



City Hall
Council Chambers
555 Santa Clara Street
Vallejo, CA 94590
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AGENDA

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION REGULAR MEETING – 7:00 P. M.

DECEMBER 2, 2021

Tara Beasley-Stansberry, Chair
S. Bre Jackson, Vice Chair
Jared Bunde
Ylonda Calloway
Cassandra James
Christina Long
Antoinisha Waddell

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Housing and Community Development Commission without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Pursuant to the Government Code Section 54954.3 (The Brown Act), members of the public shall be afforded the opportunity to speak on any agenda item of interest to them provided they are first recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the Secretary prior to the consideration of the item or raise their hand via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>), Option to join by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to raise your hand digitally from the phone. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. In-person speakers will be recognized first.

Those wishing to address the Commission on any matter for which another opportunity to speak is not provided on the AGENDA but which is within the jurisdiction of the Housing and Community Development Commission to resolve, may come forward in person to the podium or virtually during the "COMMUNITY FORUM" portion of the AGENDA.

Members of the public have the right to speak on any item on this agenda. Those wishing to address the Commission: 1) during the Community Forum, are limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300; 2) on a Consent Calendar item, are limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310; and 3) on an Action Calendar item, are limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Housing and Community Development Commission, will be available for public inspection at the Housing and Community Development Division, 200 Georgia Street, Vallejo, CA 94590 at the same time that the public records are distributed or made available to the Housing and Community Development Commission. Such documents may also be available on the City of Vallejo website subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-4507, TDD (800) 735-2929.

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- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**

4. PRESENTATIONS

5. APPROVAL OF MINUTES

- A. Regular Meeting Minutes of November 4, 2021

6. WRITTEN COMMUNICATIONS

7. REPORT OF THE SECRETARY

8. REPORT OF THE CHAIR AND MEMBERS OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION, AND LIAISON REPORT

- A. Report of the Chair and Members of the Housing and Community Development Commission
- B. Report of City Council Liaison to the Housing and Community Development Commission

9. COMMUNITY FORUM

The Community Forum is an opportunity to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is 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.

Any interested members of the public desiring to communicate with the Housing and Community Development Commission as part of the Community Forum may do so in person by submitting a completed speaker's card to the Secretary, or via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>), Option to join by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to raise your hand digitally from the phone. For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment. In-person speakers will be recognized first. When called upon, each speaker should step up to the podium, and state his or her name for the record.

10. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Members of the public wishing to address the Commission on Consent Calendar items may do so in person by submitting a completed speaker's card to the Secretary, or via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>). Option to join by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to raise your hand digitally from the phone. For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment. Requests for removal of Consent Items received from the public are subject to approval by a majority vote of the Commission. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and Agenda. In-person speakers will be recognized first. When called upon, each speaker should step up to the podium, and state his or her name for the record.

11. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

A. Low- and Moderate-Income Housing Asset Fund (LMIHAF) Annual Report for Fiscal Year 2020-21

By December 31st of each year, the Vallejo Housing Authority (VHA), acting as the Housing Successor Agency, must submit a report to the California Department of Housing and Community Development (HCD) on its LMIHAF.

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

Recommendation: Recommend acceptance of the Vallejo Housing Authority (VHA) Housing Successor Agency Annual Report ("Report") on the Low- and Moderate-Income Housing Asset Fund (LMIHAF) for Fiscal Year (FY) 2020-21 by the Housing Authority Board of Commissioners, and direct staff to: (1) forward the Report to the California Department of Housing and Community Development by not later than December 31, 2021; and (2) post the Report to the City's website.

12. ACTION CALENDAR

Members of the public wishing to address the Commission on Action Calendar Items may do so in person by submitting a completed speaker's card to the Secretary, or via ZOOM(<https://ZoomRegular.Cityofvallejo.net>). Option to join by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to raise your hand digitally from the phone. For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment. In-person speakers will be recognized first. When called upon, each speaker should step up to the podium, and state his or her name for the record.

A. FY 2021-22 Community Development Block Grant (CDBG) Program Budget Amendments

On May 11, 2021, the City Council approved CDBG Program activities for FY 2021-22, for the period beginning July 1, 2021 and ending June 30, 2022. Some of the activities completed in the prior fiscal year (2020-21) are completed and may be closed out. Other activities may be in progress or are not yet underway, and may be carried over. Funds for some activities may be reallocated if an activity does not proceed for any reason. The revised FY 2021-22 CDBG Program Budget proposed by staff is shown as an attachment to the enclosed staff report.

