housing and community development needs data available to the City, the City's Five Year Consolidated Plan has established four different priority groups in Vallejo: (1) very low- and low-income renters, (2) homeless persons, (3) persons who are not homeless but who have special needs, and (4) first time homebuyers. The City will continue to work to address the needs of the homeless population for permanent supportive housing during Fiscal Year (FY) 2019-20, as well as the rehabilitation of the owner-occupied housing stock. Priority community development needs include: (1) providing social services to very low-income residents, (2) installing basic and comprehensive health and safety public improvements in Neighborhood Preservation Areas, and (3) the installation of curb ramps City-wide, until all needed curb ramps are completed.

In December 2019, a new coronavirus known as SARS-CoV2 was detected causing outbreaks of the coronavirus disease ("COVID-19") globally. The first case in the United States was reported in January 2020 and by March 2020, the World Health Organization declared the COVID-19 outbreak a pandemic. Subsequently, the federal government declared a national emergency. On March 4, 2020, the Governor of the State of California declared a State of Emergency and on March 18, 2020, Solano County issued a Shelter-in-Place order. The City of Vallejo is impacted by this public health crisis and people experiencing homelessness are the most vulnerable.

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security (CARES) Act, Public Law 116-136 was signed by the President of the United States, in response to the growing effects of the COVID-19 pandemic. As part of the CARES Act, the U.S. Department of Housing and Urban Development (HUD) received funds to be allocated for Community Development Block Grant (CDBG) entitlement entities to prevent, prepare for, and respond to the COVID-19 crisis. HUD informed the City of Vallejo that CARES Act funding of $618,244 would be allocated to the jurisdiction based on the existing entitlement formula. In order for the City to utilize these funds, known as CDBG-CV, a Substantial Amendment to the FY 2019-20 Annual Action Plan (AAP) must be submitted and approved by HUD. HUD has waived some

statutory requirements for grantees that will enable swift implementation of CDBG-CV funds. Waivers include the 30-day public comment period provided no less than five days are provided for public comment on Substantial Amendments, and holding of virtual public hearings. In addition, grantees may be reimbursed for COVID-19 response activities regardless of the dates the costs were incurred. The proposed activities must meet one of the three National Objectives as required by CDBG Program regulations.

On September 11, 2020, the City was notified by HUD that an allocation for the third round of CDBG-CV is available in the amount of $856,930. The City of Vallejo's cumulative amount for all allocation rounds is $1,475,174. In order to accept CDBG-CV3 funds formally, the City must again make amendments to the Annual Action Plan describing the use of this funding and the process for obtaining public input.

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.

(1) In March, 2015 the Vallejo Housing Authority opened its Housing Choice Voucher waiting list for the first time since 2007; over 21,000 households applied; (2) a "Point-In-Time Count" was conducted in January, 2019 which was administered to unsheltered homeless individuals in the County of Solano. The City will receive the final results of this count for Vallejo later this year; (3) persons who are not homeless but who have special needs are in need of housing with supportive services. This includes persons with HIV/AIDS, severe mental illness, and substance abuse addictions; and (4) there is a need for basic health and safety public improvements in Neighborhood Preservation Areas.

In FY 2019-20, the City of Vallejo will support the following objectives to address its identified needs: (1) emergency support services and facilities for approximately 1,500 homeless persons; (2) assisting in establishing and developing up to 75 units of permanent supportive housing for homeless persons in partnership with Eden Housing, Inc., a non-profit affordable housing developer; (3) emergency support services and facilities for approximately 250 persons who are not homeless but who have special needs; (4) assisting very low- and low-income persons with social services; (5) rental, mortgage, and utility assistance for approximately 250 persons with HIV/AIDS; (6) the substantial rehabilitation of owner-occupied housing units; and (7) mortgage assistance for qualified first time homebuyers.

To address urgent needs created by the COVID-19 pandemic, the City of Vallejo is proposing a coordinated approach consistent with State guidance on combining County resources, and expertise to:

* Shelter homeless who test positive, are symptomatic and/or are vulnerable due to existing health conditions in local motels.

* Provide additional shelter space in Vallejo, near existing encampments, for a limited number of those currently in encampments, who are not symptomatic, but may benefit from relocation to an alternative space and to allow for increased social distancing; and

*Provide outreach and supplies (hand washing stations, sanitizing supplies, educational info on the virus, etc.) to existing encampments.

With the CDBG-CV3 funds, the City will continue to provide homeless persons with safe housing in hotel and motel rooms, as well as wraparound services.

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's Housing and Community Development Commission held a public hearing on housing and community development needs in December, 2018. Written comments were also accepted from November 22, 2018 through December 6, 2018. No comments were received on needs that were significantly different than those needs and priorities already identified in the Consolidated Plan.

The Commission held another public hearing on May 2, 2019 to receive comments on the draft FY 2019-20 Annual Action Plan. Written comments are accepted from April 22, 2019 through May 21, 2019; and on the City's web page at "Open City Hall", an online forum. On May 14, 2019, the City Council reviewed and approved the FY 2019-20 Annual Action Plan.

The City has successfully provided services to homeless persons during the pandemic through Project Roomkey and with the use of CDBG-CV1 funds.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City adheres to its Citizen Participation Plan. The December, 2018 public hearing met a requirement in the Citizen Participation Plan to hold at least one hearing each year on the City's housing and community development needs and priorities. The City also uses an extensive public notice list ("Constant Contact") of interested residents and organizations to disseminate public information and invite comments on the City's CDBG Program and HOME Program. Written comments were also accepted fifteen days prior to the needs and priorities public hearing in December, 2018 pursuant to the Citizen Participation Plan. The City considers all comments received, and responds to all complaints, in writing, within fifteen days. No complaints were received. On May 2, 2019 the Housing and Community Development Commission held a public hearing on the Draft FY 2019-20 Annual Action Plan. Two persons from the public spoke: (1) Casey Epps, Fair Housing Advocates of Solano, thanked the

Commission for its FY 2019-20 funding recommendation of $20,000 for Fair Housing Advocates, and described its services in Vallejo; and (2) Cherene Sandidge, Community Housing Development Corporation, stated she appreciated the Commission's past support, and discussed the affordable housing development planned at "Sonoma Estates". After the public hearing, by a vote of 6-0-0, the Commission adopted a Resolution recommending approval by the City Council of the Draft FY 2019-20 Annual Action Plan.

HUD has provided waivers with respect to the potential administration and expenditure of CDBG-CV funding. In the City's Citizen Participation Plan, a 30-day public review and comment period is required for substantial amendments to the Annual Action Plan, which includes the allocation of CDBG Program funds for projects and activities. In order to expedite the delivery of CDBG-CV, HUD has reduced the public comment period to not less than five calendar days for amendments necessitated by this funding. HUD is also allowing the City to hold virtual public hearings if national/local health authorities recommend social distancing and limiting public gatherings for public health reasons and the City provides reasonable notification and access for citizens, timely responses from officials to respond to all questions and issues, and public access to all questions and responses. Amending the Citizen Participation Plan in this regard will allow the City to take advantage of the flexibility allowed by HUD in the event of a local, state, or national emergency or disaster.

The public comment period for the amendments to the Citizen Participation Plan to include HUD's waiver and the Annual Action Plan to include the newly-funded CDBG-CV was scheduled from June 4, 2020 through June 11, 2020, consistent with HUD's waiver to expedite the CARES Act funding to address the immediate needs facing communities impacted by the COVID-19 pandemic.

Public notices regarding the comment period and public hearings were published on June 4, 2020. Drafts of the Citizen Participation Plan and Substantial Amendment to the Action Plan were made available for review and comments were asked to be submitted electronically or handwritten to the Housing and Community Development Manager.

The Public Hearings were held at the City's Housing and Community Development Commission's virtual meeting on June 11, 2020 after 7:00 p.m. The City Council reviewed and adopted the amendments during its regular meeting on June 23, 2020. The documents were submitted to HUD for approval. Upon receipt of final approval from HUD, the City can begin use of the CDBG-CV funds.

The notice of availability of CDBG-CV3 funds was published on May 1, 2021. Comments are accepted until May 7, 2021. The Commission will hold a virtual public hearing on May 6, 2021.

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 question about the allocation of administration costs was mentioned in one of the comments. A member of the public also suggested the elimination of the Rehabilitation Program and doubling the Mortgage Assistance Program budget. Another person suggested the purchase of recreational vehicles and "tiny homes" to mitigate the issue homelessness.

During the Public Hearing, the City received no comments on the amendments to the Citizen Participation Plan. One comment was received for the Substantial Amendment to the Annual Action Plan; however, it was irrelevant to the topic. No comments were received during the City Council's meeting on June 23, 2020. Video recordings of the virtual meetings on June 11th and and June 23rd are available on the City's website.

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

There were no comments in November and December, 2018 and May, 2019 that were not accepted.

7. Summary

The City's Housing and Community Development Commission held public hearings on December 6, 2018 and May 2, 2019. Written comments were also invited on the City's online forum. On May 14, 2019 the City Council reviewed and approved the FY 2019-20 Annual Action 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	City Manager/Housing and Community Development Div
HOME Administrator	VALLEJO	City Manager/Housing and Community Development Div

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Judy Shepard-Hall, Housing and Community Development Program Manager, City of Vallejo, 200 Georgia Street, Vallejo, CA 94590, 707-648-4408, Fax: 707-648-5249, Judy.Shepard-Hall@cityofvallejo.net

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

1. Introduction

The City's Office of the City Manager, Housing and Community Development Division (HCD), will take the lead in implementing its affordable housing and community development strategy for Vallejo during FY 2019-20. HCD is responsible for administering the City's CDBG, HOME, and NSP Programs, as well as Vallejo Housing Authority and Housing Successor Agency projects and activities. Affordable housing projects and developments are normally completed through partnerships with non-profit and for-profit housing developers.

In May 2020, motel rooms were made available throughout the County as part of the statewide Project Roomkey. Qualified homeless residents were identified through a combination of efforts, including Solano County's coordinated entry program and outreach workers countywide. The state funded the program through a combination of emergency funding and other housing assistance funds. The Community Action Partnership of Solano Joint Powers Authority administered and dispersed the state funds. In partnership with other community organizations, the City committed to housing at-risk homeless individuals with 24-hour private security, food delivery, hygiene items, health and wellness checks (including COVID-19 testing), case management, and administrative program support from city liaisons, Solano County social services case workers, physicians/nursing students, and local nonprofit agencies.

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(l))

HCD staffs the Vallejo Housing Authority, which administers the Housing Choice Voucher, Project-Based Voucher, Family Self-Sufficiency (FSS), and Veterans Affairs Supportive Housing (VASH) Programs. HCD will also contract with a non-profit agency or agencies to deliver its first-time homebuyer and housing rehabilitation loan programs. Community Housing Development Corporation (CHDC) and Eden Housing, Inc. are HOME Program-eligible Community Housing Development Organizations (CHDOs). The Housing Authority works with the County of Solano Department of Health and Social Services to share information and target supportive services where possible on behalf of its FSS participants. In February and March, 2019 non-profit agencies were invited to submit applications and proposals to the City to request CDBG Program and HOME Program funds to address the high priority needs in the Consolidated Plan. An advisory Housing and Community Development Commission, appointed by the City Council, will provide significant input into how funds are allocated in FY 2019-20.

Community partners identified participants through working with local hospitals and Resource Connect Solano, an organization committed to providing housing and supportive resources for people in Solano County who are experiencing or at-risk of homelessness.

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 HCD Manager sits on the Continuum of Care Board for the County of Solano (Housing First Solano), and on the Community Action Partnership (CAP) Solano Joint Powers Authority (JPA) governing board, to support Vallejo's long range plan 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 will provide technical assistance when 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" section.

During the current Consolidated Plan period, the City has contributed funding to the development of a "Regional Strategic Plan" to address homelessness in the County of Solano, prepared by a consultant, HomeBase. Prior year CDBG Program and HOME Program funds have been allocated to the development of permanent supportive housing for the homeless.

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

Each year, CAP Solano JPA develops housing project proposals for the homeless, including for permanent housing, transitional housing, and supportive services. HUD Homeless Assistance funds support many of these programs on a competitive basis. In recent years, the County of Solano has secured funding for homeless assistance centers, transitional housing, and supportive services located in permanent housing. The City of Vallejo has been an active member of the Continuum of Care since its inception and, as noted above, the HCD Manager serves on the Continuum of Care Board. This provides guidance as to the City's choice of priority needs and funding allocations.

The City is not eligible to receive formula ESG Program funds directly from HUD, or ESG Program funds from the State of California.

To monitor Project Roomkey, the City uses the Homeless Management Information System (HMIS). HMIS is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

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	Housing PHA Services - Housing Services-Children Services-homeless Service-Fair Housing Other government - Federal Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Vallejo is fortunate in that its community development programs are co-located in the same building as the Vallejo Housing Authority, that is, are all part of the same division; therefore, consultation and coordination is simplified and consistent.

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

None.

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 City requires that Continuum of Care proposals are consistent with the Consolidated Plan, and the Annual Action Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

Two public hearings along with written comment periods were conducted on (1) housing and community development needs, and (2) the draft FY 2019-20 Annual Action Plan.

A Substantial Amendment to the FY 2019-20 AAP for the newly-funded CDBG-CV funds typically requires a 30-day public comment period; however, HUD has waived this requirement provided that no less than five days are provided for public comments on each substantial amendment. Public comments regarding CDBG-CV funding to address COVID-19 prevention measures were asked to be submitted electronically or handwritten to the Housing and Community Development Manager. The public comment period ran from June 4, 2020 through June 11, 2020.

The virtual Public Hearing was held during the special meeting of the Housing and Community Development Commission on June 11, 2020 after 7:00 p.m. A link during the meeting was made available to the public for comments. The City Council reviewed and adopted the Substantial Amendment regarding CDBG-CV funds during its regular meeting on June 23, 2020. The documents were submitted to HUD for approval. Upon receipt of final approval from HUD, the City can begin using the funds.

In accordance with the City's Citizen Participation Plan, the Housing and Community Development Commission held a virtual public hearing at its regular meeting on May 6, 2021 to gather information and receive comments on the second Substantial Amendment. The notice of availability of CDBG-CV3 funds was published on the City's website and in the Vallejo Times Herald on May 1, 2021. The notices were also translated in Spanish and Filipino (Tagalog). The draft of the amended AAP is available for public review and comment until May 7, 2021. Written and electronic comments are being accepted beginning May 1, 2021 through May 7, 2021.

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 Hearing	Minorities Non-English Speaking - Specify other language: Spanish, tagalog Non-targeted/broad community	Minutes of 12-06-2018 public hearing attached.	Homeless-serving non-profit agency thanked the City for its support, and discussed its agency's services.	None.	http://www.cityofvallejo.net

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

See below.

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	1,005,279	15,000	0	1,020,279	0	Housing, social services, 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: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	576,379	200,000	0	776,379	0	CHDO, homeowner assistance, program administration, and TBRA,
Other	public - federal	Other	1,475,174	0	0	1,475,174	0	The City plans to use CDBG-CV funds to respond to the COVID-19 pandemic by adding public services and providing temporary shelter to individuals experiencing homelessness. A portion of the funding will be used for administrative expenses.CDBG-CV1: $618,244 CDBG-CV3: $856,930

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 may be used to implement the Annual Action Plan include but are not limited to: (1) federal Housing Choice Voucher Program funds for rental assistance; (2) federal HOME Program, federal NSP, private financing, and owner's funds, for mortgage assistance and the rehabilitation of owner-occupied housing units; (3) private, state, and federal funds to enable non-profit agencies to provide emergency shelter, supportive services, and transitional and permanent supportive housing; and (4) CDBG Program funds for an emergency navigation shelter, and for social services meeting basic human needs. HOME Program funds that are used for project costs will be matched by non-federal funds at the required rate of 25 percent, through contributions of Housing Successor Agency and local sales tax funds.

The City expects to continue to leverage CDBG-CV funding with funds from the State, local and private sources, as well as the development of partnerships among all levels of government, private for-profit and non-profit agencies, such as, Meals on Wheels, motels, laboratories, Solano County Transit, Touro University, Solano County Behavioral Health Services and Public Health Departments. These sources and FEMA should cover the City's homeless COVID-19 response.

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

2118 and 2134-2136 Sacramento Street, Vallejo, to develop up to 75 units of permanent supportive housing.

To implement physical distancing practices during the COVID-19 pandemic, the City is in discussions with the California Department of Transportation (Caltrans) regarding a state-owned parcel on the corner of Lewis Brown Drive and B.W. Williams Drive for a temporary shelter to help reduce crowding in encampments for individuals. This site will accommodate up to 40 beds. Caltrans has indicated they are in agreement with this use for the site and is prepared to get an agreement executed with the City. Caltrans has also offered use of neighboring Caltrans land to the extent additional space is needed.

Discussion

No other comments.

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	City of Vallejo	2015	2020	Homeless	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	CDBG: $658,842	Overnight/Emergency Shelter/Transitional Housing Beds added: 125 Beds
2	City of Vallejo/Homeless Providers	2015	2020	Homeless	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing		Overnight/Emergency Shelter/Transitional Housing Beds added: 1500 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Non-Housing Community Development Program	2015	2020	Non-Housing Community Development	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	CDBG-CV: $1,475,174	Overnight/Emergency Shelter/Transitional Housing Beds added: 180 Beds
5	Non-Homeless Special Needs Services	2015	2020	Non-Homeless Special Needs	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development		Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
6	Social Services	2015	2020	Non-Housing Community Development	South Vallejo Central City Country Club Crest Eastern City	Community Development	CDBG: $153,042	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Rental Assistance for Persons with HIV/AIDS	2015	2020	Non-Homeless Special Needs	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development		Housing for People with HIV/AIDS added: 36 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	City of Vallejo
	Goal Description	
2	**Goal Name**	City of Vallejo/Homeless Providers
	Goal Description	
3	**Goal Name**	Non-Housing Community Development Program
	Goal Description	CDBG-CV COVID-19 Emergency Response
5	**Goal Name**	Non-Homeless Special Needs Services
	Goal Description	
6	**Goal Name**	Social Services
	Goal Description	

7	**Goal Name**	Rental Assistance for Persons with HIV/AIDS
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Under CDBG Program funding for FY 2019-20, the City will fund housing, social services, and program administration. With HOME Program funding for FY 2019-20, the City will fund an eligible CHDO, TBRA, homeowner assistance, and program administration.

The City has taken a coordinated and regional approach, which is consistent with State guidance on combining county resources, expertise, in addressing the COVID-19 public health crisis and was awarded State funds to address shelter and hygiene needs for the City's unsheltered and homeless population. Along with State-awarded funds, FEMA reimbursement and General Fund contribution, the City will use CDBG-CV funds for securing hotel and motel rooms, including wraparound support services such as meals, security, and custodial services for the implementation of Project Roomkey.

Project Roomkey, a State initiative, aims to protect high-risk individuals and prevent the spread of the highly-contagious virus in the community by providing temporary shelter to individuals experiencing homelessness.

