

AGENDA



HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC) SPECIAL MEETING

WEDNESDAY, JUNE 14, 2023

7:00 P.M.

VALLEJO ROOM, JFK LIBRARY
505 SANTA CLARA STREET

S. Bre Jackson, Chair
Cassandra James, Vice-Chair
Jared Bunde
Ylonda Calloway
Tonia Lediju
Dennis Patrick
Amelia Shoulders

**Members of the public will be able to participate in person or remotely via Zoom.
City Hall and the Vallejo Room will be open to members of the public
30 minutes prior to the start of the meeting.**

IMPORTANT NOTICE REGARDING THE JUNE 14, 2023 HCDC MEETING

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 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 of the Commission prior to the consideration of the item.

Members of the public have the right to speak on any item on this agenda. Those wishing to address the Housing and Community Development Commission on an Action Calendar item are limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

PUBLIC COMMENT: Members of the Public may provide public comments during the Housing and Community Development Commission. Hybrid options are available for members of the public to participate.

- In person
- <https://zoom.us/my/vallejoec>
Password: 131313
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In-person speakers will be recognized first. For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment.

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

- In person
- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
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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.

ADDITIONAL CITY INFORMATION

Members of the public can:

Like us on Facebook and Instagram ([@cityofvallejo](https://www.instagram.com/cityofvallejo))

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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.francisco@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. **PRESENTATIONS**
5. **APPROVAL OF MINUTES**
 - A. Regular Meeting of March 2, 2023
 - B. Regular Meeting of April 6, 2023
6. **WRITTEN COMMUNICATIONS**
 - A. Fiscal Year (FY) 2020-21 Consolidated Annual Performance and Evaluation Report (CAPER)
 - B. FY 2021-22 CAPER
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 the City Council Liaison to the Housing and Community Development Commission
9. **COMMUNITY FORUM**

The Community Forum 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 act 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. Members of the public wishing to address the Commission on Action Calendar items may do so by submitting a completed speaker's card to the Secretary or via teleconference. Each speaker participating under the Community Forum shall be limited to a maximum of three minutes pursuant to Vallejo Municipal Code Section 2.02.300.

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

- In person
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10. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Members of the public wishing to address the Commission on Consent Calendar items may do so by submitting a completed speaker's card to the Secretary or via teleconference. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310. Request 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 the Agenda.

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

- In person

- <https://zoom.us/my/vallejoeoc>

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From the Zoom App: (Join by Computer, Smartphone, or iPad)

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In-person speakers will be recognized first. For additional instructions on how to speak during public comment, please visit www.cityofvallejo.net/publiccomment.

11. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

12. ACTION CALENDAR

Members of the public wishing to address the Commission on Action Calendar items may do so by submitting a completed speaker's card to the Secretary or via teleconference. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

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

AGENDA

City of Vallejo Housing and Community Development Commission

June 14, 2023

- In person
- <https://zoom.us/my/vallejoec>
Password: 131313
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A. Proposed Housing Authority of the City of Vallejo (HACV) Fiscal Year (FY) 2023-24 Budget

The HACV prepares an annual budget to coincide with the City of Vallejo's fiscal year, which begins July 1. Approving a Budget allows the HACV to operate and provide services after June 30, 2023, based on the most current projection of revenues and expenditures.

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

Recommendation: Adopt the enclosed Resolution recommending that the Board of Directors of the Housing Authority of the City of Vallejo (HACV) approve the proposed Budget of the HACV for Fiscal Year 2023-24, (July 1, 2023 through June 30, 2024).

B. Execution of Project-Based Voucher (PBV) Housing Assistance Payments (HAP) Contract for Blue Oak Landing

In 2021, the Housing Authority of the City of Vallejo (HACV) and Vallejo PSH, L.P. signed an Agreement to enter into a Housing Assistance Payments (AHAP) Contract for Project-Based Vouchers after the construction of 75 dwelling units at 2118 Sacramento Street. In the AHAP Contract, Vallejo PSH, L.P. agreed to develop the HAP Contract rental units in accordance with U. S. Department of Housing and Urban Development requirements, and the HACV agreed to enter into a HAP Contract upon completion. Blue Oak Landing is a permanent supportive housing development for unhoused persons.