Recommendation: Adopt the enclosed Resolution recommending approval by the City Council of amendments to the FY 2021-22 CDBG Program Budget.

B. Establishment of a Commission Ad Hoc Committee on FY 2022-23 CDBG Program and HOME Investment Partnerships Program Funding Allocations

No additional materials are enclosed with the agenda.

Recommendation: Establish an Ad Hoc Committee of no more than three volunteer Commissioners on FY 2022-23 CDBG Program and HOME

Program Funding Allocations.

13. 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, Vallejo, CA 94590 at 7:00 p. m. on Monday, November 29, 2021.

11/29/2021
Date

Chari Barrera
Chari Barrera, Secretary

**City of Vallejo
Housing and Community Development Commission
Via Teleconference
November 4, 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, November 4, 2021 at 7:04 p.m.

2. Pledge of Allegiance

3. Roll Call

Present: Beasley-Stansberry, Bunde, Jackson, James, Waddell

Absent/Excused: Long

Absent/Unexcused: Calloway

Liaison: Councilmember Loera-Diaz: Absent

Staff: Gillian Hayes, Interim Assistant City Manager
Guy Ricca, Temp. Senior Community Development Analyst
Chari Barrera, Administrative Analyst II

4. Approval of Agenda

Bunde made a motion to approve the Agenda as amended. The motion was seconded by Jackson.

ROLL CALL:

Ayes: Commissioners: Beasley-Stansberry, Bunde, Jackson, James, Waddell

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Long

Absent/Unexcused: Commissioners: Calloway

The motion passed unanimously, 5-0-0.

5. Approval of Minutes

Bunde made a motion to approve the Minutes of the regular meeting of September 2, 2021. The motion was seconded by Jackson.

ROLL CALL:

Ayes: Commissioners: Beasley-Stansberry, Bunde, Jackson, James, Waddell

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Long

Absent/Unexcused: Commissioners: Calloway

The motion passed unanimously, 5-0-0.

6. Report of Presiding Officer and Members of the Commission

There were no reports.

7. Report of the Secretary

Barrera provided an update on the upcoming in-person meetings for the City Council/Boards/Commissions.

8. Report of the City Council Liaison

There was no report.

9. Communications and Presentations

There were no Communications or Presentations.

10. Community Forum

There were no speakers.

11. Consent Calendar – None

12. Public Hearings - None

13. Administrative Items

A. Update on Homeless Navigation Center Project

Ricca provided an update on the project.

B. Fiscal Year (FY) 2022-23 Community Development Block Grant (CDBG) Program and HOME Investment Partnerships (HOME) Program Funding Process and Criteria

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

ROLL CALL:

Ayes: Commissioners: Beasley-Stansberry, Bunde, Jackson, James, Waddell

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Long

Absent/Unexcused: Commissioners: Calloway

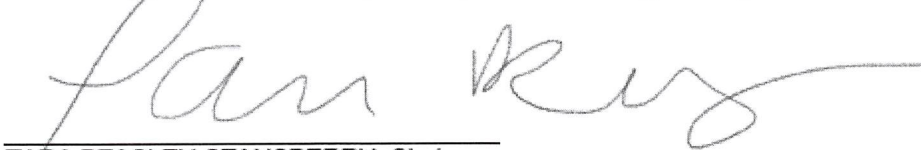
The motion passed unanimously, 5-0-0.

14. Policy Items

There were no policy items.

15. Adjournment

There being no further business, at 8:07 p. m. the meeting was adjourned.



TARA BEASLEY-STANSBERRY, Chair

ATTEST:



CHARI BARRERA, Secretary



DATE: December 2, 2021

TO: Chair and Commissioners
Housing and Community Development Commission

FROM: Gillian Hayes, Interim Assistant City Manager

SUBJECT: LOW- AND MODERATE-INCOME HOUSING ASSET FUND (LMIHAF) ANNUAL REPORT FOR FISCAL YEAR 2020-21

RECOMMENDATION

Recommend acceptance of the Vallejo Housing Authority (VHA) Housing Successor Agency Annual Report ("Report") on the Low and Moderate Income Housing Asset Fund (LMIHAF) for Fiscal Year (FY) 2020-21 by the Housing Authority Board of Commissioners, and direct staff to: (1) forward the Report to the California Department of Housing and Community Development by not later than December 31, 2021; and (2) post the report to the City of Vallejo's website.