Motel rooms will comply with CDC COVID-19 safety requirements by assigning people to individual rooms (one person per room) to provide the CDC recommended isolation space, including an individual restroom and necessary cleaning supplies to keep the space clean. The medical professionals and others accessing the rooms to provide services will wear recommended PPE to prevent further spread of the virus and will practice social distancing to the extent possible. Essential behavioral health and health care services will also be provided by the local government and community partners, as needed. These emergency protective measures will protect public health by isolating the vulnerable, thinning out the shelter population for social distancing, slowing the rate of spread of COVID-19, and in turn, flattening the curve. Other wraparound support services include:

- Outreach and supplies (hand washing stations, sanitizing supplies, educational information on

the virus, etc.) to existing encampments

- Case Management
- Food Coordination Delivery
- Medication Provision/Delivery
- Storage
- Transportation
- Security

Projects

#	Project Name
1	City Program Administration
2	CDBG City Staff Project Delivery
3	Emergency Navigation Shelter
4	Catholic Charities
5	Fair Housing Advocates
6	Global Center for Success
7	The House of Acts
8	Legal Services of Northern California
9	Lutheran Social Services
10	Meals on Wheels
11	Vallejo Senior Citizens' Council
12	CHDO Project Administration
13	CHDO Project
14	Mortgage Assistance
15	Owner-Occupied Housing Rehabilitation Loans
16	TBRA
17	CV-Project Roomkey
18	CV-Project Roomkey Program Administration

Table 7 - Project Information

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

The City will allocate its CDBG Program and HOME Program funds in FY 2019-20 to projects and activities that will address the high priority needs in the Consolidated Plan. The only obstable to addressing unmet needs in the community is that the City anticipates that housing and community development needs will exceed the amount of CDBG Program and HOME Program funding available to the City from HUD.

The City of Vallejo is impacted by the COVID-19 pandemic and people experiencing homelessness are

among the most vulnerable. The City is committed to deploying federal, state and local resources to assist the homeless population, including providing funds to move people safely into shelter and securing motel to provide shelter.

Project Roomkey enabled the City to provide shelter and services immediately to some of the most vulnerable individuals experiencing homelessness during the COVID-19 pandemic. Through the use of CDBG-CV3 funds, the City will be able to continue Project Roomkey until sustainable long-term housing solutions are met.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	City Program Administration
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	City of Vallejo
	Needs Addressed	Community Development
	Funding	CDBG: $204,056 HOME: $77,638
	Description	CDBG Program and HOME Program general management, oversight, and coordination; fair housing; and public information. CDBG National Objective: N/A. Matrix Code: 21A - General Program Administration. HOME: Program Administration (AD).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	
	Planned Activities	
2	**Project Name**	CDBG City Staff Project Delivery
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	City of Vallejo
	Needs Addressed	Community Development
	Funding	CDBG: $4,339
	Description	Staff project delivery of CDBG project.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	125 homeless persons.
	Location Description	
	Planned Activities	Development of emergency navigation shelter for the homeless.
3	**Project Name**	Emergency Navigation Shelter
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	City of Vallejo
	Needs Addressed	Community Development
	Funding	CDBG: $658,842
	Description	Acquisition and construction of public facility to be used as an emergency navigation shelter for homeless persons.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	125 homeless persons.
	Location Description	To be determined.
	Planned Activities	Acquisition and construction of emergency navigation shelter for homeless persons.
4	**Project Name**	Catholic Charities
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: $12,500

	Description	Family assistance services for very low-income residents. National Objective: LMC - Low/Mod Limited Clientele Benefit. Matrix Code: 05 - Public Services (General).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	500 very low-income households.
	Location Description	125 Corporate Place, Suite A, Vallejo.
	Planned Activities	Family assistance services, including information and referral, emergency food, and other assistance for homeless and at-risk homeless persons.
5	**Project Name**	Fair Housing Advocates
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: $20,000
	Description	Address housing complaints on behalf of very low- and low-income persons. National Objective: LMC - Low/Mod Limited Clientele Benefit. Matrix Code: 05C - Legal Services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	50 very low- and low-income households.
	Location Description	Outreach to various locations in Vallejo.
	Planned Activities	Address and represent very low-income persons who have housing discrimination complaints.
	Project Name	Global Center for Success

6	**Target Area**	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: $20,000
	Description	Supportive services for homeless persons, not including food or shelter. National Objective: LMC - Low/Mod Limited Clientele Benefit. Matrix Code: 05 - Public Services (General).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	250 homeless persons.
	Location Description	1055 Azuar Drive, Vallejo.
	Planned Activities	Supportive services for homeless persons, not including food or shelter.
7	**Project Name**	The House of Acts
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: $25,000
	Description	Life skills and workforce training, including basic job training/skills, GED assistance, and computer literacy to men in recovery from substance abuse. National Objective: LMC - Low/Mod Limited Clientele Benefit. Matrix Code: 05F - Substance Abuse Services.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	28 men in recovery from substance abuse.
	Location Description	627 Grant Street, Vallejo.
	Planned Activities	Training and education for men in recovery from substance abuse.
8	**Project Name**	Legal Services of Northern California
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: $12,500
	Description	Eviction defense clinics and representation on a case-by-case basis to very low- and low-income persons. National Objective: LMC - Low/Mod Limited Clientele Benefit. Matrix Code: 05C - Legal Services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	125 very low- and low-income persons.
	Location Description	1810 Capitol Street, Vallejo.
	Planned Activities	Eviction defense and representation on a case-by-case basis to very low- and low-income persons.
9	**Project Name**	Lutheran Social Services
	Target Area	Central City
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: $30,000
	Description	Temporary warming center on extremely cold and inclement nights during the winter months for 100 homeless persons.

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	100 homeless persons.
	Location Description	2025 Sonoma Boulevard, Vallejo.
	Planned Activities	Temporary warming center for homeless persons.
10	**Project Name**	Meals on Wheels
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: $8,042
	Description	Home-delivered and congregate meals for frail, older adults. National Objective: LMC - Low/Mod Limited Clientele Benefit. Matrix Code: 05A - Senior Services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	200 frail, older adults.
	Location Description	Outreach to various locations in Vallejo.
	Planned Activities	Home-delivered and congregate meals for frail, older adults.
11	**Project Name**	Vallejo Senior Citizens' Council
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development

	Funding	CDBG: $25,000
	Description	Congregate dining at senior center for older adults. National Objective: LMC - Low/Mod Limited Clientele Benefit. Matrix Code: 05A - Senior Services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	100 older adults.
	Location Description	333 Amador Street, Vallejo.
	Planned Activities	Congregate dining at senior center for older adults.
12	**Project Name**	CHDO Project Administration
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	City of Vallejo
	Needs Addressed	Affordable Housing
	Funding	HOME: $28,819
	Description	Staff project delivery costs of CHDO project.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Project and CHDO to be determined at a later date.
	Location Description	To be determined.
	Planned Activities	Project and CHDO to be determined at a later date.
13	**Project Name**	CHDO Project
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights

	Goals Supported	City of Vallejo
	Needs Addressed	Affordable Housing
	Funding	HOME: $266,322
	Description	CHDO project construction.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Project and CHDO to be determined at a later date.
	Location Description	To be determined.
	Planned Activities	Project and CHDO to be determined at a later date.
14	**Project Name**	Mortgage Assistance
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	City of Vallejo
	Needs Addressed	Affordable Housing
	Funding	HOME: $150,000
	Description	Closing cost grants ($30,000) and first time homebuyer loans ($120,000). National Objective: LMH - Low/Mod Housing Benefit. Matrix Code: 13B - Homeownership Assistance.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Four eligible households.
	Location Description	To be determined.
	Planned Activities	Mortgage assistance for eligible households.
	Project Name	Owner-Occupied Housing Rehabilitation Loans

15	**Target Area**	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	City of Vallejo
	Needs Addressed	Affordable Housing
	Funding	HOME: $150,000
	Description	Housing rehabilitation loans for eligible owner-occupants.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Four eligible owner-occupant households.
	Location Description	To be determined.
	Planned Activities	Housing rehabilitation loans for eligible owner-occupant households.
16	**Project Name**	TBRA
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	City of Vallejo
	Needs Addressed	Affordable Housing
	Funding	HOME: $103,600
	Description	Tenant-based rental assistance for homeless persons or persons at imminent risk of homelessness, not to exceed twelve months.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Ten TBRA Agreements.
	Location Description	To be determined.

	Planned Activities	TBRA assistance to eligible persons, not to exceed twelve months.
17	**Project Name**	CV-Project Roomkey
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Non-Housing Community Development Program
	Needs Addressed	Affordable Housing
	Funding	CDBG-CV: $1,180,139
	Description	Secure hotel and motel rooms, including wraparound support services such as meals, security, and custodial services to meet the needs of those who are experiencing homelessness during this current public health crisis
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimate of 200 individuals experiencing homelessness will benefit from the proposed activities.
	Location Description	Citywide
	Planned Activities	• Sheltering in motels or temporary shelter • Support to homeless encampments: deployment of educational information, hand-washing stations, portable toilets, and other needed supplies • Project and case management • Food coordination delivery service • Medication provision • Storage • Transportation • Security • Referrals to medical providers
	Project Name	CV-Project Roomkey Program Administration

18	**Target Area**	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Non-Housing Community Development Program
	Needs Addressed	Affordable Housing
	Funding	CDBG-CV: $295,035
	Description	CDBG Program general management, oversight, and coordination for CDBG-CV fundsCDBG National Objective: N/AMatrix Code: 21A - General Program Administration
	Target Date	6/30/2022
	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 does not give a preference to a particular CDBG Program target area in the allocation of its CDBG Program or HOME Program funds. Historically, funds are allocated on a competitive basis. However, in the case of CDBG Program funds, per the regulations, funding for area benefit activities are only expended in approved CDBG Program target areas, with the exception of the installation of curb ramps, which is a presumed benefit activity and therefore can be delivered City-wide.

CDBG-CV funds will be used to assist homeless individuals citywide.

Geographic Distribution

Target Area	Percentage of Funds
South Vallejo	0
Central City	0
Country Club Crest	0
Eastern City	0
Vallejo Heights	0

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

No other comments.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

See goals, listed below.

One Year Goals for the Number of Households to be Supported	
Homeless	1,500
Non-Homeless	250
Special-Needs	36
Total	1,786

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2,000
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	4
Total	2,008

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

Discussion

The City will rely on the Housing Authority, City staff, and non-profit partner agencies to accomplish its annual housing goals.

AP-60 Public Housing – 91.220(h)

Introduction

The City does not own or manage any public housing units; however, it has a housing authority. The Vallejo Housing Authority (VHA) administers the Housing Choice Voucher (HCV) Program, and its subprograms: Project-Based Voucher, Family Self-Sufficiency (FSS), existing Homeownership, and Veterans Affairs Supportive Housing (VASH).

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

The VHA administers the HCV Program, which provides rental subsidy assistance to low-income families and individuals. The mission of the HCD Division is "to provide innovative programs and services to improve the living environments and the quality of life for the low- and moderate-income families residing within Vallejo's diverse communities." The City promotes fair housing and makes all of its programs available to families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status, or disability. The VHA currently administers 2,000 Housing Choice Vouchers, 81 of which are VASH Vouchers.

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

The VHA provides homeownership opportunities to participants in the HCV Program through the FSS Program. The FSS Program offers resources and comprehensive support services enabling participants to work toward economic independence and self-sufficiency. The FSS Program partners with other agencies for job training, education, and life skill purposes. The program also encourages participation by its clients in classes on homeownership, credit repair, financial literacy, and wellness, with a specific emphasis on long-term financial stability for the purpose of homeownership.

The Homeownership Program has allowed for the allocation of HCV payments to be made for homeownership purposes (a contribution to the first mortgage) under specified circumstances, and at the discretion of the VHA. The VHA has an existing caseload of Homeownership Program participants. The program is not currently accepting new applications.

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

The VHA is not a troubled PHA.

Discussion

No other comments.

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

Introduction

See responses below.

The City plans to use CDBG-CV3 funds to provide 125 additional and unduplicated homeless persons with safe housing in hotel and motel rooms, as well as wraparound services.

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 provides HOME Program funds for its Tenant-Based Rental Assistance (TBRA) Program for up to twelve months, and a $1,000 security deposit, for homeless persons and persons who are at imminent risk of homelessness that are referred to the program by a non-profit agency providing case management and services to homeless persons. The VHA has adopted a preference on the HCV waiting list for persons who have received TBRA.

Project Roomkey participants are identified through working Resource Connect Solano, the network through which people experiencing homelessness can connect with housing and supportive services in Solano County. Individuals and families receive assessment and referral services to identify housing needs and create linkages to available services. Using the Coordinated Entry System, they identify and facilitate the most appropriate response to each individual's immediate and long-term housing needs. Caminar, a California-based non-profit behavioral health services provider, serves as the operator for the County's Coordinated Entry System.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Christian Help Center, a non-profit agency, provides emergency homeless services at its shelter in Vallejo. Additionally, the City will allocate CDBG Program funds in FY 2019-20 for the acquisition and construction costs associated with establishing a public facility to be used as an Emergency Navigation Shelter, which will include up to 125 beds for homeless persons.

Through the use of CDBG-CV3 funds, the City can continue to provide for motel rooms and supportive services to homeless individuals during the pandemic.

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 will allocate CDBG Program funds in FY 2019-20 to Catholic Charities, and Global Center for Success, two non-profit social service agencies which provide supportive services to homeless persons. The VHA will also work with the local Veterans Affairs office to administer the VASH Program for homeless veterans.

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.

In addition to the TBRA Program, the HCD Division will coordinate services and referrals with Caminar Solano, the provider of "Resource Connect Solano", which works to support homeless persons by connecting them with available housing resources and services.

Discussion

No other comments.

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

Introduction:

The Housing Element (2014-2022) of the City's General Plan states that the City's land use controls offer limited options for the construction of affordable housing. The City controls where housing may be constructed. The City has the option to allow density bonuses for the provision of affordable housing units, and senior housing units.

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:

(1) will work to expand housing choice opportunities, Citywide, for very low- and low-income first time homebuyers;

(2) will provide expedited CEQA and Planning Division review where possible for large projects within a Specific Plan Area; and

(3) has recently completed a comprehensive update of its development regulations, including the entire General Plan and Zoning Code, known as "Propel Vallejo". This will benefit the development of affordable housing in FY 2019-20.

Discussion:

No other comments.

AP-85 Other Actions – 91.220(k)

Introduction:

See responses below.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is largely related to a lack of adequate funding to: (1) implement activities that are needed: or (2) to expand needed programs. Therefore, no specific actions are planned. However, in FY 2019-20 the City will work with Eden Housing, Inc. toward the development of up to 75 units of permanent supportive housing at 2118 and 2134-36 Sacramento Street, which are currently City-owned properties.

Actions planned to foster and maintain affordable housing

In FY 2019-20 the City will use CDBG, HOME, and NSP funds, as applicable, to acquire, rehabilitate, and construct residential properties for qualified households, in order to stabilize neighborhoods and restore the aging housing stock, increase the supply of new affordable housing, or provide permanent supportive housing for the homeless. The City and the VHA also will engage with private residential property owners, hold TEFRA hearings as requested, apply for additional Housing Choice Vouchers, and search for other affordable housing grant opportunities.

Actions planned to reduce lead-based paint hazards

Lead-based paint educational materials, inspections, and referrals will be made available to VHA-assisted voucher holders and rental property owners participating in the HCV Program. The City will also address unsafe and hazardous housing units, a City Council priority, including a visual inspection for lead-based paint. Lead-based paint testing will be completed for households constructed prior to 1978 participating in the CDBG Program exterior paint grant program.

Actions planned to reduce the number of poverty-level families

The City recognizes the need to prioritize anti-poverty programs, and will continue to support existing programs. FSS programs with supportive services will 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, subsidized child care, Workforce Development Board activities, and other social services will be necessary to prevent duplication of effort, and ensure maximum opportunities for very low-income persons. The City plans to reduce the number of households in poverty through direct assistance (for example, developing programs or facilities to fill gaps in the continuum of care for homeless persons, including homeless prevention activities and permanent supportive housing). In FY 2019-20, the City will provide TBRA to homeless persons and persons at imminent risk of

homelessness. TBRA recipients will be required to participate in a self-sufficiency program as a condition of receiving assistance.

Actions planned to develop institutional structure

The City will benefit from a well-developed network of government agencies, and non-profit and private organizations, to carry out the FY 2019-20 Annual Action Plan. HCD will be responsible for implementing Annual Action Plan activities; however, other public and private organizations will assist in administering components of the Annual Action Plan. As examples, non-profit agencies will provide services to homeless persons, and private lenders will operate housing loan programs to fund below-market rate mortgages for low-income persons in the community.

In terms of monitoring subrecipients, developers, and projects for compliance with the CDBG, NSP, and HOME Programs, the City will follow the monitoring policies and procedures set forth in its administrative CDBG Program and HOME Program Monitoring Plans. Monitoring will be conducted to ensure that subrecipient agencies and developers are performing in compliance with executed Agreements and CDBG and/or HOME Program regulations, and to ensure that existing CDBG- and/or HOME-funded units and projects are operated in compliance with CDBG and/or HOME Program regulations. Risk analysis criteria include elements such as the length of time as a subrecipient, the time since the last monitoring, program complexity, level of funding, organizational changes, administrative history, past program performance, and financial capacity. Monitoring in Fiscal Year 2019-2020 will include desk reviews and onsite agency and project visits.

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

No other actions planned.

Discussion:

No other comments.

Program Specific Requirements

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

Introduction:

The City will use CDBG Program and HOME Program funds allocated in a prior year to support the development of properties acquired for permanent supportive housing for homeless persons, and will provide HOME Program funding to a qualified CHDO.

The City's process for accepting and funding applications or proposals from social service organizations and CHDOs is open and competitive, with deadlines. The City will accept applications and proposals that will address the high priority needs in the next Consolidated Plan. Applications and Requests for Proposals (RFPs) will be made available at the HCD office and on the City web site. From the submitted applications or RFP responses, the Housing and Community Development Commission and City staff may select respondents to be interviewed or make presentations. The Commission then recommends selected proposals to the City Council for its approval. For FY 2019-20, applications or proposals were only invited from social service agencies (CDBG), and CHDOs (HOME).

The activities planned for the use of CDBG-CV funds are the following:

- Shelter homeless who test positive, are symptomatic and/or are vulnerable due to existing health conditions in local motels.
- Provide additional shelter space in Vallejo, near existing encampments, for a limited number of those currently in encampments, who are not symptomatic, but may benefit from relocation to an alternative space and to allow for increased social distancing; and
- Provide outreach and supplies (hand washing stations, sanitizing supplies, educational info on the virus, etc.) to existing encampments.
- Project Management- City of Vallejo, Homeless Services Specialist
- Case Management-Fighting Back Partnership
- Food Coordination Delivery-Service partner network, such as Vallejo Together Community, Faith Food Fridays, Food Banks
- Medication Provision/Delivery-Touro University Nursing Students & Preceptor/Mentors
- Storage- Vallejo School District campuses for emergency response supplies, and personal storage for homeless within tents and hotel rooms
- Transportation-Medic-Ambulance
- Physical and Behavioral Health-Solano County Behavioral Health and Public Health, referrals to

medical providers

- Security-Golden Bay Security

These are activities that benefit persons of low- and moderate-income who reside in the City of Vallejo.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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	15,000
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	4,719,000
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:	**4,734,000**

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.	100.00%

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

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

   Housing Sucessor Agency and local sales tax funds.

