

AGENDA



HOUSING AND COMMUNITY DEVELOPMENT COMMISSION REGULAR MEETING

THURSDAY, JUNE 3, 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 JUNE 3, 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

VIEW THE MEETING: There are three different ways you can view this public meeting:

- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: <https://ZoomRegular.Cityofvallejo.net>

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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 May 6, 2021

AGENDA

City of Vallejo Housing and Community Development Commission

June 3, 2021

6. REPORT OF PRESIDING OFFICER AND MEMBERS OF THE COMMISSION

7. SECRETARY'S REPORT

8. COUNCIL LIAISON'S REPORT

9. COMMUNICATIONS AND PRESENTATIONS

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 Substantial Amendment to the Fiscal Year (FY) 2020-21 Annual Action Plan

Staff proposes that the City amend the FY 2020-21 Annual Action Plan to add a new activity, the acquisition of property in order to construct workforce housing. The Commission and the City Council previously allocated HOME Investment Partnerships Program funding for

AGENDA

City of Vallejo Housing and Community Development Commission

June 3, 2021

this activity in the amount of \$165,765. In accordance with its Citizen Participation Plan, the City is required to hold a public hearing to receive comments on any proposed changes to the Annual Action Plan that would substantially amend the document, including adding a new activity.

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 proposed Substantial Amendment to the City's FY 2020-21 Annual Action Plan.

13. ADMINISTRATIVE ITEMS

A. FY 2021-22 Vallejo Housing Authority Budget

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

Recommendation: Recommend that the Board of Directors of the Vallejo Housing Authority (VHA) approve the Budget for Fiscal Year (FY) 2021-2022 (July 1, 2021 - June 30, 2022).

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 29, 2021.

Dated: _____

May 29, 2021

Chari Barrera

Chari Barrera, Secretary

**City of Vallejo
Housing and Community Development Commission
Via Teleconference
May 6, 2021**

ACTION MINUTES

1. Call to Order

The Housing and Community Development Commission of the City of Vallejo met in a virtual meeting on Thursday, May 6, 2021 at 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call

Present: Beasley-Stansberry, Bryant, Calloway (arrived at 7:07 p.m.), Jackson (arrived at 7:26 p.m.) Long, Rodriguez, Waddell

Absent/Excused: None

Absent/Unexcused: None

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
Randy Risner, Chief Asst. City Attorney

4. Approval of Agenda

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

ROLL CALL:

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

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 5-0-0.

5. Approval of Minutes

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

ROLL CALL:

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

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

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

There was no report.

8. Council Liaison's Report

There was no report.

9. Communications and Presentations

Risner presented an overview of the Brown Act.

10. Community Forum

There were no speakers.

11. Consent Calendar

12. Public Hearings

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

Ricca reviewed the item. The Chair opened the public hearing. There being no speakers, the Chair closed the public hearing. After discussion, Beasley-Stansberry made a motion to approve the item. The motion was seconded by Long.

ROLL CALL:

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

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 7-0-0.

- 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

Barrera reviewed the item. The Chair opened the public hearing. There being no speakers, the Chair closed the public hearing. After discussion, Beasley-Stansberry made a motion to approve the item. The motion was seconded by Bryant.

ROLL CALL:

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

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 7-0-0.

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

Ricca and Shepard-Hall reviewed the item. The Chair opened the public hearing. There being no speakers, the Chair closed the public hearing. After discussion, Bryant made a motion to approve the item. The motion was seconded by Beasley-Stansberry.

ROLL CALL:

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

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: None

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 7-0-0.

13. Administrative Items

A. Homeless Navigation Center

Shepard-Hall provided an update on the Homeless Navigation Center

14. Policy Items

There were no policy items.

15. Adjournment

There being no further business, at 8:41 p. m. the meeting was adjourned.

Respectfully submitted,

 //ss//
CHARI BARRERA, Secretary



DATE: June 3, 2021

TO: Chair and Commissioners
Housing and Community Development Commission

FROM: Anne Cardwell, Assistant City Manager

SUBJECT: **PROPOSED SUBSTANTIAL AMENDMENT TO FISCAL YEAR 2020-21 CITY OF VALLEJO ANNUAL ACTION PLAN**

RECOMMENDATION

Conduct a public hearing. Adopt the enclosed Resolution recommending approval by the City Council of a proposed Substantial Amendment to the City's Fiscal Year (FY) 2020-21 Annual Action Plan.