REASONS FOR RECOMMENDATION

Housing Successor Agencies are required to provide an Annual Report to their governing bodies and to the California Department of Housing and Community Development within six months after the end of the fiscal year. This independent audit of the LMIHAF may be included in the jurisdiction's Comprehensive Annual Financial Report.

BACKGROUND AND DISCUSSION

In December, 2021 the Vallejo City Council is scheduled to approve the City of Vallejo's Comprehensive Annual Financial Report (CAFR) for FY 2020-21. The Independent Audit of the LMIHAF will be contained within the CAFR. The City must adhere to expenditure limits and annual reporting related to housing assets of the former Vallejo Redevelopment Agency that are now held by the Housing Successor, the VHA. A copy of the Housing Successor Annual Report for FY 2020-21 is attached. The Report requires review by the VHA Board, and then submission to the California Department of Housing and Community Development by not later than December 31, 2021.

From January 1, 2004 to January 1, 2014, 64.8 percent of all deed-restricted housing created with assistance from the former Redevelopment Agency were senior residential units. Pursuant to California law, the VHA may not expend any additional funds from the LMIHAF to assist seniors until the total number of all assisted rental housing units reaches 50 percent. The purpose of this State regulation is to ensure equitable housing affordability among all populations.

The Report highlights activities and assets for FY 2020-21, based on the Independent Audit. The Report outlines that the VHA's responsibilities, acting as Successor Agency, are primarily loan administration and repayment. In addition, there are no outstanding replacement or inclusionary housing obligations as defined by the Five-Year Implementation Plan (FY 2009-10 through FY 2013-14) for the Vallejo Redevelopment Agency, approved in July, 2010 per Resolution No. 10-011.

As part of the annual reporting, the City must complete a surplus test to compute the amount of excess/surplus by deducting encumbrance projects from the ending fund balance and then adding the unencumbered balance from the past fiscal years.

In June, 2018 a total of \$1.6 million in LMIHAF funds were earmarked for the construction of permanent supportive housing units for homeless Vallejo residents, pursuant to a Loan Agreement between the Housing Authority and Eden Housing, Inc. for the development of properties located at 2118 and 2134-36 Sacramento Street. The Sacramento Street site was acquired by the City of Vallejo in December, 2017.

Finally, the Report indicates that the Successor Agency has accumulated a total fund balance from the prior year deposits of **\$1.8 million** in the LMIHAF as of June 30, 2021.

FISCAL IMPACT

This action does not require funding and will therefore have no fiscal impact on the City of Vallejo's 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. Vallejo Housing Successor Agency Annual Report on FY 2020-21 LMIHAF

CONTACT

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

**HOUSING AUTHORITY OF THE CITY OF VALLEJO HOUSING SUCCESSOR
ANNUAL REPORT ON THE LOW- AND MODERATE-INCOME
HOUSING ASSET FUND FOR FISCAL YEAR 2020-21
PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1 (F)**

This Housing Successor Annual Report (Report) regarding the Low- and Moderate-Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1 (f) and is dated December 14, 2021.

This Report sets forth certain details of the activities of the Housing Authority of the City of Vallejo (Authority) acting as Housing Successor during Fiscal Year (FY) 2020-21.

The purpose of this Report is to provide the governing body of the Authority an annual report on the LMIHAF housing assets and activities of the Authority under Part 1.85, Division 24 of the California Health and Safety Code, in particular section 34176 and 34176.1 (Dissolution Law).

The following Report is based upon the information prepared by the City of Vallejo's Finance Department, Housing and Community Development Division, and information contained within the independent audit of the Low- and Moderate-Income Housing Asset Fund included in the City of Vallejo Comprehensive Annual Financial Report for Fiscal Year 2020-21 (Audit). Further, this Report conforms with and is organized into sections I. through XI. Pursuant to Section 34176.1 (f) of the Dissolution Law:

- I. **Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited in the LMIHAF during the Fiscal Year. Any amounts deposited for the items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

A total of \$327,594 was deposited into LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, \$0 was held for items listed on the ROPS.