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:

   See the attached HOME Program Recapture Policy.

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:

   A recapture provision will be used (attached), and will be codified in a Regulatory Agreement (Affordability Covenant).

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:

   The City will not use HOME Program funds for this activity in FY 2019-20.

No other comments.

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 09/11/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier: B-20-MW-06-0029

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: CITY OF VALLEJO

* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000448

* c. Organizational DUNS: 1491840090000

d. Address:

* Street1: 200 GEORGIA STREET
Street2:
* City: VALLEJO
County/Parish:
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 94590 5930

e. Organizational Unit:

Department Name: OFFICE OF THE CITY MANAGER

Division Name: HOUSING& COMMUNITY DEVELOPMENT

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: JUDY
Middle Name:
* Last Name: SHEPARD-HALL
Suffix:

Title: HOUSING & COMMUNITY DEVELOPMENT PROGRAM MGR.

Organizational Affiliation:

* Telephone Number: (707) 648-4408
Fax Number: (707) 648-5249

* Email: judy.shepard-hall@cityofvallejo.net

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

COMMUNITY DEVELOPMENT BLOCK GRANT

*** 12. Funding Opportunity Number:**

B-20-MW-06-0029

* Title:

CARES Act - CDBG-CV

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

PROGRAM YEAR 2019 VALLEJO CARES ACT SECOND AMENDMENT

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CA-005 * b. Program/Project: CA-005

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 04/21/2020 * b. End Date: 06/30/2027

18. Estimated Funding ($):

* a. Federal	856,930.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	856,930.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: ANNE

Middle Name:

* Last Name: CARDWELL

Suffix:

* Title: ASSISTANT CITY MANAGER

* Telephone Number: (707) 648-4579 Fax Number: (707) 648-5249

* Email: anne.cardwell@cityofvallejo.net

* Signature of Authorized Representative: * Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including 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 the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	ASSISTANT CITY MANAGER
APPLICANT ORGANIZATION	DATE SUBMITTED
CITY OF VALLEJO	

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction’s consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official Date

ASSISTANT CITY MANAGER
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) PY 2019, 2020, 2021 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

✓ _____ _____

Signature of Authorized Official Date

ASSISTANT CITY MANAGER

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

✓ _____ _____

Signature of Authorized Official Date

ASSISTANT CITY MANAGER

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

N/A

Signature of Authorized Official

Date

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

N/A _____ _____

Signature of Authorized Official Date

_____

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

N/A

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Housing and Community Development Division · 200 Georgia Street · Vallejo · CA · 94590 · 707.648.4507

NOTICE OF PUBLIC HEARING

SECOND PROPOSED AMENDMENT TO THE ANNUAL ACTION PLAN OF FISCAL YEAR 2019-2020 TO INCLUDE THE ADDITIONAL ALLOCATION OF CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY ACT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM CORONAVIRUS ROUND THREE FUNDS

DATE OF NOTICE: May 1, 2021

FOR MORE INFORMATION: Chari Barrera, Administrative Analyst II
(707) 553-7204, Chari.Barrera@cityofvallejo.net

On Thursday, May 6, 2021 after 7:00 p.m., the Housing and Community Development Commission (HCDC) of the City of Vallejo will hold a virtual public hearing during its regular meeting on the second proposed Substantial Amendment to the City's Fiscal Year (FY) 2019-20 (July 1, 2019 through June 30, 2020) Annual Action Plan (AAP). The AAP, required by the Department of Housing and Urban Development (HUD), is a one-year plan for applying available funding to the community development and affordable housing needs identified in the City's Five-Year Consolidated Plan.

On March 27, 2020, the federal Coronavirus Aid, Relief, and Economic Security (CARES) Act was passed. This $2 trillion stimulus plan included $5 billion in a special allocation of Community Development Block Grant (CDBG) Program funding, known as CDBG-CV, to prevent, prepare for, and respond to the coronavirus. Of this amount, HUD has immediately allocated $2 billion to CDBG Program grantees based on the federal fiscal year 2020 CDBG formula, and the remaining $3 billion, based on needs using best available data, to States, insular areas, and local governments. In 2020, the City of Vallejo received an allocation of $618,244 in CDBG-CV1 (Round One) funds. The City of Vallejo has been notified by HUD that it may receive an additional allocation of $856,930 in CDBG-CV3 (Round Three) funds. In order to accept CDBG-CV funding formally, the City must again make amendments to the FY 2019-20 Annual Action Plan describing the proposed use of this funding, and the process for obtaining public input.

During the May 6th regular meeting and after the public hearing, the HCDC will review and recommend the proposed amendment to the FY 2019-20 AAP. This item is scheduled for consideration and approval by the Vallejo City Council at its regular meeting after 7:00 p. m. on Tuesday, May 25, 2021.

Beginning Saturday, May 1, 2021 the draft second Substantial Amendment to the FY 2019-20 Annual Action Plan will be available to the public for review and comments at the City's website under City Hall, Departments and Division, Housing and Community Development. Written comments may be submitted in the Housing and Community Development Division dropbox or by email until 5:00 p.m. on

Friday, May 7, 2021 to: Chari Barrera, Administrative Analyst II, 200 Georgia Street, Vallejo, CA 94590; (707) 553-7204; Fax: (707) 648-5249; chari.barrera@cityofvallejo.net.

The City of Vallejo provides its programs and services in a non-discriminatory manner, and is an Equal Opportunity Employer. The City of Vallejo also encourages women and minority-owned businesses to submit bids and proposals for Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program contracts. For further information, contact the City of Vallejo Housing and Community Development Division at (707) 648-4507. 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 1-800-735-2929 with a TTY/TDD.

Housing and Community Development Division · 200 Georgia Street · Vallejo · CA · 94590 · 707.648.4507

AVISO DE AUDIENCIA PÚBLICA

SEGUNDA PROPUESTA DE ENMIENDA AL PLAN DE ACCIÓN ANUAL FISCAL 2019-2020 PARA INCLUIR LA ASIGNACIÓN ADICIONAL DE AYUDA CORONAVIRUS, ALIVIO Y LEY DE SEGURIDAD ECONÓMICA BLOQUE DE DESARROLLO COMUNITARIO PROGRAMA DE SUBVENCIONES CORONAVIRUS RONDA TRES FONDOS

FECHA DE AVISO: 1 de mayol de 2021

PARA MÁS INFORMACIÓN: Chari Barrera, Analista Administrativa II,
(707) 553-7204, Chari.Barrera@cityofvallejo.net

El jueves 6 de mayo de 2021 después de las 7:00 p.m., la Comisión de Vivienda y Desarrollo Comunitario (HCDC) de la Ciudad de Vallejo realizará una audiencia pública virtual durante una reunión ordinaria sobre la segunda Enmienda Sustancial propuesta de la Ciudad para el (AF) 2019-20 (1 de julio de 2019 hasta el 30 de junio de 2020) Plan de Acción Anual (AAP). El AAP, requerido por el Departamento de Vivienda y Desarrollo Urbano (HUD), es un plan de un año para aplicar los fondos disponibles para el desarrollo comunitario y las necesidades de vivienda asequible identificadas en el Plan Consolidado de Cinco Años de la Ciudad.

El 27 de marzo de 2020, se aprobó la Ley federal de Ayuda, Alivio y Seguridad Económica (CARES) por el Coronavirus. Este plan de estímulo de $2 billones incluyó $5 mil millones en una asignación especial de fondos del Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG), conocido como CDBG-CV, para prevenir, prepararse y responder al coronavirus. De esta contidad, HUD ha asignado inmediatamente $2 mil millones a los beneficiarios del programa CDBG según la formula CDBG del año fiscal federal 2020, y los $3 mil millones restantes, según a las necesidades que utilizan los mejores datos disponibles, a los estados, áreas insulares y gobiernos locales. En 2020, La Ciudad de Vallejo recibió una asignación de $618,244 en fondos CDBG-CV1 (Rounda Uno). HUD ha notificado a la Ciudad de Vallejo que puede recibir una asignación adicional de $856,930 en fondos CDBG-CV3 (Ronda Tres). Para aceptar formalmente los fondos de CDBG-CV, la Ciudad debe hacer nuevamente enmiendas al Plan de Acción Anual para el año fiscal 2019-20 que describe el uso propuesto de estos fondos y el proceso para obtener la opinion pública.

Durante la reunión ordinaria del 6 de mayo y después de la audiencia pública, la HCDC revisará y recomendará la enmienda propuesta al AAP para el AF 2019-20. Este tema está programado para ser considerado y aprobado por el Ayuntamiento de Vallejo en su reunión ordinaria después de las 7:00 p.m. el martes 25 de mayo de 2021.

A partir del sabado 1 de mayo de 2021, el borrador de la Segunda Enmienda Sustancial al Plan de Acción Anual para el AF 2019-20 estarán disponible para el público para revisión y comentarios en el

sitio web de la Ciudad bajo Ayuntamiento, Departamentos y División, Vivienda y Desarrollo Comunitario, Los comentarios por escritos pueden enviarse en el buzón de la División de Vivienda y Desarrollo Comunitario o por correo electrónico hasta las 5:00 p.m. el viernes 7 de mayo de 2021 a: Chari Barrera, Analista Administrativa II, 200 Georgia Street, Vallejo, CA 94590; (707) 553-7204; Fax: (707) 648-5249; Chari.Barrera@cityofvallejo.net

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

Housing and Community Development Division · 200 Georgia Street · Vallejo · CA · 94590 · 707.648.4507

PAUNAWA PARA SA PAMPUBLIKONG PAGDINIG

PANGALAWANG IMINUMUNGKAHING PAGBABAGO SA TAUNANG ACTION PLAN NG PISKAL NA TAONG 2019-2020 NG LUNGSOD NG VALLEJO UPANG MAISAMA ANG KARAGDAGANG ALOKASYON NG CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY ACT PARA SA PANGATLONG ROUND NG PONDO NG PROGRAMANG COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS

PETSA NG PAUNAWA: Mayo 1, 2021

PARA SA KARAGDAGANG IMPORMASYON: Chari Barrera, Administrative Analyst II
(707) 553-7204, chari.barrera@cityofvallejo.net

Sa Huwebes, ika-sais ng Mayo ng taong kasalukuyan at makalipas ang alas-siyete nang gabi, ang Komisyon ng Housing at Community Development ng Lungsod ng Vallejo ay magsasagawa ng birtwal na pampublikong pagdinig sa karaniwan nitong pagpupulong ukol sa iminumungkahing pangalawang pagbabago o second Substantial Amendment sa Taunang Action Plan ng Lungsod ng Vallejo para sa piskal na taong 2019-20 (Hulyo 1, 2019 – Hunyo 30, 2020). Ang Taunang Action Plan na minamandato ng Department of Housing and Urban Development (HUD) ay nagsasaad ng isang taunang plano para sa paglalaan ng pondo para sa pangangailangang kaunlaran ng komunidad at abot-kayang pabahay na nakasaad sa Five-Year Consolidated Plan ng Lungsod.

Noong ika-27 ng Marso taong 2020, ipinasa ang Coronavirus Aid, Relief, and Economic Security (CARES) Act ng gobyernong pederal. Ang planong $2 trilyong stimulus plan ay may kasamang $5 bilyong espesyal na paglalaan ng pagpopondo ng Community Development Block Grant (CDBG) Program, na kilala bilang CDBG-CV, upang maiwasan, maghanda, at tumugon sa coronavirus. Sa halagang ito, kaagad na naglaan ang HUD ng $2 bilyon para sa nakatatanggap na ng pondo ng programang CDBG batay sa formula ng pederal na piskal na taong 2020, at ang natitirang $3 bilyon batay sa datos mula sa mga Estado, mga lugar ng insular, at mga lokal na pamahalaan. Noong taong 2020, ang Lungsod ng Vallejo ay nakatanggap ng isang paglalaan na nagkakahalaga ng $618,244 sa pondo ng CDBG-CV1 (Unang Round). Ang Lungsod ng Vallejo ay inabisuhan ng HUD na maaaring makatanggap ng karagdagang paglalaan ng $856,930 sa pondo ng CDBG-CV3 (Ikatlong Round). Upang tanggapin nang pormal ang pagpopondo sa CDBG-CV, dapat na muling gumawa ng pagbabago ang Lungsod sa Taunang Action Plan ng Piskal na Taong 2019-20 na naglalarawan ng ipinapanukalang paggamit ng ponding ito at ang proseso para sa pagkuha ng komento mula sa publiko.

Sa karaniwan nitong pagpupulong at pagakatapos ng pampublikong pagdinig sa ika-sais ng Mayo, ang Komisyon ng Housing at Community Development ay susuriin at irerekomenda ang iminumungkahing pagbabago sa Taunang Action Plan para sa Piskal na Taong 2019-20. Ang paksang ito ay naka-

iskedyul para sa pagsasaalang-alang at pag-apruba ng Konseho ng Lungsod ng Vallejo sa karaniwan nitong pagpupulong makalipas ang alas-siyete nang gabi sa Martes, ika-25 ng Mayo ng taong kasalukuyan.

Simula Sabado, ika-1 ng Mayo ng taong kasalukuyan, ang draft ng ikalawang pagbabago o second Substantial Amendment sa Taunang Action Plan ng Piskal na Taong 2019-20 ay matatagpuan para masuri sa website ng Lungsod sa ilalim ng City Hall, Departments and Division, Housing and Community Development. Maaring isumite and isinulat na komento sa dropbox ng Housing and Community Development Division o sa pamamagitan ng email hanggang ala-singko nang hapon ng Biyernes, ika-pito ng Mayo ng taong kasalukuyan kay: Chari Barrera, Administrative Analyst II, 200 Georgia Street, Vallejo, CA 94590; (707) 553-7204; Fax: (707) 648-5249; chari.barrera@cityofvallejo.net.

Ang Lungsod ng Vallejo ay nagbibigay ng mga programa at serbiyo nito sa paraang hindi namimili at walang pagtatangi, at isang "Equal Opportunity Employer". Hinihikayat din ng Lungsod ang mga kababaihan at mga minorya na nag-mamay-ari ng sarili nilang negosyo na mag-sumite ng mga bid at panukala para sa mga kontrata ng mga programang CDBG at HOME. Para sa karagdagang impormasyon, tumawag sa Housing and Community Development Division (707) 648-4507. 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.

Waivers of Community Planning and Development Grant Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts

Waiver Process and Recordkeeping Requirements:

- Grantees must email notification to the attention of CPD Director Kimberly Nash at CPD_COVID-19WaiverSFO@hud.gov
- The email notification must be sent *two calendar days* before the grantee anticipates using the waiver.
- In addition to the summarized, optional justifications provided under each waiver section below, grantees MUST update their program records to include written documentation of the specific conditions that justify the recipient's use of the waiver, consistent with the justifications and applicability provisions provided in the COVID-19 Waiver Memos signed on March 31, 2020, May 22, 2020, September 30, 2020, December 29, 2020, and March 31, 2021. Provisions that are not specifically waived remain in full effect.

Required Information (complete all fields):

Entitlement Jurisdiction / CoC Recipient Organization Name: City of Vallejo

Requestor Name and Title: Judy Shepard-Hall, Housing and Community Development Manager

Phone Number: 707-648-4408 E-mail: judy.shepard-hall@cityofvallejo.net

Declared-disaster area(s) where the waivers will be used: City of Vallejo

Date on which the grantee anticipates first use of the waiver flexibility: April 30, 2021

Grantee will utilize the following waiver flexibilities (select all that apply):

HOME, CDBG, HTF, ESG, and HOPWA Program Consolidated Planning Requirements:

☒ Citizen Participation Public Comment Period for Consolidated Plan Amendment [i] *(in effect through end of 2020 program year)*

☒ Citizen Participation Reasonable Notice and Opportunity to Comment [i] *(in effect through at end of 2020 program year)*

Description supporting request for the waiver(s) (optional):

We will be providing reasonable notice and no less than 5 days for public comment to the second Substantial Amendment to the FY 2019-20 Annual Action Plan for CDBG-CV3 funds.

CoC Program:

☐ Permanent Housing-Rapid Re-housing Monthly Case Management [i, ii, iii, iv, v] *(in effect through 6/30/2021)*
☐ Fair Market Rent for Individual Units and Leasing Costs [i, iii, iv, v] *(in effect through 6/30/2021)*
☐ Disability Documentation for Permanent Supportive Housing (PSH) [i, iii]
☐ Limit on Eligible Housing Search and Counseling Services [i, v] *(in effect through 6/30/2021)*
☐ Housing Quality Standards (HQS) – Initial Physical Inspection of Unit [i, iii, iv, v] *(in effect through 6/30/2021)*
☐ HQS – Re-Inspection of Units [i, v] *(in effect through 6/30/2021)*
☐ One-Year Lease Requirement [i, iii, iv, v] *(in effect through 6/30/2021)*
☐ Permanent Housing Rapid Rehousing Limit to 24 Months of Rental Assistance [ii]
☐ Limit to be Eligible for Dedicated PLUS Project When Coming from Transitional Housing Being Eliminated [ii] *(FY2018 and FY2019 grants)*
☐ Assistance Available at Time of Renewal [ii, iii, iv, v] *(in effect for grants executed between 03/31/2020 and 06/30/2021)*
☐ Third Party Documentation of Income [iii, iv, v] *(in effect through 6/30/2021)*
☐ Suitable Dwelling Size and Housing Quality Standards [iii, iv, v] *(in effect through 6/30/2021)*
☐ Coordinated Entry – Annual Ongoing Planning and Stakeholder Consultation [iii] *(in effect through 9/30/2021)*
☐ Homeless Definition – Temporary Stays in Institutions of 90 days or Less [iii, v] *(in effect through 6/30/2021)*

Description supporting request for the waiver(s) (optional):

_____
_____
_____

ESG Program:

☐ Re-evaluations for Homelessness Prevention Assistance [i] *(in effect through 3/31/2022)*
☐ Homeless Definition – Temporary Stays in Institutions of 90 days or Less [iii, v] *(in effect through 6/30/2021)*

Description supporting request for the waiver (optional):

_____
_____
_____

HOPWA Program:

☐ Self-Certification of Income and Credible Information on HIV Status [i]

☐ FMR Rent Standard [i, ii, v] *(in effect through 6/30/2021)*

☐ Property Standards for TBRA [i, ii, v] *(in effect through 6/30/2021)*

☐ Space and Security [i]

☐ Time Limits for Short-Term Housing Facilities and Short-Term Rent, Mortgage, and Utility Payments [ii, v] *(6/30/2021)*

Description supporting request for the waiver (optional):

_____

_____

_____

[i] Included in 03/31/2020 Waiver Memorandum

[ii] Included and/or extended in 05/22/2020 Memorandum

[iii] Included and/or extended in 09/30/2020 Memorandum

[iv] Included and/or extended in 12/29/2020 Memorandum

[v] Included and/or extended in 3/31/2021 Memorandum

From:	CPD_COVID-19WaiverSFO
To:	Natalie Peterson
Cc:	Judy Shepard-Hall; Chari Barrera; Anderson, Christian D
Subject:	RE: City of Vallejo CPD Waiver
Date:	Tuesday, April 27, 2021 1:49:01 PM
Attachments:	image001.jpg image002.jpg image003.jpg image004.png image005.jpg image006.jpg

Hello Natalie,

Receipt is acknowledged, as I had received this from the city last year.