REASONS FOR RECOMMENDATION

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

BACKGROUND AND DISCUSSION

The City's current "Annual Action Plan" was adopted by the City Council on July 21, 2020, and includes the period beginning July 1, 2020 and ending June 30, 2021. 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 U. S. Department of Housing and Urban Development (HUD).

In accordance with its Citizen Participation Plan, the City is required to hold a public hearing to receive comments on any proposed changes to the Annual Action Plan that would substantially amend the document, including adding a new activity.

The City's five-year Consolidated Plan has established the following groups as the most in need of assistance, in this order of priority: (1) very low- and low-income renters; (2) homeless persons; (3) first time homebuyers; and (4) non-homeless persons with special needs. In order to address the unmet needs of very low- and low-income residents for affordable first time homebuyer opportunities as well as affordable rental housing, staff proposes that the City amend the FY 2020-21 Annual Action Plan to add a new HOME Program activity, the **acquisition of property in order to construct workforce housing**. The construction of working housing units will address the needs of priority groups one and three in the Consolidated Plan. The Commission and the City Council previously allocated HOME Program funding for this activity in the amount of \$165,765.00.

A draft Substantial Amendment is provided at Attachment 2. A copy of the public notices for this hearing are provided at Attachment 3.

FISCAL IMPACT

\$165,765.00 in federal HOME Program funds would be expended toward the purchase of property to build workforce housing.

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 Amendment to the Annual Action Plan of FY 2020-21
3. Public Notices Dated May 18, 2021

CONTACT

Guy Ricca, Sr. Community Development Analyst, (707) 648-4359, guy.ricca@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 U. S. 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, the Consolidated Plan has established the following groups in Vallejo as the most in need of assistance, in this priority order: (1) very low-income and low-income renters; (2) homeless persons; (3) first-time homebuyers; and (4) non-homeless persons with special needs; and

WHEREAS, to this end, the City is interested in addressing the unmet needs of very low-income and low-income residents for affordable first-time homebuyer opportunities as well as affordable rental housing; and

WHEREAS, the construction of workforce housing units will address the needs of priority groups one and three in the Consolidated Plan; and

WHEREAS, staff proposes that the City amend the Fiscal Year (FY) 2020-21 Annual Action Plan to add a new activity, using \$165,765.00 in previously allocated HOME Program funds, for the acquisition of property in order to construct workforce housing; and

WHEREAS, with proper notification and after a mandatory public comment period of not less than 30 calendar days, the Housing and Community Development Commission held a public hearing on June 3, 2021 to receive comments on the proposed Substantial Amendment to the Annual Action Plan of FY 2020-2021; and

WHEREAS, the City will provide a mandatory public comment period of not less than 30 calendar days, from May 18, 2021 through June 17, 2021, to receive comments on the proposed Substantial Amendment to the Annual Action Plan of FY 2020-21;

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 a Substantial Amendment to the Annual Action Plan of FY 2020-21 as shown at Attachment 2 to the Staff Report dated June 3, 2021, and specifically to: (1) add the acquisition of property in order to construct workforce housing as a HOME Program activity, and (2) fund this activity using HOME Program funds in an amount not to exceed \$165,765.00.

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 Amendment to the Annual Action Plan of FY 2020-2021, and any related applications or documents, and any amendments or corrections to such applications and documents.

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 1 - 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

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 2 – 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 <u>and the City</u> 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
16	<u>Workforce Housing</u>

Table 3 - 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.
16	Project Name	<u>Workforce Housing</u>
	Target Area	<u>South Vallejo</u> <u>Central City</u> <u>Country Club Crest</u> <u>Eastern City</u> <u>Vallejo Heights</u>
	Goals Supported	<u>Homebuyer Assistance</u>
	Needs Addressed	<u>Affordable Housing</u>
	Funding	<u>HOME: \$165,765</u>
	Description	<u>Acquisition of property in order to construct workforce housing.</u>
	Target Date	<u>12/31/2021</u>
	Estimate the number and type of families that will benefit from the proposed activities	<u>Up to 40 very low-income and low-income households will move into new for-ownership and rental housing.</u>
	Location Description	<u>The location will be identified in the near future.</u>
	Planned Activities	<u>The acquisition of property using, in part, HOME Program funds, in order to construct workforce housing in a future program year.</u>

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 4 - 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 5 - 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 6 - 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(I)(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(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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(I)(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.

**Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.
- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.
- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.
- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).
- i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. **Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. **HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in

accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

<TYPE=[section 9 end]>

Discussion:

The City will maintain compliance with the program specific requirements mentioned above.



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

NOTICE OF PUBLIC HEARING:

PROPOSED SUBSTANTIAL AMENDMENT TO FISCAL YEAR (FY) 2020-21 CITY OF VALLEJO ANNUAL ACTION PLAN

DATE OF NOTICE: May 18, 2021

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

On Thursday, June 3, 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 a proposed Substantial Amendment to the City's FY 2020-21 "Annual Action Plan". The City's current Annual Action Plan was adopted by the Vallejo City Council on July 21, 2020, and includes the period beginning July 1, 2020 and ending June 30, 2021. 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 Annual Action Plan that would substantially amend the document, such as the addition of a new activity. Staff proposes at this time that the City use \$165,765 in unspent, prior year HOME Program funds intended for housing rehabilitation loans to **property acquisition to construct workforce housing**.

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, June 17, 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/TDD.



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AVISO DE AUDIENCIA PÚBLICA:

PROPUESTA DE ENMIENDAS SUSTANCIALES AL AÑO FISCAL (AF) 2020-24 PLAN DE ACCIÓN ANUAL DE LA CIUDAD DE VALLEJO

FECHA DE AVISO: 18 de mayo de 2021

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

El jueves 3 de junio 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 una propuesta de Enmienda Sustancial al “Plan de Acción Anual” de la Ciudad para el AF 2020-21. El Plan de Acción Anual actual de la Ciudad fue adoptado 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 2021. El Plan de Acción Anual detalla la asignación de la Ciudad de los fondos 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 Ciudadada realizará una audiencia pública para recibir comentarios sobre cualquier cambio propuesto al Plan de Acción Anual que modificaría sustancialmente el documento, como la adición de una nueva actividad. El personal propone en este momento que la Ciudad use \$165,765 en fondos no gastados del Programa HOME del año anterior destinados a préstamos de rehabilitación de viviendas para la **adquisición de propiedades para construir viviendas para trabajadores.**

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 Street, Vallejo, o por correo electrónico hasta las 5:00 p.m. el jueves 17 de junio 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



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PAUNAWA PARA SA PAMPUBLIKONG PAGDINIG:

MUNGKAHING PAGBABAGO SA TAUNANG ACTION PLAN NG LUNGSOD NG VALLEJO PARA SA PISKAL NA TAONG 2020-21

PETSA NG PAUNAWA: Mayo 18, 2021

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

Sa Huwebes, ikatlo ng Hunyo 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 Taunang Action Plan ng Lungsod ng Vallejo para sa piskal na taong 2020-21. Ang kasalukuyang Taunang Action Plan ng Lungsod ay pinagtibay ng Konseho ng Lungsod ng Vallejo noong Hulyo 21, 2020 at para sa panahong sakop ang petsang nagsimula noong Hulyo 1, 2020 at magtatapos nang Hunyo 30, 2021. Nakadetalye sa Taunang Action Plan ang pondong alokasyon ng Lungsod para mga pederal na programang Community Development Block Grant Program at HOME Investment Partnerships Program na natatanggap kada taon mula sa Department of Housing and Urban Development.

Ayon sa Citizen Participation Plan ng Lungsod, ang Lungsod ay dapat magsagawa ng pampublikong pagdinig para makakalap ng kumento tungkol sa anumang iminumungkahing pagbabago sa Taunang Action Plan na magdudulot ng ikapagbabago ng dokumento, gaya ng pagdaragdag ng bagong aktibidad. Iminumungkahi ng tauhan ng Lungsod na gamitin ang halagang \$165,765 para sa **pagbili ng pag-aari para bumuo o makapagpatayo ng pabahay para sa mga manggagawa**. Ang halagang ito ay galling sa hindi nagastos na pondo ng HOME Program mula sa nakaraang piskal na taon at orihinal na inilaan para sa pagpapautang sa rehabilitasyon ng pabahay.