- II. **Ending Balance of LMIHAF:** This section provides a statement of balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for the items listed on the ROPS must be distinguished from the other amounts deposited.

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$1,807,194 of which \$0 is held for items listed on the ROPS.

- III. **Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. There were no expenditures made from the LMIHAF during the Fiscal Year.

Monitoring and Administration Expenditures	\$10,116
Homeless Prevention and Rapid Rehousing Services Expenditures	\$0
Loan Repayment to CalHFA – RDLP Loan (loan funds received and invested in project prior to 1-10-2012)	\$0
Housing Development Expenditures	
- For Low Income Units	\$0
- For Very Low-Income Units	\$0
- For Extremely Low-Income Units	\$1,007,747
Total LMIHAF Expenditures in Fiscal Year	\$1,017,863

- IV. Statutory Value of LMIHAF Assets Owned by the Authority:** This section provides the statutory value of LMIHAF real property owned by the Authority, the value of loans and grants receivables, and the sum of these two amounts.

Statutory Value of LMIHAF Real Property Owned by the Housing Authority	\$0
Value of the LMIHAF Loans and Grants Receivables	\$12,962,121
Total Value of Authority LMIHAF Assets	\$12,962,121

- V. Description of Transfer:** This section describes transfer, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of the projects, if any for which the transferred LMIHAF will be used. The sole purpose of the transfer must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees, or special needs housing.

The Authority transferred \$500,000 in LMIHAF excess surplus to non-federal HOME Program match under Section 34176.1 (c) (2) in FY 2015-16. A portion of these funds have been expended on for the rehabilitation of foreclosed properties, and temporary tenant based rental assistance, leaving an encumbered balance as of June 30, 2021 of \$225,672.

- VI. Project Descriptions:** This section describes any project for which the Authority receives or holds property tax revenue pursuant to the ROPS and the status of that project.

The Authority did not receive or hold property tax revenue pursuant to the ROPS during the Fiscal Year.

However, this Report presents an information only status update as of the date of the report on LMIHAF housing projects that were not yet complete on or after February 1, 2012, whose completion activities were facilitated with ROPS funds paid by the Successor Agency of the City of Vallejo.

The Authority did not initiate or conclude any housing projects during the Fiscal Year.

VII. Status of Compliance with the California Health & Safety Code Section 33334.16: This section provides a status on compliance with Section 33334.16 for interest in LMIHAF real property acquired by the former redevelopment agency *prior* to February 1, 2012, and for LMIHAF real property acquired on or *after* February 1, 2012.

With respect to interests in real property acquired by the former redevelopment agency prior to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance (DOF) approved the property as a housing asset in the LMIHAF; thus, as the real property acquired by the former redevelopment agency now held by the Authority in the LMIHAF, the Authority must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date of the DOF approved such property as a housing asset.

Section 34176.1 provides that Section 33334.16 does not apply to interests in the LMIHAF real property acquired by the Authority on or after February 1, 2012; however, this Report presents an information only status update on the LMIHAF projects related to such real property.

No property or properties have been acquired by the Authority using LMIHAF on or after February 1, 2012. There are currently four properties in the Long-Range Property Management Plan being used for affordable housing.

VIII. Description of Outstanding Obligations under Section 33413: This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012, along with the Authority's progress in meeting those prior obligations of the former redevelopment agency.

Replacement Housing Obligation: According to the Five-Year Implementation Plan for Fiscal Year 2009-10 through 2013-14 for the former redevelopment agency, there were no replacement housing obligations that were outstanding that were transferred to the Authority. However, as the result of the Buchongo Settlement Agreement executed in July 1999, the former redevelopment agency agreed to provide 425 affordable housing units to low- and moderate-income residents. The Implementation Plan reflected that although the obligation had been substantially met, the former redevelopment agency was required to produce an additional eight units. The final eight units were completed through the rehabilitation of the Temple Art Lofts prior to the

transfer of housing obligations to the Authority. As such, the Authority met the obligations for the production of affordable housing.

As noted in the Plan, these replacement housing obligations were met (in terms of the number of bedrooms and by affordability levels) either through onsite replacement of units or through relaying on the excess affordable residential units constructed within the required time frame.