Thanks!
Saleshni

From: Natalie Peterson <Natalie.Peterson@cityofvallejo.net>
Sent: Monday, April 26, 2021 5:06 PM
To: CPD_COVID-19WaiverSFO <CPD_COVID-19WaiverSFO@hud.gov>
Cc: Judy Shepard-Hall <Judy.Shepard-Hall@cityofvallejo.net>; Chari Barrera <chari.barrera@cityofvallejo.net>; Anderson, Christian D <Christian.D.Anderson@hud.gov>
Subject: City of Vallejo CPD Waiver

Dear Ms. Nash,

We are notifying HUD of our use of the COVID-19 Waivers of Community Planning and Development Grant Program and Consolidated Plan. Attached are the completed waiver notification forms. Please let us know if you need anything else. Thank you very much.

Regards,

Natalie Peterson
Community Development Analyst
City of Vallejo | Housing & Community Development Division
707.649.5417 | natalie.peterson@cityofvallejo.net

********** This is an EXTERNAL EMAIL. Stop and think before clicking links or opening attachments. **********

City of VALLEJO California

PUBLIC HEARING 12.C.

DATE: May 6, 2021

TO: Chair and Commissioners
Housing and Community Development Commission

FROM: Judy Shepard-Hall, Housing and Community Development Manager

SUBJECT: **PROPOSED SUBSTANTIAL AMENDMENTS TO THE CONSOLIDATED PLAN OF FISCAL YEAR (FY) 2020-24 AND ANNUAL ACTION PLAN OF FY 2020-21**

RECOMMENDATION

Conduct a public hearing. Adopt the enclosed Resolution recommending approval by the City Council of Substantial Amendments to the Consolidated Plan of FY 2020-24 and Annual Action Plan (AAP) of FY 2020-21.

REASONS FOR RECOMMENDATION

This public hearing is a requirement of the City's Citizen Participation Plan.

BACKGROUND AND DISCUSSION

The City's current Consolidated Plan and Annual Action Plan was adopted by the City Council on July 21, 2020, and covers the period beginning July 1, 2020 and ending June 30, 2025. The Plans include the City's allocation of federal Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funds, received annually from the Department of Housing and Urban Development (HUD).

Staff proposes at this time that the City reallocate $1.2 million in CDBG Program funds from the Homeless Navigation Center Project to Project Roomkey. Staff is recommending this reallocation of funding for two primary reasons:

(1) Since the outset of the coronavirus pandemic, Project Roomkey has been providing motel lodging and wraparound services for homeless persons in Vallejo. It has been funded from federal and State sources; however, a significant portion of this funding was reduced, effective March 31, 2021. Project Roomkey meets critical needs of the homeless population, and it is imperative that the City attempt to identify an alternative to address the loss of funding. Through a funding allocation process, CDBG Program funds could be made available to Project Roomkey, and Project Roomkey is an eligible CDBG Program activity.

(2) HUD requires the City to expend its CDBG Program funds in a timely manner; if the City does not meet this requirement, a certain amount of the City's CDBG Program funds will be recaptured. Reallocating CDBG Program funds to enable Project Roomkey to continue will also help the City to meet the CDBG Program timeliness requirement.

It is important to note that reallocating CDBG Program funds to Project Roomkey, a core program of the City to address homelessness, is likely to delay the completion of the Navigation Center. One of the main sources of funding for the construction of the Center is CDBG Program funds, currently budgeted in the amount of $2,386,903. If this allocation is reduced by $1.2 million, staff will work to identify funding to replace this amount in the near future and bring this item to the Housing and Community Development (HCD) Commission and the City Council for action.

The Consolidated Plan and Annual Action Plan Substantial Amendments are shown at Attachment 2.

Public Input

The City's Citizen Participation Plan has been amended to allow the City to take advantage of flexibilities allowed by HUD in the event of a local, state, or national emergency or disaster. A 30-day public review and comment period is required for Substantial Amendments to the Consolidated Plan and Annual Action Plans that would substantially amend the documents, including adding a new activity. However, to allow grantees to move forward quickly with expending funds, HUD reduced the period to not less than five days for amendments necessitated when funds are used to prevent, prepare for, and respond to coronavirus. HUD is also allowing the City to hold virtual public hearings if national/local health authorities recommend social distancing and limiting public gatherings for public health reasons and the City provides reasonable notification and access for citizens, timely responses from officials to respond to all questions and issues, and public access to all questions and responses.

In accordance with the City's Citizen Participation Plan, the Commission is holding this virtual public hearing to gather information and receive comments on the proposed changes to the Consolidated Plan and Annual Action Plan. The notice for the public hearing was published on the City's website and in the Vallejo Times Herald on April 30, 2021. The draft of the amended Consolidated Plan and AAP were available for public review and comment until May 6, 2021. Written and electronic comments have also been accepted beginning April 30, 2021 and ending May 6, 2021.

FISCAL IMPACT

Federal CDBG Program funds in the amount of $1.2 million would be reallocated from the Homeless Navigation Center Project of $2,386,903.00 to Project Roomkey., which is likely to delay the completion of the Navigation Center.

Submission of the Substantial Amendments to the Consolidated Plan of FY 2020-2024 and Annual Action Plan of FY 2020-2021 to HUD will enable the City to expend the reallocated CDBG Program funds for Project Roomkey.

ENVIRONMENTAL REVIEW

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

ATTACHMENTS

1. Resolution
2. Draft Substantial Amendments to the Consolidated Plan of FY 2020-24 and Annual Action Plan of FY 2020-21
3. Public Notices Dated April 30, 2021 for Substantial Amendments to the Consolidated Plan of FY 2020-24 and Annual Action Plan of FY 2020-21
4. City of Vallejo HUD Waiver

CONTACT

Judy Shepard-Hall, Housing and Community Development Program Manager, (707) 648-4408, Judy.Shepard-Hall@cityofvallejo.net

RESOLUTION

WHEREAS, on July 21, 2020 the City's current Five Year Consolidated Plan and Annual Action Plan was adopted by the City Council; and

WHEREAS, the Plans include the City's allocation of federal Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funds, received annually from the Department of Housing and Urban Development (HUD); and

WHEREAS, the City's Citizen Participation Plan requires the City to hold a public hearing to receive comments on any proposed changes to the Consolidated Plan or Annual Action Plans that would substantially amend the documents, including adding a new activity; and

WHEREAS, since 2020 the City has been supporting homeless persons in Vallejo through Project Roomkey, which provides motel lodging and wraparound services to homeless individuals during the coronavirus pandemic; and

WHEREAS, effective March 31, 2021 a significant portion of Project Roomkey funding was reduced; and

WHEREAS, Project Roomkey meets critical needs of the homeless population, and it is imperative that the City attempt to identify an alternative to address the loss of funding; and

WHEREAS, through a funding reallocation process, CDBG Program funds could be made available to Project Roomkey, and Project Roomkey is an eligible CDBG Program activity; and

WHEREAS, HUD requires the City to expend its CDBG Program funds in a timely manner, and if the City does not, a certain amount of CDBG Program funds will be recaptured by HUD; and

WHEREAS, reallocating CDBG Program funds to enable Project Roomkey to continue will help the City to meet the CDBG Program timeliness requirement; and

WHEREAS, CDBG Program funds have been allocated for the construction of a Homeless Navigation Center in the amount of $2,386,903; and

WHEREAS, in order to expedite local funding distribution to prevent, prepare for, and respond to coronavirus, HUD allowed grantees to reduce the typical public review and comment period for amendments to the Consolidated Plan and Annual Action Plans to not less than five days, and allowed for public hearings to be held virtually; and

WHEREAS, with proper notification and after a mandatory public comment period of not less than five calendar days, the Housing and Community Development Commission held a public hearing on May 6, 2021 to receive comments on proposed Substantial Amendments to the Consolidated Plan of FY 2020-2024 and the Annual Action Plan of FY 2020-2021;

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

Section 1. The Commission recommends approval by the Council of the City of Vallejo of Substantial Amendments to the Consolidated Plan of FY 2020-24 and the Annual Action Plan of FY 2020-21 as shown at Attachment 2 to the Staff Report dated May 6, 2021, and specifically: (1) adding Project Roomkey as a CDBG Program activity, and (2) reallocating $1.2 million in FY 2020-21 CDBG Program funds from the Homeless Navigation Center Project Budget to Project Roomkey.

Section 2. The City Manager, or either of his designees, the Assistant City Manager, and the Housing and Community Development Program Manager, are hereby authorized to prepare and submit to HUD the Substantial Amendments to the Consolidated Plan of FY 2020-2024 and the Annual Action Plan of FY 2020-2021, and any related applications or documents, and any amendments or corrections to such applications and documents.

Section 3. Staff will work to identify funding in the amount of $1.2 million in order to restore the reduction in the CDBG Program Homeless Navigation Center Project Budget in the near future, and will bring this item to the Commission and the City Council for action or, at minimum, a project update, not later than September 30, 2021.

Executive Summary

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

1. Introduction

Vallejo, with a population of 115,942 at the 2010 Census, is the largest city in Solano County, California, and is located in the San Francisco Bay Area on the northeastern shore of San Pablo Bay. Based on the most recent affordable housing and community development (non-housing) needs data available to the City, the Plan has identified four priority population groups in Vallejo, in this order of need: (1) extremely low- and very low-income renters, (2) homeless persons, (3) very low- and low-income first time homebuyers, and (4) non-homeless persons with special needs, including persons with HIV/AIDS, severe mental illness, and substance abuse addictions. Ongoing community development (non-housing) needs include: (1) comprehensive, health and safety public improvements in neighborhood target areas (Attachment A), (2) curb ramps Citywide, and (3) social services for extremely low- and very low-income persons to meet their basic human needs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

(1) In March, 2015 the Vallejo Housing Authority (VHA) opened its Housing Choice Voucher waiting list for the first time since 2007; over 21,000 households applied, and after staff reviewed and processed the applications, approximately half were deemed eligible for housing assistance. Pursuant to the VHA Administrative Plan, the waiting list was updated in 2017 and in 2019. As of June 16, 2020 there are 1,631 families on the waiting list; (2) according to a "Point in Time (PIT) Count" conducted in January, 2019, on any given night in Vallejo, 638 persons are homeless, 549 (86 percent) of whom are unsheltered. This is an overall increase of 113 percent as compared to a PIT count conducted in 2017, including a 144 percent increase in the number of unsheltered persons; (3) non-homeless persons with special needs are in need of supportive housing and supportive services; (4) there are very low- and low-income households who would benefit from mortgage assistance to assist them to become first time homebuyers, including the purchase of "workforce housing" units; and (5) there is a need for (i) curb ramps throughout Vallejo, (ii) basic public improvements in neighborhood target areas, and (iii) social services for extremely low- and very low-income persons to meet their basic human needs.

3. Evaluation of past performance

In the previous planning period (2015-2019), over $125 million in private, federal, state, and local funds was invested in Consolidated Plan activities; of this amount, a large majority was federal funds. The City

was substantially successful in meeting its program goals: providing affordability and safe, sanitary, and decent housing to extremely low- and very low-income renters; assisting homeless persons, and non-homeless persons with special needs; providing first time homebuyer assistance; providing permanent affordable housing to homeless persons and first time homebuyers through the acquisition, rehabilitation, and resale of foreclosed housing units; installing basic health and safety public improvements in neighborhood target areas; installing curb ramps City-wide; and providing social services meeting basic human needs to extremely low- and very low-income persons.

4. Summary of citizen participation process and consultation process

In January, 2020 the City of Vallejo Housing and Community Development (HCD) Commission held a public hearing on needs prior to the preparation by staff of a draft 2020-2024 Consolidated Plan. No comments were received at the public hearing. Written comments were also invited on the City's Web Page at "Open City Hall", an on-line forum. A second public hearing on the draft Consolidated Plan was held at a special meeting of the HCD Commission on July 8, 2020; no public or written comments were received. The City Council approved the FY 2020-24 Consolidated Plan on July 21, 2020, (Resolution No. 20-101 N.C. attached).

5. Summary of public comments

Two comments were received on "Open City Hall" prior to the drafting of the Consolidated Plan by staff, (attached). The comments supported mixed-income housing, City-wide economic development, and improving the quality of life in Vallejo. No comments were received on the draft Consolidated Plan.

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

1. During the prior Plan period (2015-2019), the City received and administered a Section 108 Guaranteed Loan from the U.S. Department of Housing and Urban Development (HUD) to enhance economic development and job creation on Mare Island, a former naval shipyard. Given this significant project, and limited CDBG Entitlement funds, it is not anticipated that Vallejo will undertake specific economic development efforts as a priority in the 2020-2024 Consolidated Plan.

2. Affordable housing and community development projects and activities planned for 2020-2024 will have secondary, beneficial impacts on the residents' quality of life, especially for extremely low- and very low-income persons.

7. Summary

The City of Vallejo has identified four priority populations groups in this order of need: (1) extremely low- and very low-income renters, (2) homeless persons, (3) very low- and low-income first time homebuyers, and (4) non-homeless persons with special needs, including persons with HIV/AIDS, severe mental illness, and substance abuse addictions. In January 2020 the City of Vallejo Housing and

Community Development (HCD) Commission held a public hearing on needs that was used to assist the drafting of the 2020-2024 Consolidated Plan.

Recipients of funds from HUD have a responsibility to affirmatively further fair housing by taking proactive steps and meaningful actions to address housing disparities, and foster and maintain compliance with civil rights and fair housing laws. Promoting fair housing can involve removing barriers to affordable housing development in high opportunity areas, investing in neighborhood revitalization, preserving and rehabilitating existing affordable housing units, developing affordable housing, improving housing access in areas of concentrated poverty, and improving community assets.

To meet this obligation, the City of Vallejo is working to update its current Analysis of Impediments to Fair Housing Choice ("AI"). The AI is a report that identifies fair housing issues, its contributing factors, and goals and strategies to address these issues. The report discusses structural barriers to fair housing choice, patterns of integration and segregation, disparities in access to opportunity, and disproportionate housing needs. Other components of the AI examine disability and access, fair housing enforcement, and demographics. The AI process involves a thorough examination and analysis of data related to housing, the fair housing delivery system, and housing transactions. In addition to analyzing and identifying barriers to fair housing choice in the City, this AI will also outline meaningful strategies and recommendations for future policies that can be implemented to promote fair housing choice and inclusive communities and achieve progress towards the City's obligation to affirmatively furthering fair housing.

The City started the Fiscal Year 2020 AI update process with a consulting firm who was hired to conduct a housing study with the intent of completing the AI, as well as using this data for the City's first housing strategy. The final report is still pending due to COVID-19 restrictions. The City expects to complete the Analysis of Impediments to Fair Housing Choice Report by June 30, 2021.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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	City Manager/Housing and Community Development Div
HOME Administrator	VALLEJO	City Manager/Housing and Community Development Div

Table 1 – Responsible Agencies

Narrative

The City of Vallejo's entitlement grants are administered by the City under the direction of the Housing and Community Development Manager.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Vallejo's Office of the City Manager, Housing and Community Development (HCD) Division, will take the lead role in implementing its affordable housing and community development strategy for Vallejo over the next five years (July 1, 2020 through June 30, 2025). HCD Division is responsible for implementing the City's CDBG, HOME, and NSP Programs, and VHA Housing Successor Agency (formerly Redevelopment) projects. Affordable housing projects and developments are completed through partnerships with non-profit 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(l)).

City employees from the HCD Division will staff the VHA, which administers the Housing Choice Voucher, Project Based Voucher, Family Self-Sufficiency (FSS), Veterans' Affairs Supportive Housing (VASH) Voucher, and Section 8 Homeownership Programs. HCD anticipates contracting with a non-profit agency, Community Housing Development Corporation (CHDC), which is also a HOME-eligible CHDO, to deliver its first-time homebuyer mortgage assistance program, and well as its homebuyer education and homebuyer counseling programs. The Housing Authority and social service providers share information and target supportive services where possible on behalf of its FSS participants. Finally, in December 2019 non-profit housing and social service organizations were invited to submit CDBG and HOME Program proposals to the City, to address the highest priority affordable housing and community development needs in Vallejo. The advisory City Housing and Community Development (HCD) Commission, appointed by the City Council, provided significant input into how these funds will be allocated in FY 2020-21.

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 HCD 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.

Due to the Coronavirus pandemic the HCD Division will use $856,930 of awarded CDBG-CV3 funds for Project Roomkey which houses high risk homeless individuals living in Vallejo. The HCD Division would reallocate $1.2 million of CDBG funds for FY 2020-21 from the Vallejo Homeless Navigation Center Project to Project Roomkey. This funding will be used to keep the program operable through September 2021.

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

Each year, CAP Solano receives 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 HCD Manager sits on the CoC Board. This provides guidance as to the City's choice of priority needs and funding allocations.

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

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Fair Housing Advocates of Northern California
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Service-Fair Housing Other government - Federal Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Vallejo is fortunate in that its affordable housing and community development programs are co-located in the same building as the Vallejo Housing Authority, and all are part of the same Division. Therefore, consultation and coordination are simplified and constant.

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

Not applicable.

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	City of Vallejo Housing Element	Housing Element was updated in 2015 for the 2015-2023 period; certain affordable housing goals are the same.
City of Vallejo Housing Strategy	HCD Division, City of Vallejo	Housing policy for the City for all income groups is scheduled for adoption by the City Council in 2020-21; certain affordable housing goals will be the same, including expanding resources for the homeless population.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

A draft of the next update of the City of Vallejo Housing Element (after the 2015-2023 period) will be reviewed by HCD Division staff and revised as needed to incorporate applicable comments. The HCD Manager is a member of the local CoC Board and therefore meets regularly with CoC participating agencies, and information obtained from these meetings has been incorporated into the Plan as appropriate. Also, as noted above, the City's affordable housing and community development programs are co-located in the same building as the VHA, i. e., are all part of the same Division, so consultation and coordination are enhanced.