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

Recommendation: Adopt the enclosed Resolution recommending that the Board of Directors of the Housing Authority of the City of Vallejo approve the execution by the Executive Director of the Project-Based Voucher Housing Assistance Payments Contract between the Housing Authority of the City of Vallejo and Eden Housing, Inc., dba Vallejo PSH, L. P., for Blue Oak Landing at 2118 Sacramento Street upon completion of the Project.

AGENDA

City of Vallejo Housing and Community Development Commission

June 14, 2023

13. ADJOURNMENT

AFFIDAVIT OF POSTING

I, Chari Francisco, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the 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 5:00 p.m. on June 12, 2023.

Dated

June 12, 2023

Chari Francisco, Secretary

Chari Francisco

ITEM 5.A

**City of Vallejo
Housing and Community Development Commission
Council Chambers
March 2, 2023**

ACTION MINUTES

1. Issue of New Office

A. Tonia Lediju was sworn in by City Council Liaison Bregenzer.

2. Call to Order

The Housing and Community Development Commission of the City of Vallejo met in a regular meeting at 7:07 p.m. on Thursday, March 2, 2023.

3. Pledge of Allegiance

4. Roll Call

Present: Jackson (Chair), Bunde, James, Lediju, Shoulders

Absent/Excused: Calloway

Absent/Unexcused: None

Liaison: Councilmember Bregenzer

Staff: Jason Goltiao, Administrative Analyst I
Chari Barrera, Administrative Manager
Guy Ricca, Temporary Senior Community Development Analyst
Shenessa Williams, Housing Specialist Supervisor

5. Presentations

None.

6. Approval of Minutes

Bunde made a motion to approve the minutes of the regular meetings of November 3, 2022, and December 1, 2022, and the special meeting of February 23, 2023. The motion was seconded by James.

ROLL CALL:

Ayes: Commissioners: Jackson, Bunde, James, Lediju, Shoulders

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Calloway

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 5-0-0.

7. Written Communications

Goltiao informed the Commission of the HUD Annual Performance Assessment for Program Year 2021, the City of Vallejo's letter to the House of Acts dated January 9, 2023, and the Housing Element section from the City of Vallejo's General Plan 2022 Progress Report.

8. Report of the Secretary

Goltiao introduced City Council Liaison Bregenzer and reintroduced Housing Specialist Supervisor Williams.

9. 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

James reported on the Community Action Team and the Continuum of Care's Racial Equity Action Lab (REAL).

B. Report of City Council Liaison to the Housing and Community Development Commission

Bregenzer expressed his gratitude for the Commission and stated his desire to empower all boards and commissions.

10. Community Forum

None.

11. Public Comment Regarding Consent Calendar Items

None.

12. Consent Calendar and Approval of the Agenda

Bunde made a motion to approve the Consent Calendar and the Agenda. The motion was seconded by James.

ROLL CALL:

Ayes: Commissioners: Jackson, Bunde, James, Lediju, Shoulders

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Calloway

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 5-0-0.

13. Action Calendar

- A. Recommendation to Approve and Authorize Submission of the Vallejo Housing Authority's Annual Action Plan for Fiscal Year 2023-24.

The Chair opened the public hearing.

Williams presented the item.

A member of the public, Andre Casanova, spoke and requested the Commission to consider more housing, services, and programs for those building housing units.

There being no further comments, the Chair closed the public hearing.

After discussion, James made a motion to adopt the enclosed Resolution recommending approval and submission by the Vallejo Housing Authority Board of the Fiscal Year 2023-24 Annual Public Housing Agency Plan to the U.S. Department of Housing and Urban Development Office of Public and Indian Housing. The motion was seconded by Bunde.

ROLL CALL:

Ayes: Commissioners: Jackson, Bunde, James, Lediju, Shoulders

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Calloway

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 5-0-0.

B. Public Hearing: HOME Investment Partnerships Program – Revised Draft American Rescue Plan (HOME-ARP) Allocation Plan.

The Chair opened the public hearing.

Ricca presented the item.

There were no comments from the public. The Chair closed the public hearing. This was the third and final public hearing.

After discussion, James made a motion to adopt the Resolution recommending approval by the City Council of the HOME-ARP Allocation Plan. The motion was seconded by Shoulders.

ROLL CALL:

Ayes: Commissioners: Jackson, Bunde, James, Lediju, Shoulders

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Calloway

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 5-0-0.