There were no additional projects that incurred replacement obligations between the date the Plan was written July 27, 2010 - Resolution 10-011 and the dissolution of the Redevelopment Agency of the City of Vallejo (i.e., January 10, 2012 - Resolution 12-001) on February 1, 2012.

Inclusionary/Production Housing Obligation: According to the 2010-14 Implementation Plan for the former redevelopment agency, no Section 33413 (b) inclusionary/production housing obligations were transferred to the Authority.

As noted, the Authority met the obligations for the production of affordable housing that had resulted from construction of new residential units listed in the Plan.

Production housing obligations were met (in terms of the number of units and by affordability levels) either through onsite replacement of units or through relying on the excess affordable residential units of appropriate affordability levels that were constructed within the required time frames.

There were no additional projects that incurred housing production obligations between the date that report was written and the dissolution of the former Redevelopment Agency of the City of Vallejo on February 1, 2012

The former redevelopment agency's Implementation Plans are posted on the City's website at www.cityofvallejo.net.

- IX. Extremely Low-Income Test:** This section provides the information required by Section 34176.1 (a) (3) (B) requires that the Authority must require at least 30 percent of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30 percent or less of the area median income (AMI). If the Authority fails to comply with the Extremely-Low Income requirement in any five-year report, then the Authority must ensure that at least 50 percent of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30 percent or less of the AMI until the Authority demonstrates compliance with the Extremely-Low Income requirement. This information is required to be reported in 2020-21 for the 2014–21 period, or ending June 30, 2021. LMIHAF funds of \$1,007,747 were expended.

- X. Senior Housing Test:** This section provides the percentage of units of deed restricted rental housing restricted to seniors and assisted individuals or jointly by the Authority, its former redevelopment agency, and its host jurisdiction within the previous ten years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Authority, its former redevelopment agency and its host jurisdiction within the same period.

For this Report the ten-year period is January 1, 2004 to January 1, 2014. The Authority is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Authority, the former redevelopment agency and/or the City within the previous ten years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Authority, the former redevelopment agency, and/or City within the same time period. If this percentage exceed 50%, then the Authority cannot expend future funds in the LMIHAF to assist additional senior housing units until the Authority or City assists and construction has commenced on a number of restricted rental units that is equal to 50 percent of the total amount of deed-restricted rental units.

Vallejo Senior Housing Test	January 1, 2004 through January 1, 2014
Number of Assisted Senior Rental	443
Number of Total Assisted Rental Units	683
Senior Housing Percentage	64.8

- XI. Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Authority has had surplus, and the Authority's plan for eliminating the surplus.

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Authority's preceding four Fiscal Years, whichever is greater.

Surplus Test for FY 2020-21:

Beginning Fund Balance as of 6-30-2020	\$2,497,463
Deposits: Principal Payments	\$79,252
Interest Payments	\$153,864
Investment Income	\$(522)
20% Set-Aside from Annual City/Agency Loan Repayments	\$95,000

Total Deposits	\$327,594
Less: Expenditures	\$1017,863
Ending Fund Balance as of 6-30-2021	\$1,807,194
Less: Encumbrance (Sacramento Street Permanent Supportive Housing Project)	\$239,517
Unencumbered Fund Balance as of 6-30-2021	\$1,567,677 A
Limitation (Greater of \$1,000,000 or four years of deposit	
FY 2017-18	\$429,478
FY 2018-19	\$405,588
FY 2019-20	\$415,723
FY 2020-21	327,594
Total Prior Year Deposits	\$1,578.383
Base Limitation	\$1,000,000
Greater of \$1,000,000 or Total Deposits	\$1,578.383 B
Computed Excess/Surplus (A – B)	None

The LMIHAF does not have an Excess Surplus. For the past four fiscal years, the unencumbered amount in the LMIHAF has not exceeded the aggregated amount deposited in the fund. The Housing Successor has been in existence for nine years. Based upon the deposits received during the preceding four years, the LMIHAF has no Surplus.

As shown above, the Housing Authority committed \$239,517 from the LMIHAF to Eden Housing, Inc. for the development of permanent supportive housing for homeless persons at 2118 and 2134-36 Sacramento Street, Vallejo. These funds will be expended by or before June 30, 2022.

- XII. Inventory of Homeownership Units:** This section provides an inventory of homeownership units assisted by the former redevelopment agency or the Housing Successor that is subject to covenants or restrictions, or to an adopted program that protects the former redevelopment agency's investment of monies from the LMIHAF pursuant to subdivision (f) of Section 33334.3.