Narrative (optional):

No comments.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

Two public hearings and two written comment periods were conducted, pre- and post-drafting of the Consolidated Plan. Comments received before the Plan was drafted on "Open City Hall" concerned economic development, housing development for mixed-income populations, and general quality of life issues. No comments were received from the public at the January 23, 2020 public hearing, prior to drafting the Plan. No public or written comments were received five days prior to the July 8, 2020 public hearing on the draft Plan at a special meeting of the HCD Commission, or at the hearing itself. The City Council approved the FY 2020-24 Consolidated Plan on July 21, 2020.

The City started the Fiscal Year 2020 Analysis of Impediments to Fair Housing Choice ("AI") update process with a consulting firm who was hired to conduct a housing study with the intent of completing the AI, as well as using this data for the City's first housing strategy. During the development of the Strategy, members of the City Council and City staff reached out to numerous community stakeholders to gather their input and recommend key elements of the Strategy. Meetings were held with community stakeholders to discuss Vallejo's housing needs, opportunities and challenges and to gather recommendations regarding how best to address them in the future. During each meeting, a broad array of local residents, workers, community organizations and businesses participated in group discussions where they provided both verbal and written recommendations. Additional input was also provided via electronic correspondence and phone conversations with stakeholders, as well as during meetings related to the Public Housing Agency Plan (PHA Plan) and Consolidated Plan (Con Plan). The City expects to complete the Analysis of Impediments to Fair Housing Choice Report by June 30, 2021.

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	Minorities Non-targeted/broad community	No comments were received at the public hearings on January 23, 2020, and July 8, 2020.	No comments were received at the public hearings on January 23, 2020, and July 8, 2020.	No comments were received at the public hearings on January 23, 2020, and July 8, 2020.	
2	Internet Outreach	Non-targeted/broad community	Two comments were received via an on-line public forum, prior to drafting the Consolidated Plan.	Comment focused on the need for mixed-income housing, more economic development, and quality of life issues, prior to drafting the Consolidated Plan.	Economic development has not been identified as a high priority for the 2020-2024 Consolidated Plan period. The other comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City has identified and prioritized the high priority affordable housing and community development needs for the 2020-2024 Consolidated Plan period (July 1, 2020 through June 30, 2025). In the area of housing need, the City has identified four different priority groups in Vallejo, in the following order: (1) extremely low- and very low-income renters, (2) homeless persons, (3) first time homebuyers, and (4) non-homeless persons with special needs. Community development (non-housing) needs include: (1) comprehensive, health and safety public improvements in neighborhood target areas, (2) curb ramps, City-wide, and (3) social services for extremely low- and very low-income persons to meet their basic human needs.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Vallejo has a high percentage of aging rental housing stock, and housing prices are somewhat lower in the City than in other Bay Area communities. Certain groups have been identified as having high priority needs for housing. Certain racial and ethnic groups have disproportionately more severe housing problems, as indicated in the City's most recent Analysis of Impediments to Fair Housing. The VHA waiting list (at 1,631 households as of June, 2020), significantly exceeds the number of Housing Choice Vouchers it has available.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	115,942	118,995	3%
Households	39,700	41,215	4%
Median Income	$61,343.00	$57,028.00	-7%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,815	5,380	6,780	3,710	18,530
Small Family Households	2,645	1,920	2,640	1,680	9,295
Large Family Households	450	560	885	550	1,850
Household contains at least one person 62-74 years of age	1,145	1,195	1,820	865	5,035
Household contains at least one person age 75 or older	880	815	1,075	490	1,265
Households with one or more children 6 years old or younger	1,575	1,295	1,315	585	1,880

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	50	10	45	120	4	4	4	4	16
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	105	120	95	4	324	15	0	4	10	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	140	260	225	90	715	15	70	200	75	360
Housing cost burden greater than 50% of income (and none of the above problems)	3,820	1,580	290	30	5,720	1,055	960	680	235	2,930

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	360	950	1,845	445	3,600	205	360	875	720	2,160
Zero/negative Income (and none of the above problems)	235	0	0	0	235	155	0	0	0	155

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,080	2,005	620	170	6,875	1,095	1,035	890	330	3,350
Having none of four housing problems	785	1,325	2,680	1,280	6,070	465	1,010	2,590	1,935	6,000
Household has negative income, but none of the other housing problems	235	0	0	0	235	155	0	0	0	155

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,100	1,120	905	4,125	385	470	770	1,625
Large Related	370	275	259	904	60	190	290	540
Elderly	760	620	505	1,885	525	450	530	1,505
Other	1,200	845	605	2,650	315	255	80	650
Total need by income	4,430	2,860	2,274	9,564	1,285	1,365	1,670	4,320

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,905	615	90	2,610	310	355	330	995
Large Related	340	130	4	474	60	140	55	255
Elderly	610	350	140	1,100	430	305	255	990
Other	1,165	595	55	1,815	275	200	40	515
Total need by income	4,020	1,690	289	5,999	1,075	1,000	680	2,755

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	225	265	260	75	825	19	60	90	40	209
Multiple, unrelated family households	10	75	19	19	123	10	10	114	45	179

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	15	55	40	0	110	0	0	0	0	0
Total need by income	250	395	319	94	1,058	29	70	204	85	388

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

Thirty-two percent of female-headed households with children living in Vallejo are below the federal poverty level, (2010 Census).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Based on national estimates: (1) seven percent of Vallejo's population ages 16 to 64 is physically disabled, and these persons are more likely to have a high need for affordable housing, due to their more severe condition and reduced employment opportunities, and (2) eleven percent of Vallejo's population are victims of domestic violence.

What are the most common housing problems?

Lack of affordable housing, low vacancy rate, lack of funds for first and last month's rent or security deposit.

Are any populations/household types more affected than others by these problems?

Homeless persons, and persons at risk of homelessness.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Persons at 0 to 30 percent of the area median income (AMI) (2,775 households), and persons at 0 to 30 percent of AMI who are paying more than 50 percent of their income for rent (2,535 households).

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No estimate is available.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Extreme cost burden.

Discussion

The City of Vallejo identified needs for Navigation Services for homeless to assist with getting them into housing. The need for homeless services has increased due to the hardship and crisis due to the COVID 19 pandemic.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Certain racial and ethnic groups have disproportionately greater housing needs: Blacks, Asian, and Hispanic households at 0 to 30 percent AMI, 30 to 50 percent AMI, and 50 to 80 percent AMI.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,740	685	390
White	1,385	240	150
Black / African American	2,455	140	80
Asian	625	175	50
American Indian, Alaska Native	49	0	0
Pacific Islander	0	0	0
Hispanic	1,065	100	50

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,355	1,025	0
White	1,305	470	0
Black / African American	1,065	205	0
Asian	540	175	0
American Indian, Alaska Native	30	4	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	1,110	145	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,225	2,555	0
White	1,100	1,140	0
Black / African American	1,110	465	0
Asian	985	305	0
American Indian, Alaska Native	15	25	0
Pacific Islander	100	15	0
Hispanic	785	540	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,660	2,050	0
White	555	810	0
Black / African American	365	410	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	345	340	0
American Indian, Alaska Native	0	0	0
Pacific Islander	45	0	0
Hispanic	320	435	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

Certain racial and ethnic groups have disproportionately greater housing needs: Black, Asians, and Hispanic households at 0 to 30 percent AMI, 30 to 50 percent AMI, and 50 to 80 percent AMI. These racial and ethnic groups have high percentages of having one or more of the four housing problems (1) Lacks complete kitchen facilities, (2) Lacks complete plumbing facilities, (3) More than one person per room, (4) Cost burden greater than 30%.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Certain racial and ethnic groups have severe housing problems: Black, Asian, and Hispanic households at 0 to 30 percent AMI, 30 to 50 percent AMI, and 50 to 80 percent AMI.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,175	1,250	390
White	1,245	380	150
Black / African American	2,210	380	80
Asian	580	220	50
American Indian, Alaska Native	49	0	0
Pacific Islander	0	0	0
Hispanic	970	195	50

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,040	2,335	0
White	900	875	0
Black / African American	820	450	0
Asian	325	390	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	30	4	0
Pacific Islander	0	0	0
Hispanic	760	490	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,510	5,270	0
White	345	1,900	0
Black / African American	395	1,185	0
Asian	485	805	0
American Indian, Alaska Native	0	40	0
Pacific Islander	20	95	0
Hispanic	230	1,095	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	500	3,215	0
White	165	1,190	0
Black / African American	115	655	0
Asian	75	610	0
American Indian, Alaska Native	0	0	0
Pacific Islander	30	15	0
Hispanic	105	660	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Certain racial and ethnic groups have severe housing problems: Black, Asians, and Hispanic households at 0 to 30 percent AMI, 30 to 50 percent AMI, and 50 to 80 percent AMI when looking at the four server housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

White, Black, Asian, and Hispanic households have greater housing cost burdens.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,595	8,905	9,315	400
White	8,855	2,655	2,500	165
Black / African American	3,825	2,315	3,310	80
Asian	5,060	1,800	1,325	50
American Indian, Alaska Native	115	15	75	0
Pacific Islander	180	110	30	0
Hispanic	3,875	1,660	1,730	50

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

White, Black, Asian, and Hispanic households have greater housing cost burdens, especially those in the 0 to 30 percent AMI.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Certain racial and ethnic groups have severe housing problems: Black, Asian, and Hispanic households at 0 to 80 percent AMI. White, Black, Asian, and Hispanic households have greater housing cost burdens.

If they have needs not identified above, what are those needs?

None.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Racial and ethnic groups are currently residing (dispersed) throughout the community.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Vallejo has a total of 2,088 vouchers with 20 project-based vouchers, 2,041 tenant-based vouchers and 13 Veteran affairs supportive housing vouchers being used.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	2,088	20	2,041	13	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	14,532	13,042	14,517	8,502	0
Average length of stay	0	0	0	7	0	7	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	0	2	2	2	1	0
# Homeless at admission	0	0	0	4	0	0	4	0
# of Elderly Program Participants (>62)	0	0	0	399	1	396	1	0
# of Disabled Families	0	0	0	683	6	671	2	0
# of Families requesting accessibility features	0	0	0	2,088	20	2,041	13	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	396	2	385	5	0	0
Black/African American	0	0	0	1,568	15	1,537	8	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	0	79	1	76	0	0	0
American Indian/Alaska Native	0	0	0	20	0	20	0	0	0
Pacific Islander	0	0	0	25	2	23	0	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	146	1	143	1	0	0
Not Hispanic	0	0	0	1,942	19	1,898	12	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The VHA waiting list does not track the need for accessible units. The HCD Division maintains a list of accessible units for the public.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

As of June, 2020 there are 1,631 households on the VHA's Housing Choice Voucher waiting list, and 1,138 households on its Project Based Voucher waiting list. 1,187 applicants, or 73 percent, are families with children; and 716, or 44 percent, are disabled. There is a disproportionate number of Black households, 1,305, or 80 percent of the total applicants. Based on these numbers, there is a need for larger housing units to accommodate families with children, and housing units accessible to persons with disabilities. These housing units need to be located throughout the City, so as to promote minority deconcentration.

How do these needs compare to the housing needs of the population at large

These needs are similar to those identified in the City of Vallejo's adopted Housing Element.

Discussion

There is a need for larger housing units to accommodate participants with families as well as units to accommodate citizens with disabilities.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

According to a Point in Time count conducted in January 2019, on any given night, there are 638 homeless persons in Vallejo, 549 of whom are unsheltered.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	18	7	25	25	8	90
Persons in Households with Only Children	53	1	54	54	17	90
Persons in Households with Only Adults	35	215	250	255	20	90
Chronically Homeless Individuals	32	193	225	231	92	90
Chronically Homeless Families	49	4	53	47	36	30
Veterans	17	66	71	94	85	120
Unaccompanied Child	4	0	4	5	2	45
Persons with HIV	2	0	15	18	14	90

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	43	266
Black or African American	41	256
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	5	27
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	14	88
Not Hispanic	75	461

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

1,187 families with children are on the VHA waiting list as of June, 2020.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The City estimates that 48 percent of the homeless in Vallejo are White, 47 percent are Black, sixteen percent are Hispanic, and five percent are Pacific Islander.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In January 2019, Vallejo had a high ratio of unsheltered versus sheltered clients, (six to one).

Discussion:

There is a large increase of unsheltered homeless verses sheltered homeless, at a rate of close to six to one, in the City.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless special needs populations in Vallejo are: the elderly, frail elderly, severely mentally ill persons, developmentally and physically disabled persons, persons with substance abuse addictions, and persons with HIV/AIDS.

Describe the characteristics of special needs populations in your community:

The most significant characteristic of the special needs population in the community is that many developmentally disabled individuals residing in board and care facilities in Vallejo have an ongoing and growing need for an independent living setting with supportive services; this need is not currently being adequately met.

What are the housing and supportive service needs of these populations and how are these needs determined?

Based on 2010 Census data, the elderly and frail elderly in Vallejo have a housing gap, and all of the special needs populations have a supportive services gap.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the County of Solano, as of November 2019, there were an estimated 565 persons living in Vallejo with HIV/AIDS. A supply of housing is available in the community to meet the needs of persons with HIV/AIDS; however, affordability is a barrier. An estimated one-third of the persons with HIV/AIDS in Vallejo need supportive services, including rental, mortgage, and utility assistance.

Discussion:

There is a need for more supportive services for these groups. There is a housing gap for the elderly and frail elderly in Vallejo. All of the special needs populations have a supportive services gap.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

There is a need for a public facility which could be used as a homeless navigation center.

How were these needs determined?

Waiting lists for housing and homeless shelter services; requests from non-profit agencies operating programs and facilities, including information on persons at risk of homelessness; and input from community members.

Describe the jurisdiction's need for Public Improvements:

Neighborhood target areas have an ongoing need for basic, health and safety public improvements; for example, in many locations, curbs, gutters, and sidewalks are deteriorated or missing. In addition, there is a large need throughout the City for the installation of curb ramps.

How were these needs determined?

A Capital Improvement Projects index of streets from the City of Vallejo Public Works Department; requests from the residents; community input; and a City list of curb ramp locations.

Describe the jurisdiction's need for Public Services:

Extremely low- and low-income individuals and families in Vallejo have high needs for a variety of social and public services, including: emergency food and shelter; congregate and home-delivered meals for seniors; sober living residencies; supportive and navigation services for homeless persons; GED and resume preparation; computer skills training; tutorial programs for at-risk youth; assistance for at-risk homeless and homeless persons; legal and housing discrimination prevention services for extremely low- and low-income persons; and transitional housing for victims of domestic violence.

How were these needs determined?

Waiting lists for services provided by non-profit social service agencies serving Vallejo; national estimates; input from community members; formal RFP's; and Point in Time homeless counts.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing affordability is based in part on the assumption that a household is spending 30 percent or less of their income for shelter. Extremely low- and very low-income households do not earn enough income to afford the monthly rental rates in Vallejo. Historically, however, renters in Vallejo do not appear to have higher rates of overpayment than homeowners. There are low-income families in the area who would benefit from mortgage assistance to enable them to purchase workforce housing as first-time homebuyers.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Fifty-six percent of the housing units in Vallejo are owner-occupied, and 44 percent are renter-occupied.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	30,985	68%
1-unit, attached structure	1,420	3%
2-4 units	5,080	11%
5-19 units	4,730	10%
20 or more units	2,350	5%
Mobile Home, boat, RV, van, etc	1,335	3%
Total	***45,900***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	70	0%	550	3%
1 bedroom	375	2%	3,515	20%
2 bedrooms	3,820	16%	7,005	39%
3 or more bedrooms	18,975	82%	6,905	38%
Total	***23,240***	***100%***	***17,975***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

See Exhibit 1, attached.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No units are expected to be lost from the assisted housing inventory during the life of the Consolidated Plan. However, there is one subsidized affordable rental property, for seniors, that is at risk of conversion to market rate in 2021: Legacy at Sonoma, formerly known as Casa de Vallejo.

Does the availability of housing units meet the needs of the population?

Currently, it does not: (1) an extremely low-income person can afford up to $500 per month for rent, and the market rental rate in the City for a one-bedroom unit is $1,318 per month. The subsidy needed would be approximately $818 per month, or $8,208 per year; (2) a very low-income family of three can afford $1,072 per month for rent, and the market rent in the City for a two-bedroom unit is $1,589. The subsidy needed would be approximately $517 per month, or $6,204 per year; and (3) a low-income family of four or more persons would likely find it difficult to find suitable housing. To avoid overcrowding, a large low-income family would need to find a single-family housing unit to rent, and these rents are generally higher than those for multi-family units. A family of four could afford up to $1,190 per month for rent, and the market rent for a three-bedroom unit is $2,292. The subsidy would be approximately $1,102 per month, or $13,224 per year.

Describe the need for specific types of housing:

Based on national estimates, seven percent of Vallejo's population ages sixteen to 64 is physically disabled, and they have a high need for affordable housing, due to their more severe condition and their reduced employment opportunities. Vallejo has disproportionately more disabled persons than in the County of Solano as a whole; this includes persons with multiple disabilities. A likely explanation for this is that Vallejo has a large number of board and care homes. In the late 1980s and early 1990s, residential property values in Vallejo were low, which was advantageous to some investors. This also attracted large numbers of board and care clients, who may have had difficulty finding suitable housing in other communities, where costs were higher. Housing for disabled persons will continue to be needed to meet the ongoing needs of this population. As of November 2019, there were 565 cases of persons with HIV/AIDS in Vallejo, and there remains a need for emergency housing, and rental assistance, for this population.

Discussion

Even though there is an estimated large supply of housing units with three or more bedrooms in Vallejo for large families, the majority of these units are only affordable to households at or above HUD's moderate-income limits.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Rent and ownership for certain populations are unaffordable.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	403,400	231,700	(43%)
Median Contract Rent	993	1,099	11%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	1,700	9.5%
$500-999	5,575	31.0%
$1,000-1,499	7,550	42.0%
$1,500-1,999	2,470	13.7%
$2,000 or more	690	3.8%
Total	***17,985***	***100.1%***

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,090	No Data
50% HAMFI	2,605	1,360
80% HAMFI	10,505	4,905
100% HAMFI	No Data	7,340
Total	***14,200***	***13,605***

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	983	1,184	1,443	2,086	2,531
High HOME Rent	955	1,025	1,232	1,415	1,559

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	750	803	965	1,114	1,243

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No, not for large related households, the elderly, and persons with disabilities and other special needs.

How is affordability of housing likely to change considering changes to home values and/or rents?

Households that are paying between 30 and 34 percent for housing are considered to be burdened by the cost of housing, while those paying 35 percent or more are severely cost burdened by housing costs. As in many communities, renters tend to have slightly higher rates of overpayment than owners. Extremely low- and very low-income households (renter and owner-occupied combined) represent almost 30 percent of all households in Vallejo.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Area median rents in Vallejo increased during the last Consolidated Plan period (2015-2019), which will require greater subsidy (affordability) by the City, HUD, and its affordable housing partners, in order to provide and support affordable housing development.