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 alas-singko nang hapon ng Huwebes, ika-labing-pito ng Hunyo 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.



DATE: June 3, 2021

TO: Chair and Commissioners
Housing and Community Development Commission

FROM: Anne Cardwell, Assistant City Manager

SUBJECT: FISCAL YEAR 2021-2022 VALLEJO HOUSING AUTHORITY BUDGET

RECOMMENDATION

Recommend that the Board of Directors of the Vallejo Housing Authority (VHA) approve the Budget for Fiscal Year (FY) 2021-2022 (July 1, 2021 - June 30, 2022) as set forth in Attachment 1.

REASONS FOR RECOMMENDATION

The VHA contracts with the City of Vallejo for financial and other services. The VHA prepares a separate budget, which is then consolidated into the City's FY 2021-2022 Proposed Budget document. Preparation of a separate budget document increases efficiency and ease of review by the VHA Board and public. Adopting the budget resolution at this time will allow the VHA to operate and provide services after June 30, 2021 based on the most current projection of revenues and expenditures.

BACKGROUND AND DISCUSSION

In FY 2021-2022, the VHA will deliver the Housing Choice Voucher (HCV) Program (more commonly known as 'Section 8'), and its subprograms: Homeownership, Veterans Affairs Supportive Housing (VASH), Project-Based Voucher, and the Family Self-Sufficiency (FSS) Program. All programs administered by the VHA are funded by the U.S. Department of Housing and Urban Development (HUD). The budget for FY 2021-2022 consists of revenues and expenditures under different fund accounts for the HCV program, administration, operating reserve, housing development, and affordable housing.

The total Proposed FY 2021-2022 Expenditure Budget for VHA programs is \$24,146,162. The majority of these funds, \$21.8 million, represent Housing Assistance Payments (HAP) to landlords on behalf of eligible Vallejo families. Housing Choice Voucher and mortgage assistance voucher programs serve over 2,000 families in Vallejo each year.

HCV Program and Administration Funds

HUD provides funding for the HCV Program on a calendar year cycle and its funding methodology and level of funding for the HCV Program fluctuates annually. Housing Authorities are funded separately for HAP and Administrative fees. HAP funding is restricted for use as rent or mortgage payments and utility reimbursements in the HCV Program and sub-programs to eligible HCV Program households, and escrow payments for FSS Program participants. Administrative fees are revenues that housing authorities receive to fund the day-to-day operations for the HCV Program such as staff salaries and benefits and office expenses. These funds cannot be used for any other purpose.

The VASH Program provides rental assistance vouchers to homeless veterans along with ongoing support by case workers from Veterans Affairs to help them maintain a stable housing environment. The Project-Based Voucher Program is voucher assistance attached to specific housing units located in the city. Housing Authorities can use up to 20 percent of its authorized voucher units to project-based units. The FSS Program helps voucher families obtain employment that will lead to economic independence and self-sufficiency. The VHA partners with the Workforce Development Board of Solano County, SparkPoint/United Way, Fighting Back Partnership, Vallejo City Unified School District, Solano Family & Children's Services, Five Keys Charter School, and other welfare agencies and local resources to develop a comprehensive program which gives participating FSS Program family members the skills and experience to enable them to obtain employment that pays a livable wage.

Operating Reserve Fund

The Operating Reserve Fund consists of unspent administrative funding received from HUD prior to 2004. These restricted funds may only be spent on housing related activities. Administrative funding received after 2004 is further restricted for use only on Housing Choice Voucher Program related activities.

Housing Development Fund

The Housing Development Fund is a non-federal and unrestricted fund created by the receipt of profits from the sale of a VHA-owned property (Waterstone at Vallejo) and is not associated with HUD housing activities. Revenues are all non-housing related such as bond fees and rent income for the automated teller machine at the VHA building.

Affordable Housing Fund

The Affordable Housing Fund was created after the dissolution of the Redevelopment Agency. The Housing Authority became the housing successor agency assuming the housing function of the former Redevelopment Agency. As such, the Housing Authority is eligible to receive loan repayments and bond administrative fees from developers of affordable housing projects financed by the Low- and Moderate-Income Housing Asset Fund. VHA has allocated \$25,000 for administrative costs.