C. Nomination and Election of Officer

The nominations for Vice-Chair were opened. Bunde nominated James. There being no other nominations, the nominations for Vice-Chair were closed.

ROLL CALL:

Ayes: Commissioners: Jackson, Bunde, James, Lediju, Shoulders

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Calloway

Absent/Unexcused: Commissioners: None

James was elected Vice-Chair by a vote of 5-0-0.

14. Adjournment

There being no further business, at 8:28 p.m., the meeting was adjourned.

S. BRE JACKSON, Chair

ATTEST:

JASON GOLTIAO, Secretary

ITEM 5.B

**City of Vallejo
Housing and Community Development Commission
Council Chambers
April 6, 2023**

ACTION MINUTES

1. Call to Order

The Housing and Community Development Commission of the City of Vallejo met in a regular meeting at 7:06 p.m. on Thursday, April 6, 2023.

2. Pledge of Allegiance

3. Issue of New Office

A. Oath of Office - Dennis Patrick

4. Roll Call

Present: Jackson (Chair), James (Vice-Chair), Bunde, Calloway, Lediju, Patrick

Absent/Excused: Shoulders

Absent/Unexcused: None

Liaison: Councilmember Bregenzer

Staff: Jason Goltiao, Administrative Analyst I
Chari Francisco, Administrative Manager
Guy Ricca, Temporary Senior Community Development Analyst

5. Presentations

None.

6. Approval of Minutes

None.

7. Written Communications

None.

8. Report of the Secretary

Goltiao gave an update on the construction of Blue Oak Landing, the permanent supportive housing development on Sacramento Street.

9. 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

James reported on the Community Action Team's work with unhoused persons in Vallejo.

B. Report of City Council Liaison to the Housing and Community Development Commission

None.

10. Community Forum

Cherene Sandidge made comments in support of the Sonoma Estates Housing Project.

11. Public Comment Regarding Consent Calendar Items

None.

12. Consent Calendar and Approval of the Agenda

James made a motion to approve the Consent Calendar and the Agenda. The motion was seconded by Bunde.

ROLL CALL:

Ayes: Commissioners: Jackson, James, Bunde, Calloway, Lediju, Patrick

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Shoulders

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 6-0-0.

13. Action Calendar

A. Public Hearing: Proposed Fiscal Year (FY) 2023-24 Annual Action Plan

The Chair opened the public hearing.

Ricca presented the item.

Cherene Sandidge spoke about Community Housing Development Corporation's interest in continuing its work on the Sonoma Estates Housing Project.

There being no further comments, the Chair closed the public hearing.

The Chair and Lediju requested that copies of the past two Consolidated Annual Performance and Evaluation Reports (CAPERs) be provided again by staff in the next Commission agenda packet. The Chair also requested that the Commission receive copies of quarterly reports from agencies awarded CDBG Program and HOME Program funds going forward.

After discussion, James made a motion to adopt the enclosed Resolution recommending approval by the City Council of the proposed FY 2023-24 Annual Action Plan, which includes the allocation of estimated FY 2023-24 CDBG Program and HOME Program funds.

ROLL CALL:

Ayes: Commissioners: Jackson, James, Bunde, Calloway, Lediju, Patrick

Noes: Commissioners: None

Abstentions: Commissioners: None

Absent/Excused: Commissioners: Shoulders

Absent/Unexcused: Commissioners: None

The motion passed unanimously, 6-0-0.

14. Adjournment

There being no further business, at 8:00 p.m., the meeting was adjourned.

S. BRE JACKSON, Chair

ATTEST:

JASON GOLTIAO, Secretary

ITEM 6.A

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Vallejo's Housing and Community Development (HCD) Division, under the City Manager's Office, manages programs funded by the U.S. Department of Housing and Urban Development (HUD). For the 2020-21 Program/Fiscal Year (July 1, 2020 - June 30, 2021), the City was awarded \$1,050,798.00 in federal Community Development Block Grant (CDBG) Program funds, and \$610,172.00 in HOME Investment Partnerships Program funds. The goals and objectives in this first year of the Five-Year Consolidated Plan were substantially achieved. In particular, the City and its non-profit partners were successful in providing public services; supportive assistance to homeless persons and non-homeless persons with special needs; and progress towards the establishment of the Homeless Navigation Center, and rental units in a Permanent Supportive Housing Project. During the reporting period, \$2,518,731.49 in CDBG Program funds were expended, and \$1,770,445.07 in HOME Program funds. Funds expended included program income and unspent amounts carried over from the previous the fiscal year.