Discussion

Rents are increasing in the City and citizens cannot afford the increases. One third of households are low income and renters are over paying for their units. There is a need for more subsidy and affordable housing.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Fifty-six percent of Vallejo's housing stock is owner-occupied, and 23 percent of the housing in the City was constructed prior to 1950.

Definitions

Substandard condition (dilapidated housing condition): A housing unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is non-existent, not fit for human habitation in its current condition, may be considered for demolition or, at a minimum, major rehabilitation will be required.

Substantial condition but suitable for rehabilitation (substantial housing condition): A housing unit that requires replacement of several major systems and possibly other repairs, such as complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,115	35%	10,180	57%
With two selected Conditions	265	1%	755	4%
With three selected Conditions	10	0%	20	0%
With four selected Conditions	0	0%	20	0%
No selected Conditions	14,850	64%	7,000	39%
Total	***23,240***	***100%***	***17,975***	***100%***

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,400	10%	1,110	6%
1980-1999	7,620	33%	4,465	25%
1950-1979	8,615	37%	7,545	42%
Before 1950	4,600	20%	4,850	27%
Total	***23,235***	***100%***	***17,970***	***100%***

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	13,215	57%	12,395	69%
Housing Units build before 1980 with children present	2,610	11%	1,200	7%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

An estimated 444 owner-occupied housing units, and 790 renter housing units, are appropriate for substantial rehabilitation, for a total of 1,234 housing units.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

At least 125 housing units.

Discussion

69% of units were built prior to 1980. Many homes need substantial rehabilitation to one or two selected conditions.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The VHA applies for all housing vouchers for which it is eligible. In June 2020, there were 1,631 households on the VHA waiting list.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0		2,292	21	2,271	13	0	0
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Not applicable; the VHA does not own or administer any public housing units.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Not applicable; the VHA does not own or administer any public housing units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not applicable; the VHA does not own or administer any public housing units.

Discussion:

No additional information needed. The City does not own or administer any public housing units.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Homelessness in Vallejo increased by 113 percent from 2017 to 2019, according to biannual point in time counts. This has resulted in a gap in emergency, transitional, and permanent beds that are available for the homeless, as compared to the demand.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	64	0	24	21	0
Households with Only Adults	21	0	51	52	75
Chronically Homeless Households	68	0	64	60	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Two non-profit agencies in the City of Vallejo provide and coordinate a variety of supportive services for homeless individuals and families, and at-risk homeless persons. They are: (1) the Global Center for Success on Mare Island, established in 2005, which served over 200 unduplicated persons in 2019; and (2) Catholic Charities of Yolo-Solano which, through its Family Assistance Program, served over 500 temporarily homeless and at-risk homeless persons in 2019.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

There is currently one emergency family shelter in Vallejo, the Christian Help Center, with 85 beds: 21 for single men, and 64 for women and their children. Reynaissance Family Center is the only transitional family shelter, (24 beds). Safequest Solano operates the only domestic violence shelter, for women and their children, (eighteen beds). The House of Acts operates in Vallejo; two of their facilities are an eight-bed sober living residency for men, and an eight-bed house for women, both located in South Vallejo. Bi-Bett Corporation provides five emergency beds for adults in recovery from substance abuse (detox), and 30 beds of permanent sober living residency ("stage two housing"), for women and their children, and for single men, at two different facilities. His Lord's Fellowship provides twelve total transitional beds for single men, at two different locations.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The elderly and frail elderly populations in Vallejo are growing, based on the most recent Census data, and there is a gap in the availability of sufficient rental housing units for these groups. Further, an adequate supply of rental housing units is available for the following subpopulations, but not always at an affordable level: the severely mentally ill, the developmentally disabled, the physically disabled, persons with substance abuse addictions, and persons with HIV/AIDS.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

There is a gap in supportive services that are likely to be needed by the following subpopulations in Vallejo: (1) extremely low-income elderly, (2) frail elderly who are living below the federal poverty level, (3) severely mentally ill persons who are in need of affordable housing, and who also need supportive services, (4) developmentally disabled persons who could benefit from being in an independent living setting with supportive services, (5) persons with substance abuse addictions, and (6) persons with HIV/AIDS who need rental, mortgage, and utility assistance; the supportive services being provided for persons with HIV/AIDS currently meet approximately one-third of the estimated need.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City partners with Safequest Solano, Bi-Bett Corporation, The House of Acts and His Lord's Fellowship to provide services to persons with mental and physical health issues.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City will collaborate with other entities (e. g., non-profit agencies), to meet the service needs of these populations, and they receive other (non-City) funding. The following emergency support facilities and services will be available to serve up to 125 non-homeless persons with special needs in Vallejo in FY 2020-21: Safequest Solano, Bi-Bett Corporation, The House of Acts, and His Lord's Fellowship.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs

identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

According to the updated Housing Element (2015-23), while the City of Vallejo's land use controls offer limited options for the new construction of extremely low- and very low-income housing units, the City does control where housing can be constructed, through its Zoning Ordinance. Planned Development Residential zoning can and does exceed the number of housing units normally allowed per acre (27), when density bonuses are granted for the provision of certain features, such as affordable units, senior units, etc. In Vallejo, one factor that has negatively influenced the development of affordable housing has been NIMBYism in some neighborhoods. In the last five-year Consolidated Plan period (2015-19), the City of Vallejo completed a community-driven, comprehensive update of its development regulations, known as "Propel Vallejo", including the City's entire General Plan and zoning code.

Additionally, in FY 2020-21, the City Council is scheduled to consider and adopt a City-wide Housing Strategy, that will guide overall housing policy (priorities and project development), in future years. This will be a policy tool that the City has not previously approved, and which will complement the goals in the Housing Element, scheduled to be updated in 2023; and the 2020-24 Consolidated Plan.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Currently, the City of Vallejo's top five job areas are: (1) education, health, and social services, (2) arts, entertainment, recreation, accommodation, and food services, (3) retail trade, (4) manufacturing, and (5) professional, scientific, and management services.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	722	1	2	0	-2
Arts, Entertainment, Accommodations	6,210	4,552	15	17	2
Construction	2,587	1,747	6	7	1
Education and Health Care Services	10,518	11,857	25	45	20
Finance, Insurance, and Real Estate	2,369	801	6	3	-3
Information	903	160	2	1	-1
Manufacturing	3,426	594	8	2	-6
Other Services	1,714	871	4	3	-1
Professional, Scientific, Management Services	3,822	627	9	2	-7
Public Administration	0	0	0	0	0
Retail Trade	5,662	3,938	14	15	1
Transportation and Warehousing	1,743	745	4	3	-1
Wholesale Trade	1,834	426	4	2	-2
Total	41,510	26,319	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	61,045
Civilian Employed Population 16 years and over	52,260
Unemployment Rate	14.36
Unemployment Rate for Ages 16-24	49.04
Unemployment Rate for Ages 25-65	8.77

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	10,430
Farming, fisheries and forestry occupations	2,390
Service	6,305
Sales and office	13,260
Construction, extraction, maintenance and repair	4,950
Production, transportation and material moving	3,040

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,080	48%
30-59 Minutes	16,010	33%
60 or More Minutes	9,210	19%
Total	***48,300***	***100%***

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	4,115	715	2,675

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	9,485	1,705	5,090
Some college or Associate's degree	17,405	2,255	6,035
Bachelor's degree or higher	12,610	1,080	2,215

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	235	620	760	1,755	1,660
9th to 12th grade, no diploma	1,795	1,230	1,095	2,045	1,140
High school graduate, GED, or alternative	3,870	4,450	3,890	7,940	4,185
Some college, no degree	4,825	5,010	4,340	9,950	3,710
Associate's degree	680	1,740	1,210	3,495	1,355
Bachelor's degree	770	3,175	2,195	6,805	2,880
Graduate or professional degree	50	465	790	2,505	1,200

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,463
High school graduate (includes equivalency)	94,445
Some college or Associate's degree	111,296
Bachelor's degree	107,755
Graduate or professional degree	188,191

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education, health, and social services; arts, entertainment, and accommodations; retail trade; manufacturing; and professional, scientific, and management services.

Describe the workforce and infrastructure needs of the business community:

Over the last several years, the City of Vallejo has faced several obstacles. In 2004, the Vallejo City Unified School District went into State receivership, and received $60 million in emergency loans (due by 2024), to help the district continue serving students. In April 2013, the State Schools Superintendent returned local control to the district, after it had completed a number of corrective steps; (2) in May, 2008 the City of Vallejo filed bankruptcy; on November 1, 2011, federal officials released the City from bankruptcy. The bankruptcy led to a significant decline in the City's public safety staffing, and other City services; and in property values. The community has subsequently voted in support of a local tax measure to sunset in ten years, and then on a permanent basis, in order to rebuild and enhance City services; and (3) the City has simultaneously worked diligently on the re-use of the former Mare Island Naval Shipyard, which closed in 1996.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City's recent adoption of "Propel Vallejo" will have a positive effect on public and private sector investments, and business attraction and retention, during the life of the 2020-24 Consolidated Plan.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City has been challenged in recent years in its efforts to provide more job opportunities to its residents, as a high percentage of the workforce has historically commuted outside of Vallejo to work. City Economic Development staff and its partners will continue to work on the re-use and development of Mare Island.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The VHA shares information with appropriate agencies and service providers, and targets supportive services where possible, on behalf of Housing Authority clients who are participating in the FSS Program. This will assist the Consolidated Plan's efforts to support programs and activities that enhance family functioning, skill development, and educational opportunities for children, young adults, and parents.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Not applicable

Discussion

Not applicable

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The City defines "area of low-income concentration" as any 2010 Census Tract in Vallejo that has a federal poverty level of over 40 percent. The City of Vallejo has no areas of low-income concentration.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City defines "area of racial and ethnic minority concentration" as any Census Tract or Block Group in Vallejo with a non-White population that is over 70 percent. There are certain 2010 Census Tracts and Block Groups in Vallejo where racial or ethnic minorities are concentrated, and which are located in CDBG neighborhood target areas. They are: (1) the Florida-Hilton neighborhood in East Vallejo (Census Tract 2503, Block Group 2, which is 52.85 percent at 0 to 80 percent AMI); and (2) Census Tract 2507.01, Block Group 2, in South Vallejo, which is 63.51 percent at 0 to 80 percent AMI. Census Tract 2519.02, Block Group 2, known as College Park in North Vallejo, and which is 69.72 percent at 0 to 80 percent AMI, is not in a CDBG neighborhood target area. One reason that a large concentration of non-Whites reside in Florida-Hilton and College Park is historic redlining by lending institutions, which predated the implementation of the Community Reinvestment Act (CRA), and other fair housing and equal opportunity laws and regulations.

What are the characteristics of the market in these areas/neighborhoods?

There are few if any major employers, e. g., no large food shopping stores, located in Vallejo's CDBG neighborhood target areas, where disinvestment has occurred.

Are there any community assets in these areas/neighborhoods?

There are no significant community assets.

Are there other strategic opportunities in any of these areas?

The City will use its CDBG Program, HOME Program, and Neighborhood Stabilization Program (NSP) funds to support neighborhood revitalization projects in neighborhood target areas, when opportunities are present.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The City has not maintained data on the level of need for broadband wiring and connections for households, including low- and moderate-income households. The City believes that these neighborhoods and households needs these services. The City is planning to light up the City Parks, downtown area and disadvantaged (low and mod-income housing) neighborhoods with fiber optic lines that have been ran through the City. The City plans to implement these upgrades during the life of the Consolidated Plan, by June 30th. 2025. The City Council may wish to allocate CDBG Program funds towards some or all of these efforts during the period of the plan.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There is a need for competition to keep the broadband and connections free or cheap for low- and mod-income families to be able to afford it.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Vallejo's City Council has adopted a Climate Action Plan as of March 2012. The Climate Action Plan (CAP) calls for many changes to be made between its adoption in 2012 through 2035 including practices related to: Green Building Practice; Energy Efficiency; Transit-Oriented Development; Mixed-Use, Higher Density Development; Recycling and Composting; Water Conversation; and Renewable Energy.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The CAP calls for a plan for an improved job/housing balance in order to reduce the need for long-distance travel from residences to places of work. A jobs/housing balance can be improved through a variety of mechanisms such as affordable housing, economic development, increased live/work units or home occupations, and more. The City will need to make sure that units and houses being built or rehabilitated to meet updated practices due to climate change remain affordable to low- and moderate-income households.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The mission statement of the City of Vallejo's HCD Division is as follows: With honesty and integrity, we are a team genuinely committed to improving and developing the quality of life in Vallejo's diverse communities.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	Central City
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	Country Club Crest
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
3	**Area Name:**	Eastern City
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	**Area Name:**	South Vallejo
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
5	**Area Name:**	Vallejo Heights
	Area Type:	Local Target area

	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

All affordable housing and community development projects and services will be made available Citywide. Many of the participants in the City's various community development and affordable housing programs will also reside in CDBG neighborhood target areas. Eligibility for these services on a direct or indirect basis will be based on a person's annual household income.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	South Vallejo Central City Country Club Crest Eastern City
	Associated Goals	Permanent Supportive Housing Sonoma Estates Housing Project TBRA Homebuyer Assistance
	Description	Priority group are, in this order: (1) extremely low- and very low-income renters, (2) homeless persons, (3) very low- and low-income first-time homebuyers, and (4) non-homeless persons with special needs.

	Basis for Relative Priority	VHA, non-profit agency waiting lists; community input; Census/HUD housing needs data.
2	**Priority Need Name**	Community Development
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Associated Goals	Homeless Navigation Center Non-Homeless Special Needs Services Social Services
	Description	Comprehensive public facility projects in neighborhood target areas, curb ramps City-wide, and social services,

	Basis for Relative Priority	Community input, non-profit agency client waiting lists, City Public Works Department and County of Solano data.

Narrative (Optional)

No comments.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High demand exists for Housing Choice Vouchers; the number of households in need of housing assistance is significantly greater than the resources available to the VHA.
TBRA for Non-Homeless Special Needs	High demand exists for Housing Choice Vouchers; the number of households in need of housing assistance is significantly greater than the resources available to the VHA.
New Unit Production	More permanent supportive housing rental units are needed for homeless individuals and families. New for-ownership affordable housing units would be beneficial for first time homebuyers seeking workforce housing.
Rehabilitation	Vallejo has a mature housing stock. Over 1,200 housing units are suitable for rehabilitation.
Acquisition, including preservation	See "Rehabilitation", above.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

During the five-year plan period, the City expects to receive approximately $12,307,132. CDBG funds are used by the City for Public facility, social services, and program administration. HOME funds are used by the City for CHDO, mortgage assistance, TBRA, and program administration. The table below provides a breakdown of these anticipated resources which are based on FY 2020-2021 allocations.

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	1,050,798	15,000	2,300,000	3,365,798	4,263,832	Public facility, social services, 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: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	610,172	100,000	3,700,000	4,410,172	2,843,300	CHDO, mortgage assistance, TBRA, and program administration.
Other	private	Public Services	1,000,000	0	0	1,000,000	5,200,000	Private financing from three health care providers to support operation of Homeless Navigation Center.

Table 50 - Anticipated Resources

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 may be used to implement the Plan include but are not limited to: (1) federal Housing Choice Voucher funds for rental assistance; (2) federal HOME Program, federal NSP, bond financing, low-income housing tax credits, private donations, and owner's funds, for mortgage assistance, and new construction of affordable rental and for-ownership (workforce) housing; (3) a variety of private, State, and federal funds to enable non-profit agencies to provide emergency shelter, supportive services, and transitional housing; and (4) City of Vallejo

CDBG Program funds for the establishment of a public facility (Homeless Navigation Center), and for social services to meet basic human needs. HOME Program funds that are used for project costs will be matched by 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

2118 and 2134-36 Sacramento Street, Vallejo, on a 1.34-acre site, to construct 75 permanent supportive housing units in partnership with Eden Housing; and 5 Midway Street, Vallejo, a vacant parcel approximately two acres in size, to construct a public facility that will be used as a Homeless Navigation Center.

Discussion

The City plans to address the need for permanent supportive housing and navigation center using City owned land.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF VALLEJO	Government	Homelessness Non-homeless special needs Ownership Planning public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The major strength of the delivery system will be that the work of the City, the VHA, and non-profit and for-profit entities will be closely coordinated. Gaps in the delivery system are anticipated to be minimal, and will be related to a lack of resources to implement needed activities or to expand programs, rather than inadequate institutional capacity.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care			
Education			
Employment and Employment Training	X	X	

Healthcare	X	X	
HIV/AIDS			
Life Skills		X	
Mental Health Counseling	X	X	
Transportation		X	X
Other			
Navigation Center	X		

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

In approving the 2020-24 Consolidated Plan, the City has identified homeless persons as a priority #2. During this planning period, (1) the City will disperse funds for the establishment of 75 new permanent supportive housing units for homeless individuals, and (2) the construction of a public facility to be used a Homeless Navigation Center that will assist up to 125 persons annually. Emergency support facilities and services will also be provided to 125 homeless persons yearly, by non-profit agencies.

Due to the Coronavirus pandemic the City will use CDBG-CV3 funds to operate Project Roomkey, which provides temporary shelter for the most at-risk people do not have a home to stay in to prevent the spread of COVID-19. With the use of CDBG and CDBG-CV3 funds Project Roomkey will assist up to 100 persons.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Homeless navigation services, and permanent supportive housing units, are needed.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will be a participating member of the Continuum of Care (CoC) in the County of Solano, and the HCD Manager sits on the CoC Board (Housing First Solano); this collaboration provides guidance as to the City's choice of priority needs and funding allocations. The City will also continue its membership and hold a seat on the governing board of a joint powers authority, Community Action Partnership (CAP) Solano, which develops housing project proposals and safety net services for the homeless, including permanent housing, transitional housing, and supportive services.