Number of Units	3
Number of Units Lost to the LMIHAF after February 1, 2012	0
Funds Returned to LMIHAF	\$0
Contracts with Outside Entities for Management of Units	0



DATE: December 2, 2021

TO: Chair and Commissioners
Housing and Community Development Commission

FROM: Guy L. Ricca, Temporary Senior Community Development Analyst

SUBJECT: FISCAL YEAR (FY) 2021-22 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM BUDGET AMENDMENTS

RECOMMENDATION

Adopt the enclosed Resolution recommending approval by the City Council of amendments to the Fiscal Year (FY) 2021-22 Community Development Block Grant (CDBG) Program Budget.

REASONS FOR RECOMMENDATION

The City benefits from its use of CDBG Program funds. By reauthorizing the funding for activities in progress or not yet underway, the City is assisted in accomplishing its affordable housing and community development objectives. City Charter Section 703 requires that available funds not included in the Budget may be appropriated by the City Council after giving one week's notice of intention to do so. The federal government also requires the City to expend its CDBG Program funds in a timely manner. If the City fails to do so, these funds are recaptured.

BACKGROUND AND DISCUSSION

On May 11, 2021 the City Council approved CDBG Program activities for FY 2021-22 for the period beginning July 1, 2021 and ending June 30, 2022. Some of the activities completed in the prior fiscal year (2020-21) are completed and may be closed out. Other activities may be in progress or are not yet underway, and may be carried over. Funds for some activities may be reallocated if an activity does not proceed for any reason. The revised FY 2021-22 CDBG Program Budget proposed by staff is shown at Figure 1, which is attached to the Resolution.

Staff's main recommendation is the reallocation of \$669,081 in prior and current year funds to the Navigation Center Project, which requires additional funding in order to be completed.

FISCAL IMPACT

As these are federal funds, there would be no fiscal impact to the City of Vallejo's General Fund. The net effect of the recommendation is to decrease the FY 2021-22 CDBG Program expenditure budget by \$1,454,830.

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

CONTACT

Guy L. Ricca, Temporary Senior Community Development Analyst, (707) 648-4359, Guy.Ricca@cityofvallejo.net

RESOLUTION

WHEREAS, on May 11, 2021 the City Council adopted a Budget for the Fiscal Year (FY) 2021-22 federal Community Development Block Grant (CDBG) Program; and

WHEREAS, City Charter Section 703 requires that available funds not included in the Budget may be appropriated by the City Council after giving one week's notice of intention to do so; and

WHEREAS, staff is proposing that the revised FY 2021-22 CDBG Program expenditure budget be reduced by \$1,454,830, as set forth in Figure 1 of this Resolution; and

WHEREAS, the Housing and Community Development Commission has considered the report and recommendations of staff on the proposed CDBG Program Budget amendment, and has determined that the proposed Budget amendment is both fair and appropriate.

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

Section 1. Approval by the Council of the City of Vallejo, pursuant to Charter Section 703, of amendments to the City's CDBG Program (Fund 101) Budget for FY 2021-22, by changing certain expenditure appropriations, as set forth in Figure 1 of this Resolution, which is by this reference incorporated herein.

Section 2. Authorization of the Interim City Manager, or his designee, the Interim Assistant City Manager, by the Council of the City of Vallejo, to prepare and execute written Agreements and Amendments, as may be necessary, with subrecipient agencies, contractors, and developers receiving FY 2021-22 CDBG Program funds.