FISCAL IMPACT

The beginning available fund balance is \$3,306,320. The Proposed Housing Authority Budget for FY 2021-2022 includes \$23,901,788 in total Revenues and \$24,146,162 in total Expenditures for rental subsidies and administrative costs. The ending available fund balance is \$3,061,946.

Approval of this item accepts the VHA Proposed Budget for FY 2021-2022 and allows staff to move forward with finalizing the Adopted Budget. Funding for the Housing Authority comes from HUD and other income and does not impact the General Fund.

ENVIRONMENTAL REVIEW

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

ATTACHMENTS

1. FY 2021-22 VHA Budget

CONTACT

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Housing Funds

Housing Authority											
Section 8											
Voucher Program Fund # 123		Admin Program Fund # 121		Operating Reserve Fund # 122		Housing Development Fund # 124		Affordable Housing Fund # 126		Subtotal	
Adopted FY 20-21	Proposed FY 21-22	Adopted FY 20-21	Proposed FY 21-22	Adopted FY 20-21	Proposed FY 21-22	Adopted FY 20-21	Proposed FY 21-22	Adopted FY 20-21	Proposed FY 21-22	Adopted FY 20-21	Proposed FY 21-22
Beginning Available Fund Balance	\$ 51,125	\$ 54,547	\$ 1,232,869	\$ 1,216,025	\$ 373,892	\$ 373,892	\$ 277,048	\$ 329,240	\$ 956,081	\$ 1,332,616	\$ 2,891,015 \$ 3,306,320
Revenues											
Operating											
Operating Grants and Contributions	21,707,453	21,707,453	2,027,695	1,993,145	-	-	-	-	-	-	23,735,148 23,700,598
Investment Income	-	-	1,232	1,232	-	-	458	458	11,000	11,000	12,690 12,690
Program Income	-	-	-	-	-	-	-	-	-	-	- -
Fees and Forfeitures	5,000	5,000	17,500	17,500	-	-	26,000	26,000	-	-	48,500 48,500
Transfer in - Capital Funds	-	-	-	-	-	-	-	-	95,000	140,000	95,000 140,000
	21,712,453	21,712,453	2,046,427	2,011,877	-	-	26,458	26,458	106,000	151,000	23,891,338 23,901,788
Expenditures											
Grant programs	21,763,578	21,767,000	-	-	-	-	-	-	-	-	21,763,578 21,767,000
Administration	-	-	2,699,009	2,515,210	-	-	40,000	-	25,000	25,000	2,764,009 2,540,210
Interfund Reimbursement - staff costs	-	-	(120,458)	(161,048)	-	-	70,522	-	-	-	(49,936) (161,048)
	21,763,578	21,767,000	2,578,551	2,354,162	-	-	110,522	-	25,000	25,000	24,477,651 24,146,162
Net Annual Activity	(51,125)	(54,547)	(532,124)	(342,285)	-	-	(84,064)	26,458	81,000	126,000	(586,313) (244,374)
Ending Available Fund Balance	\$ -	\$ -	\$ 700,745	\$ 873,740	\$ 373,892	\$ 373,892	\$ 192,984	\$ 355,698	\$ 1,037,081	\$ 1,458,616	\$ 2,304,702 \$ 3,061,946
Project Balances, Including FY 21-22 Appropriations											
Housing Development						\$ 591,052		\$ 1,118			
Affordable Housing Loans outstanding at June 30, 2020						\$ 919,125			\$ 12,875,411		
Section 8 Funding:	June 30, 2021	June 30, 2022									
One month average expenditures :											
Voucher Program	\$ 21,763,578	\$ 21,767,000									
Admin Program	2,578,551	2,354,162									
Operating reserve	-	-									
Total Annual expenditures	24,342,129	24,121,162									
Number of months	12	12									
Average monthly expenditures	\$ 2,028,511	\$ 2,010,097									
Combined Available Fund											
Balance June 30											
Voucher Program	\$ -	\$ -									
Admin Program	700,745	873,740									
Operating Reserve	373,892	373,892									
	\$ 1,074,637	\$ 1,247,632									

FY 20-21 beginning balance is based on FY 19-20 projections