As the City updates its current Analysis of Impediments to Fair Housing Choice, it will strive to outline strategies in reducing gaps in the delivery of services to identified four priority population groups in Vallejo: (1) extremely low- and very low-income renters, (2) homeless persons, (3) very low- and low-

income first time homebuyers, and (4) non-homeless persons with special needs, including persons with HIV/AIDS, severe mental illness, and substance abuse addictions. The analysis is expected to be completed by June 30, 2021.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Permanent Supportive Housing	2020	2024	Affordable Housing	Central City	Affordable Housing	CDBG: $550,000 HOME: $2,100,000	Rental units constructed: 75 Household Housing Unit
2	Sonoma Estates Housing Project	2021	2023	Affordable Housing	South Vallejo	Affordable Housing	CDBG: $550,000	Homeowner Housing Added: 11 Household Housing Unit
3	Homeless Navigation Center	2020	2023	Homeless	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	CDBG: $1,400,000 Private Foundations: $6,200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
4	Non-Homeless Special Needs Services	2020	2024	Non-Homeless Special Needs	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	Private Foundations: $1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Social Services	2020	2024	Non-Housing Community Development	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	CDBG: $800,000	Public service activities other than Low/Moderate Income Housing Benefit: 6250 Persons Assisted
6	TBRA	2020	2024	Affordable Housing	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	HOME: $1,000,000	Tenant-based rental assistance / Rapid Rehousing: 90 Households Assisted
7	Homebuyer Assistance	2020	2024	Affordable Housing	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	HOME: $750,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Permanent Supportive Housing
	Goal Description	Assist in construction of 75 units of permanent supportive housing for homeless individuals.
2	**Goal Name**	Sonoma Estates Housing Project
	Goal Description	Construction of eleven for-ownership affordable (workforce) housing units for first time homebuyers, using NSP funds.
3	**Goal Name**	Homeless Navigation Center
	Goal Description	Construction of a public facility to be used as a Homeless Navigation Center to serve up to 125 homeless individuals annually, with 75 percent exiting into another suitable housing arrangement annually.
4	**Goal Name**	Non-Homeless Special Needs Services
	Goal Description	Emergency support services and facilities for 125 persons annually who are not homeless but have special needs, by non-profit agencies.
5	**Goal Name**	Social Services
	Goal Description	Assist 1,250 extremely low- and low-income persons each year with social services to meet their basic human needs. This includes homeless citizens served by Project Roomkey.
6	**Goal Name**	TBRA
	Goal Description	Temporary tenant-based rental assistance for persons who are homeless or are at-risk of becoming homeless; up to eighteen households each year.
7	**Goal Name**	Homebuyer Assistance
	Goal Description	Homebuyer loans and closing cost grants for up to five first time homebuyers each year.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Annually, 2,348 households will be provided with affordable housing, as follows: (1) extremely low-income: 1,289; (2) very low-income: 516; and (3) low-income: 543.

The City recognizes its responsibility to promote fair housing which involves developing affordable housing, removing barriers to affordable housing development in high opportunity areas, investing in neighborhood revitalization, preserving and rehabilitating existing affordable housing units, improving housing access in areas of concentrated poverty, and improving community assets. The City is working on updating its Analysis of Impediments to Fair Housing Choice Report. The report, which is expected to be completed by June 30, 2021, will provide meaningful strategies and recommendations for future policies on affordable housing within the City.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable. The jurisdiction does not own or administer any public housing.

Activities to Increase Resident Involvements

Not applicable. The jurisdiction does not own or administer any public housing.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

According to the updated Housing Element (2015-23), while the City of Vallejo's land use controls offer limited options for the new construction of extremely low- and very low-income housing units, the City does control where housing can be constructed, through its Zoning Ordinance. Planned Development Residential zoning can and does exceed the number of housing units normally allowed per acre (27), when density bonuses are granted for the provision of certain features, such as affordable units, senior units, etc. In Vallejo, one factor that has negatively influenced the development of affordable housing has been NIMBYism in some neighborhoods. In the last five-year Consolidated Plan period (2015-19), the City of Vallejo completed a community-driven, comprehensive update of its development regulations, known as "Propel Vallejo", including the City's entire General Plan and zoning code.

Additionally, in FY 2020-21, the City Council is scheduled to consider and adopt a City-wide Housing Strategy, that will guide overall housing policy (priorities and project development), in future years. This will be a policy tool that the City has not previously approved, and which will complement the goals in the Housing Element, scheduled to be updated in 2023; and the 2020-24 Consolidated Plan.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

(1) Development costs may be reduced through fee subsidies, property acquisition, rehabilitation, and other mechanisms. (2) The cost of public facility improvements (e. g., a Homeless Navigation Center), in neighborhood target areas will be supported with CDBG Program and private or in-kind funds. (3) The City will work with a non-profit partner to expand opportunities for very low- and low-income first-time homebuyers. (4) The City uses an environmental review planning process for the development of large geographic areas, that includes an expedited CEQA review for projects within a Specific Project Area, which reduces EIR and pre-development costs.

The City of Vallejo is working to update its current Analysis of Impediments to Fair Housing Choice. Promoting fair housing can involve removing barriers to affordable housing development in high opportunity areas, preserving and rehabilitating existing affordable housing units, and developing affordable housing. By thoroughly examining the data related to housing, the fair housing delivery system, and housing transactions, the City will be able to identify barriers and outline meaningful strategies and recommendations for future policies that can be implemented to promote fair housing choice and inclusive communities within the City. The City expects to complete its analysis by June 30, 2021.

SP-60 Homelessness Strategy – 91.215(d)

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

The City will establish a Homeless Navigation Center on a vacant City-owned parcel in order to assist the homeless persons that the City and homeless service providers encounter.

Addressing the emergency and transitional housing needs of homeless persons

The City will provide CDBG Program funds for a Homeless Navigation Center, and to non-profit agencies serving special needs populations, e. g., The House of Acts, a sober living residency program for adult men, and adult women, who are on parole.

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 and the Housing Successor Agency will work with Eden Housing, Inc. to construct 75 units of permanent supportive housing for homeless individuals.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

CDBG Program funds will be allocated to support The House of Acts.

CDBG program funds will also be allocated to Project Roomkey.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead-based paint educational materials, inspections, and referrals will be made available to VHA Housing Choice Voucher participants, and participating rental property owners, as well as to prospective first-time homebuyers or housing rehabilitation loan recipients.

As the City updates its Analysis of Impediments to Fair Housing, it may provide a plan on mitigating the impacts of lead-based paint. The City has addressed this impediment previously by including lead-based paint assessment in its Paint Program.

How are the actions listed above related to the extent of lead poisoning and hazards?

It is estimated that at least 125 households in the City may contain lead hazards. The activities noted in the previous response will help to arrest and reduce lead-based paint in the housing stock within the community during the life of the Plan.

How are the actions listed above integrated into housing policies and procedures?

Contractors performing work on City-assisted affordable housing units must be lead-certified, per HUD requirements.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Through direct assistance, and indirect benefit from neighborhood and public facility improvements. Strategies will include such things as: targeting resources to programs and activities benefitting extremely low- and low-income households; and encouraging supportive service linkages with job training, education, and employment services for families and individuals living in poverty. The VHA shares information and targets supportive services, where possible, on behalf of its FSS Program participants; supporting programs and activities that enhance family functioning, skill development, and educational opportunities for children, young adults, and parents; developing programs and facilities to fill gaps in the continuum of care for homeless persons, including homeless prevention and permanent supportive housing.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

CDBG Program funds will be allocated for substance abuse prevention and recovery, and homeless case management and information and referral. These programs are intended to remove obstacles to self-sufficiency. In past years, the City has allocated funds in support of emergency shelter expansion, and operating and renovating sober living facilities and domestic violence shelters, for the homeless and other low-income populations. Case management and supportive services offered by the agencies operating these facilities are geared to stabilizing the individual's or family's situation, through a combination of life skills training, including parenting skills, and the development of a plan for education, job training, job search, resume preparation, computer literacy, and eventually, permanent housing.

As the City updates its Analysis of Impediments to Fair Housing Choice, the report will serve as basis for fair housing planning with the goal of increasing housing choice. By providing key data points, including community input, the City will be able to identify potential impediments to promoting fair housing and strategies to eliminate racially and ethnically concentrated areas of poverty and provide affordable housing to lower income homeowners and renters. The City expects to complete the report by June 30, 2021.

SP-80 Monitoring – 91.230

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

Pursuant to the HCD Division's CDBG Program and HOME Program Policy and Procedures Manual(s), the City will conduct monitoring reviews to determine whether programs are in accordance with this Plan and HUD requirements, are timely, and that information entered into IDIS is correct and complete, including the CAPER. Quarterly and annual progress reports required by funding sources will also be completed. Information on VHA expenditures and the lease-up rate will be submitted monthly into HUD's Voucher Management System (VMS). The City will also compile, periodically, inventories of any current development projects, ascertain vacancy rates, and conduct rent surveys for purposes of rent reasonableness.

The City will prepare an annual report on progress made through all housing programs, as required by the Housing Element of its General Plan. The City's Planning Division will implement this in conjunction with its annual review of Housing Element implementation.

The City anticipates receiving inquiries from minority and women-owned businesses, contractors, and subcontractors who wish to participate in the City's federally-assisted affordable housing development programs. They will be sent a copy of the program's contractor's list, and subcontractors will be encouraged to contact each general contractor on the list for work. The City's minority outreach efforts will include such things as: (1) sending or posting copies, as applicable, of plans and specifications for federally-funded programs and projects to the City website and small business exchanges, and (2) including MBE/WBE language in all public notices and advertisements, including periodically utilizing the City's local cable television access channel.

The City will use the Homeless Management Information System (HMIS). HMIS is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. This will be used to monitor Project Roomkey.

Expected Resources

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

Introduction

During the five-year plan period, the City expects to receive approximately $12,307,132. CDBG funds are used by the City for Public facility, social services, and program administration. HOME funds are used by the City for CHDO, mortgage assistance, TBRA, and program administration. The table below provides a breakdown of these anticipated resources which are based on FY 2020-2021 allocations.

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	1,050,798	15,000	2,300,000	3,365,798	4,263,832	Public facility, social services, 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: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	610,172	100,000	3,700,000	4,410,172	2,843,300	CHDO, mortgage assistance, TBRA, and program administration.
Other	private	Public Services	1,000,000	0	0	1,000,000	5,200,000	Private financing from three health care providers to support operation of Homeless Navigation Center.

Table 54 - 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 may be used to implement the Plan include but are not limited to: (1) federal Housing Choice Voucher funds for rental assistance; (2) federal HOME Program, federal NSP, bond financing, low-income housing tax credits, private donations, and owner's funds, for mortgage assistance, and new construction of affordable rental and for-ownership (workforce) housing; (3) a variety of private, State, and federal funds to enable non-profit agencies to provide emergency shelter, supportive services, and transitional housing; and (4) City of Vallejo CDBG Program funds for the establishment of a public facility (Homeless Navigation Center), and for social services to meet basic human

needs. HOME Program funds that are used for project costs will be matched by 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

2118 and 2134-36 Sacramento Street, Vallejo, on a 1.34-acre site, to construct 75 permanent supportive housing units in partnership with Eden Housing; and 5 Midway Street, Vallejo, a vacant parcel approximately two acres in size, to construct a public facility that will be used as a Homeless Navigation Center.

Discussion

The City plans to address the need for permanent supportive housing and navigation center using City owned land.

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	Permanent Supportive Housing	2020	2024	Affordable Housing	Central City	Affordable Housing	CDBG: $0	Rental units constructed: 75 Household Housing Unit
2	Homeless Navigation Center	2020	2023	Homeless	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	CDBG: $665,090	Other: 125 Other
3	Sonoma Estates Housing Project	2021	2023	Affordable Housing	South Vallejo	Affordable Housing	Private Foundations: $550,000	Homeowner Housing Added: 11 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Non-Homeless Special Needs Services	2020	2024	Non-Homeless Special Needs	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	Private Foundations: $200,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
5	Social Services	2020	2024	Non-Housing Community Development	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Community Development	CDBG: $187,548	Public service activities other than Low/Moderate Income Housing Benefit: 1050 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 200 Beds
6	Homebuyer Assistance	2020	2024	Affordable Housing	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	HOME: $300,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	TBRA	2020	2024	Affordable Housing	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights	Affordable Housing	HOME: $217,120	Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted

Table 55 – Goals Summary

Goal Descriptions

1	**Goal Name**	Permanent Supportive Housing
	Goal Description	Construction of 75 units of permanent supportive housing for homeless individuals, in partnership with a non-profit.
2	**Goal Name**	Homeless Navigation Center
	Goal Description	Construct a public facility to be used as a Homeless Navigation Center for up to 125 adults.
3	**Goal Name**	Sonoma Estates Housing Project
	Goal Description	Construction of eleven for-ownership affordable workforce housing units for first time homebuyers, in partnership with a non-profit.

4	**Goal Name**	Non-Homeless Special Needs Services
	Goal Description	Emergency support and facility services for up to 125 non-homeless persons with special needs, by non-profit agencies.
5	**Goal Name**	Social Services
	Goal Description	Various social services to be provided by non-profit agencies and the City to 1,250 extremely low- and low-income persons to meet their basic human needs.
6	**Goal Name**	Homebuyer Assistance
	Goal Description	First time homebuyer loans and closing cost grants for five qualified households.
7	**Goal Name**	TBRA
	Goal Description	Temporary tenant based rental assistance to eighteen homeless or at-risk of homelessness individuals or families.

Projects

AP-35 Projects – 91.220(d)

Introduction

Under the CDBG Program for FY 2020-21, the City of Vallejo will fund program administration, a homeless navigation center, and social services. Under HOME Program funding for FY 2020-21, the City will fund administration, homebuyer assistance, and temporary tenant-based rental assistance.

Projects

#	Project Name
1	City Program Administration
2	Homeless Navigation Center Construction/Change Orders
3	CHDC
4	Fair Housing Advocates
5	Global Center for Success
6	The House of Acts
7	Legal Services of Northern California
8	Meals on Wheels
9	Vallejo Senior Citizens' Council
10	CHDO Project Administration
11	CHDO Project
12	Closing Cost Grants
13	First Time Homebuyer Loans
14	Tenant-Based Rental Assistance
15	Project Roomkey

Table 56 – Project Information

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

The City will continue to provide needed services, and work to complete ongoing projects, during the life of the Plan.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	City Program Administration
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Permanent Supportive Housing Sonoma Estates Housing Project Homeless Navigation Center Non-Homeless Special Needs Services Social Services TBRA Homebuyer Assistance
	Needs Addressed	Affordable Housing Community Development
	Funding	CDBG: $213,159 HOME: $71,017
	Description	CDBG Program and HOME Program administration.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Activities associated with meeting the administrative requirements of the CDBG Program and the HOME Program.
2	**Project Name**	Homeless Navigation Center Construction/Change Orders
	Target Area	South Vallejo
	Goals Supported	Homeless Navigation Center
	Needs Addressed	Community Development
	Funding	CDBG: $665,090
	Description	Construction of a public facility by the City to be used as a Homeless Navigation Center.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Up to 125 homeless adults, 75 percent of whom will exit successfully into some other type of housing.
	Location Description	5 Midway Street, Vallejo, CA 94590
	Planned Activities	Completion of the construction of a public facility to be used as a Homeless Navigation Center - $660,751.00 Project Delivery - $4,339.00
3	**Project Name**	CHDC
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: $30,000
	Description	Homebuyer education for 30 low-income (0-80% AMI) households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	30 low-income households (0-80% AMI) will receive homebuyer education.
	Location Description	Not applicable.
	Planned Activities	Homebuyer education for 30 low-income (0-80% AMI) households.
4	**Project Name**	Fair Housing Advocates
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development

	Funding	CDBG: $30,000
	Description	Fair housing education and enforcement for 45 low-income (0-80% AMI) households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Fair housing education and enforcement will be provided to 45 low-income (0-80% AMI) households.
	Location Description	Not applicable.
	Planned Activities	Fair housing education and enforcement to low-income (0-80% AMI) households.
5	**Project Name**	Global Center for Success
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: $20,000
	Description	Supportive services for 200 homeless adults.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Supportive services for 200 homeless adults.
	Location Description	Not applicable.
	Planned Activities	Supportive services for 200 homeless adults.
6	**Project Name**	The House of Acts
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services

	Needs Addressed	Community Development
	Funding	CDBG: $40,000
	Description	Provide alcohol and other drug treatment options to 100 low-income (0-80% AMI) parolees, probationers, and homeless men and women who would benefit from a highly structured, social model approach in residential settings.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 low-income (0-80% AMI) adult men and women in recovery from substance abuse.
	Location Description	Not applicable.
	Planned Activities	Sober living residency and job training.
7	**Project Name**	Legal Services of Northern California
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: $30,000
	Description	Eviction defense and tenant legal education for 298 low income (0-80% AMI) households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	298 low-income (0-80% AMI) households.
	Location Description	Not applicable.
	Planned Activities	Eviction defense and tenant legal education.
	Project Name	Meals on Wheels

8	**Target Area**	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: $17,548
	Description	Deliver in-home meals and congregate meals to 375 senior clients, 62 years of age and older.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	375 senior clients.
	Location Description	Not applicable.
	Planned Activities	Deliver in-home meals and congregate meals to senior clients.
9	**Project Name**	Vallejo Senior Citizens' Council
	Target Area	Central City
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: $20,000
	Description	Congregate meals for 100 senior clients, 62 years of age and older, at senior center.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 senior clients.
	Location Description	333 Amador Street, Vallejo, CA 94590
	Planned Activities	Congregate meals for senior clients at senior center.
	Project Name	CHDO Project Administration

10	**Target Area**	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Permanent Supportive Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: $30,509
	Description	CHDO project delivery costs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	To be determined.
	Location Description	To be determined.
	Planned Activities	CHDO project delivery costs.
11	**Project Name**	CHDO Project
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Permanent Supportive Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: $91,542
	Description	Project to be determined.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Project to be determined.
	Location Description	To be determined.
	Planned Activities	To be determined.
	Project Name	Closing Cost Grants

12	**Target Area**	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: $75,000
	Description	Five closing cost grants for first time homebuyer households at 0 - 80% AMI.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Five first time homebuyer households.
	Location Description	Not applicable.
	Planned Activities	Closing cost grants will be provided to first time homebuyer households.
13	**Project Name**	First Time Homebuyer Loans
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: $225,000
	Description	First-time homebuyer loans to five qualified households at 0-80% AMI.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Five first-time homebuyer households at 0-80% AMI.
	Location Description	Not applicable.

	Planned Activities	Mortgage assistance loans for first time homebuyer households.
14	**Project Name**	Tenant-Based Rental Assistance
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	TBRA
	Needs Addressed	Affordable Housing
	Funding	HOME: $217,120
	Description	Temporary tenant-based rental assistance to eighteen households who are homeless or who are at imminent risk of becoming homeless.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Households who are homeless or who are at imminent risk of becoming homeless.
	Location Description	Not applicable.
	Planned Activities	Temporary tenant-based rental assistance - $213,520.00 Project Delivery - $3,600.00
15	**Project Name**	Project Roomkey
	Target Area	South Vallejo Central City Country Club Crest Eastern City Vallejo Heights
	Goals Supported	Social Services
	Needs Addressed	Community Development
	Funding	CDBG: $1,200,000
	Description	Secure hotel and motel rooms, including wrap around supportive services to persons who are homeless during the pandemic.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	100 persons experiencing homelessness.
	Location Description	N/A
	Planned Activities	Secure hotel and motel rooms, including wrap around supportive services to persons who are homeless during the pandemic.

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

All community development and affordable housing projects and services will be made available Citywide. Many of the participants in the City's various community development and affordable housing programs reside in CDBG neighborhood target areas. The City does not plan at this time to prioritize assistance to target areas, or to areas of minority concentration. Eligibility for these services on a direct or indirect basis will be based on a person's annual household income.

Geographic Distribution

Target Area	Percentage of Funds
South Vallejo	
Central City	
Country Club Crest	
Eastern City	
Vallejo Heights	

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

The City does not plan at this time to prioritize assistance to target areas, or to areas of minority concentration.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

See Goals, below.