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

Pre-development is underway for the Permanent Supportive Housing (PSH) Project located at 2114 and 2134-2136 Sacramento Street, and the Homeless Navigation Center located at 5 Midway Street. The City has executed two loan agreements: HOME Program, and Low and Moderate Income Housing Asset Fund, to the affordable housing developer of the PSH Project. Existing buildings at the Sacramento Street location have been demolished to make way for new construction. The City has entered into agreements with contractors to provide pre-fabricated structures for the Homeless Navigation Center.

A non-profit agency has been identified to administer the City's mortgage assistance programs. Total funding for these programs is \$596,970: \$191,970.00 in CDBG; and \$405,000.00 in HOME funds.

For Program Year 2020-21, seven non-profit partners provided services to over 2,500 Vallejo residents. Services included computer and general educational development learning programs, meals to seniors, supportive services to homeless persons, pre-purchase homebuyers' orientation and education, legal services, and comprehensive fair housing services.

The HCD Division is home to the Vallejo Housing Authority (VHA) which administers the Housing Choice Voucher (HCV) Program (more commonly known as Section 8) and subprograms: Project-Based Voucher, Family Self-Sufficiency, and HCV Homeownership. The HCV Program provides rental subsidy assistance to eligible low-income families and individuals. The VHA also administers the Veterans Affairs Supportive Housing (VASH) Program, which combines HUD housing vouchers with Veterans Affairs supportive services to help veterans find and sustain housing. The VHA ensures that program participants have decent, safe, sanitary, and quality housing, and facilitates to improve the quality of life of families of Vallejo. The VHA served over 1,700 participant clients through its HCV and VASH Programs.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homebuyer Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%	5	0	0.00%
Homeless Navigation Center	Homeless	CDBG: \$ / Private Foundations: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	0	0.00%			

Homeless Navigation Center	Homeless	CDBG: \$ / Private Foundations: \$	Other	Other	0	0		125	0	0.00%
Non-Homeless Special Needs Services	Non-Homeless Special Needs	Private Foundations: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	0	0.00%	125	125	100.00%
Permanent Supportive Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	75	0	0.00%	75	0	0.00%
Social Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6250	0	0.00%	1250	2996	239.68%
Social Services	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		200	55	27.50%
Sonoma Estates Housing Project	Affordable Housing	CDBG: \$ / Private Foundations: \$550000	Homeowner Housing Added	Household Housing Unit	11	0	0.00%	11	0	0.00%
TBRA	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	90	0	0.00%	18	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City has identified and prioritized the high priority affordable housing and community development needs for the 2020-2024 Consolidated Plan period (July 1, 2020 through June 30, 2025).

In the area of affordable housing need, there are different priority groups in Vallejo in the following order: (1) extremely low- and very low-income renters, (2) homeless persons, (3) first-time homebuyers, and (4) non-homeless persons with special needs.

Community development (non-housing) needs include: (1) comprehensive, health and safety public improvements in neighborhood target areas, (2) curb ramps, City-wide, and (3) social services for extremely low- and very low-income persons to meet their basic human needs.

Goal #1: PERMANENT SUPPORTIVE HOUSING

For the Fiscal Year (FY) 2020-21, the City expended CDBG funds for pre-development costs, and for the demolition of existing buildings at the site. The City entered into a HOME loan agreement with Eden Housing, the developer of the project, for the purchase of modular structures. The Eden PSH Project will address the needs of the first priority groups.

Goal #2: TENANT-BASED RENTAL ASSISTANCE

The Tenant-Based Rental Assistance Program was paused for FY 2020-21 due to staffing shortages caused by the pandemic. The City aims to restart the program in FY 2021-22

Goal #3: HOMELESS NAVIGATION CENTER

CDBG funds were used in FY 2020-21 for predevelopment and other costs of the Homeless Navigation Center. This project will address the needs of homeless persons, the second priority group identified in the Consolidated Plan.

Goal #4: HOMEBUYER ASSISTANCE

The City entered into an agreement with Community Housing Development Corporation (CHDC) starting May 1, 2021 to administer first-time homebuyer loan and closing cost grant programs. Due to the COVID-19 pandemic, the negotiation of the terms of a CDBG and HOME Program Funding Agreements with CHDC has been significantly delayed since early 2020. First-time homebuyers are a priority needs group (number three

of four) in the City's Five-Year Consolidated Plan.