CITY OF VALLEJO
CDBG PROGRAM BUDGET AMENDMENT, FISCAL YEAR (FY) 2021-22, FIGURE 1

CDBG Program Activities A	FY 2020-21			FY 2021-22						
	FY 2020-21 Original Budget B	FY 2020-21 Final Budget [1] C	Unspent Entitlement Balance (IDIS) [2] 6/30/2021 D	Carryover from FY 2020-21			FY 2021-22 Adjustment			
				Adopted FY 2021-22 Budget [3] E	Automatic Carryover - Existing P. O. or Agreement F	Carryover Proposed in Current Action G (D-F)	Additional FY 2021-22 HUD Funding H	Proposed Reallocation [4] I	Total Proposed Adjustment J (G+H+I)	Total Proposed Budget K (E+F+J)
Program Administration (101-2102-463.xx-xx)	\$ 213,032	\$ 219,812	-	\$ 213,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213,143
Staff Project Delivery (101-2104-463.40-68)	4,339	7,980	3,636	4,339	-	3,636	-	(3,636)	\$ -	4,339
Public Improvements										
Contingency (101-2104-463.40-56) [5]	-	42,500	42,500	-	-	42,500	-	-	\$ 42,500	42,500
Navigation Shelter (101-2104-463.46-04)	660,879	1,224,585	250,264	-	214,878	35,386	-	669,081	\$ 704,467	919,345
Subtotal, Public Improvement Projects	660,879	1,267,085	292,764	-	214,878	77,886	-	669,081	746,967	961,845
Housing Projects										
Closing Cost Grants (101-2104-463.40-60)	-	30,400	30,400	41,650	30,400	-	-	(40,872)	(40,872)	31,178
First Time Homebuyer Assistance (101-2104-463.40-01)	-	161,570	161,465	312,206	161,570	(105)	-	(310,206)	(310,311)	163,465
Owner-Occupied Rehabilitation (101-2104-463.40-04)	-	-	-	329,375	-	-	-	(229,375)	(229,375)	100,000
Permanent Supportive Housing Acquisition/New Construction "Housing First", Sacramento Street	-	-	-	-	-	-	-	-	-	-
Project Costs (101-2104-463.40-99)	-	120,438	29,540	-	63,430	(33,890)	-	-	(33,890)	29,540
Staff Project Delivery (101-2104-463.40-58)	-	73,664	42,373	-	-	42,373	-	-	42,373	42,373
Subtotal, Housing Projects	-	386,072	263,778	683,231	255,400	8,378	-	(580,453)	(572,075)	366,556
Social Services										
CHDC - Homebuyer Education/Counseling (101-2104-463.40-91)	30,000	30,000	18,910	-	-	18,910	-	(18,910)	-	-
Fair Housing Advocates of Solano (101-2104-463.45-02)	30,000	30,000	-	30,000	-	-	-	-	-	30,000
Global Center for Success (101-204-463.40-52)	20,000	20,000	-	-	-	-	-	-	-	-
The House of Acts (101-2104-463.40-41)	40,000	40,000	6,209	50,000	-	6,209	-	(6,209)	-	50,000
Legal Services of Northern California (101-2104-463.45-03)	30,000	33,224	12,637	30,000	-	12,637	-	(12,637)	-	30,000
Meals on Wheels of Solano County (101-2104-464.40-32)	17,548	17,548	-	-	-	-	-	-	-	-
Project Roomkey (101-2104-463.6-08)	-	1,200,000	145,628	-	-	145,628	-	-	145,628	145,628
Unallocated	-	-	-	35,000	-	-	-	(35,000)	(35,000)	-
Vallejo Senior Citizens' Council (101-2104-463.40-80)	20,000	20,000	9,428	20,000	-	9,428	-	(9,428)	-	20,000
Subtotal, Social Services [6]	187,548	1,390,772	192,812	165,000	-	192,812	-	(82,184)	110,628	\$ 275,628
Unallocated Entitlement Funding	-	-	498	-	-	498	-	(498)	-	\$ -
Reconciliation of General Ledger (HTE) to IDIS	-	-	(2,310)	-	-	2,310	-	(2,310)	-	\$ -
TOTAL	\$ 1,065,798	\$ 3,271,721	\$ 751,178	\$ 1,065,713	\$ 470,278	\$ 280,900	\$ -	\$ -	\$ 280,900	\$ 1,816,891

Notes:

[1] Of the total FY 2020-21 Budget of \$3,271,271, \$15,000 was estimated program income; \$48,262 in FY 2020-21 program income was received.

[2] IDIS: Integrated Disbursement and Information System; unspent Entitlement balance: \$751,178.

[3] Of the total FY 2021-22 budget of \$1,065,713, \$15,000 is projected FY 2021-22 program income.

[4] A total of \$669,081 is proposed for reallocation to the Navigation Shelter.

[5] Contingency Account may be used for public improvement or housing projects that need additional funding in order to be completed.

[6] \$43,960 in unspent social services funds are not eligible to be carried over and expended on social service activities in FY 2021-22.