One Year Goals for the Number of Households to be Supported	
Homeless	225
Non-Homeless	2,348
Special-Needs	125
Total	2,698

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2,598
The Production of New Units	86
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	2,684

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will rely on the VHA, and non-profit agencies, to accomplish its annual housing goals.

AP-60 Public Housing – 91.220(h)

Introduction

Not applicable; the VHA does not own or administer any public housing units.

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

Not applicable; the VHA does not own or administer any public housing units.

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

Not applicable; the VHA does not own or administer any public housing units.

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

The VHA is not designated as troubled.

Discussion

Not applicable; the VHA does not own or administer any public housing units.

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

Introduction

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 will establish a public facility to be used as a Homeless Navigation Center to assess and address the needs of homeless adults. The City will also continue its implementation of "Project Room Key", using CDBG-CV funds and CDBG Program funds.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will provide CDBG Program funds to The House of Acts, which provides sober living residency for adult men and adult women on parole.

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 will support the construction of 75 units of permanent supportive housing for homeless individuals through existing Loan Agreements with Eden Housing, Inc.; and will provide CDBG Program funding to the Global Center for Success, which provides supportive services to homeless persons in Vallejo.

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 the VHA will coordinate services and referrals with Fighting Back Partnership through its Family Resource Centers, and the City will allocate CDBG Program funds to the Global Center for Success

and The House of Acts.

Discussion

The City addresses needs of homeless persons, especially unsheltered persons, with permanent supportive housing and related services.

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

Introduction:

The updated Housing Element, 2015-23, states that the City's land use controls offer limited options for the construction of affordable housing. However, the City controls where housing may be constructed. The City may allow density bonuses for the provision of affordable housing units, and senior housing units.

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

Costs of public facility improvements in a neighborhood target area will be supported by the City's CDBG Program and other (in-kind) funds, to construct a Homeless Navigation Center. The City will partner with a non-profit agency to expand housing choice opportunities, Citywide, for very low- and low-income first-time homebuyers. The City will provide expedited CEQA review for large projects within a Specific Plan Area.

The City is updating its Analysis of Impediments to Fair Housing Choice and expects to complete it by June 30, 2021. The analysis will cover some key concerns regarding obstacles to the development of affordable housing within the City. Along with the City's Housing Strategy, it will provide recommendations and strategies that can be used to improve housing affordability alongside the City's land use controls.

Discussion:

The City will provide support for first time homebuyers and navigation services for homeless persons.

AP-85 Other Actions – 91.220(k)

Introduction:

See responses below.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is largely related to a lack of adequate funding to: (1) implement activities that are needed, or (2) to expand needed programs. Therefore, no actions are planned. However, the City of Vallejo is committed to continuing its effort to identify opportunities that may be identified in its Analysis of Impediments to Fair Housing Choice to provide greater access to adequate housing opportunities in future planning efforts.

Actions planned to foster and maintain affordable housing

The City will continue, using a variety of funding sources, to seek opportunities to establish affordable rental housing, and properties for homeownership by qualified households.

Actions planned to reduce lead-based paint hazards

Lead-based paint educational materials, inspections, and referrals will be made available to VHA-assisted voucher holders and participating and prospective rental property owners, and to prospective first-time homebuyer and rehabilitation loan 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. Family self-sufficiency programs with supportive services will be a key component of the City's anti-poverty strategy. Coordination with social service organizations that administer programs such as Child Start, assistance to families in crisis, and other social services will be necessary to prevent duplication of effort, and to ensure maximum opportunities for extremely low- and very low-income persons. The City will continue to facilitate projects to meet community needs, which may help to reduce the number of households in poverty.

Actions planned to develop institutional structure

The City has an existing institutional structure that is well-developed, and strong, through a network of

government agencies, and non-profit and private organizations, to carry out the FY 2020-21 Action Plan.

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

A total of $6.2 million over a three-year period will be provided by health care providers to support the operation of a Homeless Navigation Center.

Discussion:

The City has been successful in leveraging funds from health care providers to address needs of homeless persons. The City also supports social service agencies with CDBG funds that reduce the number of households in poverty.

The City of Vallejo is committed to furthering fair housing by taking appropriate actions to overcome the effects of any impediments identified in the Analysis of Impediments to Fair Housing Choice Report ("AI"). The updated AI will identify fair housing issues, its contributing factors, and goals and strategies to address these issues. The report will discuss structural barriers to fair housing choice, patterns of integration and segregation, disparities in access to opportunity, and disproportionate housing needs. The AI process involves a thorough examination and analysis of housing data from HUD, the Vallejo Housing Authority and feedback from the community. The City expects to complete the AI by June 30, 2021.

Program Specific Requirements

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

Introduction:

The City will use HOME Program funds to work with a non-profit agency to provide mortgage assistance to income-eligible first-time homebuyers, and to a qualified CHDO, as required by regulation.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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	15,000
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:	**15,000**

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.	100.00%

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

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

as follows:

The City of Vallejo has 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:

   Recapture Policy attached.

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 recapture provision will be used, and will be codified and recorded against the property through an Affordability Agreement.

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:

   The City will not use HOME Program funds to refinance existing debt during the program year.

The City will maintain compliance with the program specific requirements mentioned above.

Appendixx - Alternate/Local Data Sources

Housing and Community Development Division · 200 Georgia Street · Vallejo · CA · 94590 · 707.648.4507

NOTICE OF PUBLIC HEARING:

PROPOSED SUBSTANTIAL AMENDMENTS TO FISCAL YEAR (FY) 2020-24 CITY OF VALLEJO CONSOLIDATED PLAN AND FY 2020-21 ANNUAL ACTION PLAN

DATE OF NOTICE: April 30, 2021

FOR MORE INFORMATION: Chari Barrera, Administrative Analyst II
(707) 553-7204, Chari.Barrera@cityofvallejo.net

On Thursday, May 6, 2021 after 7:00 p.m., the Housing and Community Development Commission (HCDC) of the City of Vallejo will hold a virtual public hearing during its regular meeting, on proposed Substantial Amendments to the City's FY 2020-24 Consolidated Plan and FY 2020-21 Annual Action Plan. The City's current Consolidated Plan and Annual Action Plans were adopted by the Vallejo City Council on July 21, 2020, and includes the period beginning July 1, 2020 and ending June 30, 2025. The Annual Action Plan details the City's allocation of federal Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funds, received annually from the Department of Housing and Urban Development (HUD).

In accordance with the City's Citizen Participation Plan, the City will hold a public hearing to receive comments on any proposed changes to the Consolidated Plan or Annual Action Plan that would substantially amend the document. Staff proposes at this time that the City reallocate $1.2 million in CDBG Program funds from the Homeless Navigation Center Project to Project Roomkey.

Anyone interested in commenting on this topic is invited to participate in this virtual public hearing. Written comments may also be submitted in the City of Vallejo's Housing and Community Development Division drop box located at 200 Georgia Street, Vallejo, or by email until 5:00 p.m. on Thursday, May 6, 2021 to: Chari.Barrera@cityofvallejo.net.

The City of Vallejo provides its programs and services in a non-discriminatory manner, and is an Equal Opportunity Employer. The City of Vallejo also encourages women and minority-owned businesses to submit bids and proposals for Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program contracts. For further information, contact the City of Vallejo Housing and Community Development Division at (707) 648-4507. 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 1-800-735-2929 with a TTY/TTD.

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AVISO DE AUDIENCIA PÚBLICA:

PROPUESTA DE ENMIENDAS SUSTANCIALES AL AÑO FISCAL (AF) 2020-24 PLAN CONSOLIDADO DE VALLEJO Y AL PLAN DE ACCIÓN ANUAL DEL AF 2020-21

FECHA DE AVISO: 30 de abril de 2021

PARA MÁS INFORMACIÓN: Chari Barrera, Analista Administrativa II
(707) 553-7204, Chari.Barrera@cityofvallejo.net

El jueves 6 de mayo de 2021 después de las 7:00 p.m. la Comisión de Vivienda y Desarrollo Comunitario (HCDC) de la Ciudad de Vallejo realizará una audiencia pública virtual durante una reunión ordinaria, sobre las Enmiendas Sustanciales Propuestas al Plan Consolidado del la Ciudad para el Año Fiscal 2020-24 y al Plan de Acción Anual para el Año Fiscal 2020-21. El Plan Consolidado y los Planes de Acción Anuales actuales de la Ciudad fueron adoptados por el Ayuntamiento de Vallejo el 21 de julio de 2020 e incluye el período que comienza el 1 de julio de 2020 y termina el 30 de junio de 2025. El Plan de Acción Anual detalla la asignación de fondos de la Ciudad del Programa federal de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG) y del Programa de Asociaciones de Inversión HOME, que se reciben anualmente del Departamento de Vivienda y Desarrollo Urbano (HUD).

De acuerdo con el Plan de Participación Ciudadano de la Ciudad, la Ciudada realizará una audiencia pública para recibir comentarios sobre cualquier cambio propuesto al Plan Consolidado o al Plan de Acción Anual que modificaría sustancialmente el documento. El personal propone en este momento que la Ciudad reasigne $1.2 millones en fondos del Programa CDBG del Proyecto del Centro de Navegación para Personas sin Hogar al Proyecto Roomkey.

Todo aquel interesado en comentar sobre este tema está invitado a participar en esta audiencia pública virtual. Los comentarios por escrito también se pueden enviar en el buzón de la División de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo ubicado en 200 Georgia Strret, Vallejo, o por correo electrónico hasta las 5:00 p.m. el jueves 6 de mayo de 2021 a: Chari.Barrera@cityofvallejo.net.

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

Housing and Community Development Division · 200 Georgia Street · Vallejo · CA · 94590 · 707.648.4507

PAUNAWA PARA SA PAMPUBLIKONG PAGDINIG:

MUNGKAHING PAGBABAGO SA CONSOLIDATED PLAN NG LUNGSOD NG VALLEJO PARA SA PISKAL NA TAONG 2020-24 AT TAUNANG ACTION PLAN PARA SA PISKAL NA TAONG 2020-21

PETSA NG PAUNAWA: Abril 30, 2021

PARA SA KARAGDAGANG IMPORMASYON: Chari Barrera, Administrative Analyst II
(707) 553-7204, chari.barrera@cityofvallejo.net

Sa Huwebes, ika-sais ng Mayo ng taong kasalukuyan at makalipas ang alas-siyete nang gabi, ang Komisyon ng Housing and Community Development ng Lungsod ng Vallejo ay magsasagawa ng birtwal na pampublikong pagdinig sa karaniwan nitong pagpupulong ukol sa iminumungkahing pagbabago o Substantial Amendment sa Consolidated Plan ng Lungsod ng Vallejo para sa Piskal na Taong 2020-24 at Taunang Action Plan ng Lungsod ng Vallejo para sa piskal na taong 2020-21. Ang kasalukuyang Consolidated Plan at mga Taunang Action Plan ng Lungsod ay pinagtibay ng Konseho ng Lungsod ng Vallejo noong Hulyo 21, 2020 at para sa panahong sakop and petsang nagsimula noong Hulyo 1, 2020 at magtatapos nang Hunyo 30, 2025. Nakadetalye sa Taunang Action Plan ang pondong alokasyon ng Lungsod para mga pederal na programang Community Development Block Grant (CDBG) Program at HOME Investment Partnerships Program na natatanggap kada taon mula sa Department of Housing and Urban Development (HUD).

Ayon sa Citizen Participation Plan ng Lungsod, ang Lungsod ay magsasagawa ng pampublikong pagdinig para makakalap ng kumento tungkol sa anumang iminumungkahing pagbabago sa Consolidated Plan at Taunang Action Plan na magdudulot ng ikapagbabago ng dokumento. Iminumungkahi ng tauhan ng Lungsod na ilipat ang inilaang pondong nagkakahalagang $1.2M ng programang CDBG mula sa proyektong Homeless Navigation Center patungo sa Project Roomkey.

Ang sinumang interesado na magkomento sa paksang ito ay inaanyayahang lumahok sa birtwal na pampublikong pagdinig na ito. Maaari ring isumite ang inyong nakasulat na komento sa drop box ng Housing and Community Development Division ng Lungsod ng Vallejo na matatagpuan sa 200 Georgia Street, Vallejo, o sa pamamagitan ng email hanggang 5:00 nang hapon ng Huwebes, ka-sais ng Mayo ng kasalukuyang taon kay: chari.barrera@cityofvallejo.net.

Ang Lungsod ng Vallejo ay nagbibigay ng mga programa at serbiyo nito sa paraang hindi namimili at walang pagtatangi, at isang “Equal Opportunity Employer”. Hinihikayat din ng Lungsod ang mga kababaihan at mga minorya na nag-mamay-ari ng sarili nilang negosyo na mag-sumite ng mga bid at panukala para sa mga kontrata ng mga programang CDBG at HOME. Para sa karagdagang impormasyon, tumawag sa Housing and Community Development Division (707) 648-4507. 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.

Waivers of Community Planning and Development Grant Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts

Waiver Process and Recordkeeping Requirements:

- Grantees must email notification to the attention of CPD Director Kimberly Nash at CPD_COVID-19WaiverSFO@hud.gov
- The email notification must be sent *two calendar days* before the grantee anticipates using the waiver.
- In addition to the summarized, optional justifications provided under each waiver section below, grantees MUST update their program records to include written documentation of the specific conditions that justify the recipient's use of the waiver, consistent with the justifications and applicability provisions provided in the COVID-19 Waiver Memos signed on March 31, 2020, May 22, 2020, September 30, 2020, December 29, 2020, and March 31, 2021. Provisions that are not specifically waived remain in full effect.

Required Information (complete all fields):

Entitlement Jurisdiction / CoC Recipient Organization Name: City of Vallejo

Requestor Name and Title: Judy Shepard-Hall, Housing and Community Development Manager

Phone Number: 707-648-4408 E-mail: judy.shepard-hall@cityofvallejo.net

Declared-disaster area(s) where the waivers will be used: City of Vallejo

Date on which the grantee anticipates first use of the waiver flexibility: April 30, 2021

Grantee will utilize the following waiver flexibilities (select all that apply):

HOME, CDBG, HTF, ESG, and HOPWA Program Consolidated Planning Requirements:

☒ Citizen Participation Public Comment Period for Consolidated Plan Amendment [i] *(in effect through end of 2020 program year)*

☒ Citizen Participation Reasonable Notice and Opportunity to Comment [i] *(in effect through at end of 2020 program year)*

Description supporting request for the waiver(s) (optional):

We will be providing reasonable notice and no less than 5 days for public comment to the Substantial Amendment to the FY 2020-21 Annual Action Plan and FY 2020-24 Consolidated Plan to reallocate CDBG formula grant funds for coronavirus related activities.

CoC Program:

☐ Permanent Housing-Rapid Re-housing Monthly Case Management [i, ii, iii, iv, v] *(in effect through 6/30/2021)*
☐ Fair Market Rent for Individual Units and Leasing Costs [i, iii, iv, v] *(in effect through 6/30/2021)*
☐ Disability Documentation for Permanent Supportive Housing (PSH) [i, iii]
☐ Limit on Eligible Housing Search and Counseling Services [i, v] *(in effect through 6/30/2021)*
☐ Housing Quality Standards (HQS) – Initial Physical Inspection of Unit [i, iii, iv, v] *(in effect through 6/30/2021)*
☐ HQS – Re-Inspection of Units [i, v] *(in effect through 6/30/2021)*
☐ One-Year Lease Requirement [i, iii, iv, v] *(in effect through 6/30/2021)*
☐ Permanent Housing Rapid Rehousing Limit to 24 Months of Rental Assistance [ii]
☐ Limit to be Eligible for Dedicated PLUS Project When Coming from Transitional Housing Being Eliminated [ii] *(FY2018 and FY2019 grants)*
☐ Assistance Available at Time of Renewal [ii, iii, iv, v] *(in effect for grants executed between 03/31/2020 and 06/30/2021)*
☐ Third Party Documentation of Income [iii, iv, v] *(in effect through 6/30/2021)*
☐ Suitable Dwelling Size and Housing Quality Standards [iii, iv, v] *(in effect through 6/30/2021)*
☐ Coordinated Entry – Annual Ongoing Planning and Stakeholder Consultation [iii] *(in effect through 9/30/2021)*
☐ Homeless Definition – Temporary Stays in Institutions of 90 days or Less [iii, v] *(in effect through 6/30/2021)*

Description supporting request for the waiver(s) (optional):

_____
_____
_____

ESG Program:

☐ Re-evaluations for Homelessness Prevention Assistance [i] *(in effect through 3/31/2022)*
☐ Homeless Definition – Temporary Stays in Institutions of 90 days or Less [iii, v] *(in effect through 6/30/2021)*

Description supporting request for the waiver (optional):

_____
_____
_____

HOPWA Program:

☐ Self-Certification of Income and Credible Information on HIV Status [i]

☐ FMR Rent Standard [i, ii, v] *(in effect through 6/30/2021)*

☐ Property Standards for TBRA [i, ii, v] *(in effect through 6/30/2021)*

☐ Space and Security [i]

☐ Time Limits for Short-Term Housing Facilities and Short-Term Rent, Mortgage, and Utility Payments [ii, v] *(6/30/2021)*

Description supporting request for the waiver (optional):

_____

_____

_____

[i] Included in 03/31/2020 Waiver Memorandum

[ii] Included and/or extended in 05/22/2020 Memorandum

[iii] Included and/or extended in 09/30/2020 Memorandum

[iv] Included and/or extended in 12/29/2020 Memorandum

[v] Included and/or extended in 3/31/2021 Memorandum

From:	CPD_COVID-19WaiverSFO
To:	Natalie Peterson
Cc:	Judy Shepard-Hall; Chari Barrera; Anderson, Christian D
Subject:	RE: City of Vallejo CPD Waiver
Date:	Tuesday, April 27, 2021 1:49:01 PM
Attachments:	image001.jpg image002.jpg image003.jpg image004.png image005.jpg image006.jpg

Hello Natalie,

Receipt is acknowledged, as I had received this from the city last year.

Thanks!
Saleshni

From: Natalie Peterson <Natalie.Peterson@cityofvallejo.net>
Sent: Monday, April 26, 2021 5:06 PM
To: CPD_COVID-19WaiverSFO <CPD_COVID-19WaiverSFO@hud.gov>
Cc: Judy Shepard-Hall <Judy.Shepard-Hall@cityofvallejo.net>; Chari Barrera <chari.barrera@cityofvallejo.net>; Anderson, Christian D <Christian.D.Anderson@hud.gov>
Subject: City of Vallejo CPD Waiver

Dear Ms. Nash,

We are notifying HUD of our use of the COVID-19 Waivers of Community Planning and Development Grant Program and Consolidated Plan. Attached are the completed waiver notification forms. Please let us know if you need anything else. Thank you very much.

Regards,

Natalie Peterson
Community Development Analyst
City of Vallejo | Housing & Community Development Division
707.649.5417 | natalie.peterson@cityofvallejo.net

********** This is an EXTERNAL EMAIL. Stop and think before clicking links or opening attachments. **********