Goal #5: SONOMA ESTATES HOUSING PROJECT

NSP funds were expended in FY 2020-21 to support this project.

Goal #6: SOCIAL SERVICES

Every year, the City allocates a portion of its CDBG Program funds to non-profit organizations for the provision of social (public) service programs to be made available to very low- and low-income residents of the community. Seven public service agencies were awarded CDBG funding and served 2,893 persons to provide homebuyer education and counseling, fair housing services, literacy instruction and computer training, wraparound supportive services to homeless clients, legal services, and meals to homebound seniors. Project Roomkey provided non-congregate shelter to 103 people experiencing homelessness to protect human life, and minimize strain on health care system capacity.

Christian Help Center, an emergency family shelter in Vallejo, served 55 unduplicated men, women, and children.

Goal #7: NON-HOMELESS SPECIAL NEEDS SERVICES

The City collaborates with other non-profit agencies to meet the needs of non-homeless persons with special needs, the fourth and last priority group. These agencies are not direct recipients of any CDBG, HOME, or other City funding.

The agencies identified in the Consolidated Plan to provide emergency support facilities/services include: Bi-Bett Corporation/Shamia Recovery Center, Southern Solano Alcohol Council, The Lord's Fellowship Church, and Safequest Solano. The City estimates that 125 persons were served, including survivors of domestic violence, persons in recovery from substance addiction, and severely mentally ill persons.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	1,063	0
Black or African American	1,250	0
Asian	367	0
American Indian or American Native	22	0
Native Hawaiian or Other Pacific Islander	0	0
Total	2,702	0
Hispanic	186	0
Not Hispanic	2,516	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Not included in the chart above are the following collected data:

1. American Indian/Alaska Native and White - 30 (Hispanic - 1 out of 30)
2. Asian and White - 4
3. Black/African-American and White - 13 (Hispanic - 3 out of 13)
4. American Indian/Alaska Native and Black/African-American - 2 (Hispanic - 1 out of 2)
5. Other Multi-racial - 245 (Hispanic - 48 out of 245)

Including the data above, the total unduplicated persons served by CDBG funding was 2,996, and 239 of those individuals identifying themselves as having Hispanic/Latino origin. The City of Vallejo recorded a U. S. Census Bureau estimated population of 121,692 as of July 1, 2019, making it the largest city in Solano County. In total, 2,636 individuals were assisted during Fiscal Year 2020-21 by the City's various CDBG Program-funded public service agencies, and through Project Roomkey. Of the individuals served, the majority were Black or African American, followed by White, and Asian and multi-racial. Ten percent of the total persons served identified themselves as Hispanic.

By comparison, the U. S. Census Bureau estimates for the City of Vallejo as of July 1, 2019 by race and Hispanic origin are as follows: (1) White alone, 35.3 percent; (2) Black or African American alone, 20.3 percent; (3) Asian alone, 23.8 percent; (4) American Indian or Alaskan Native alone, 0.4 percent; (5) Native Hawaiian or Other Pacific Islander alone, 1.1 percent; (6) Two or More Races, 7.0 percent; (7) Hispanic or Latino, 26.3 percent; and (8) White alone, not Hispanic or Latino, 24.1 percent.

The City of Vallejo identifies priority needs and offers services and programs to eligible persons, regardless of race or ethnicity.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,365,798	2,518,731
HOME	public - federal	4,410,172	1,770,445
Other	private	1,000,000	0

Table 3 - Resources Made Available

Narrative

The majority of the amount expended went towards pre-development and development costs for the Permanent Supportive Housing Project, followed by Project Roomkey, Homeless Navigation Center, administration costs, and social/public services.

The City entered into a HOME Program loan agreement with Eden Housing, the developer of the project, for the purchase of modular structures. Funds were also used in the demolition of buildings at the site.

Project Room Key (PRK) is a temporary program designed to provide lifesaving and community-protecting support during the COVID-19 crisis. Project Room Key protects the most vulnerable people in the community, the homeless and unsheltered, by slowing the spread of the disease among these populations and to others. PRK participants are homeless and unsheltered individuals who have either tested positive for COVID-19 or are at an increased risk for contracting the disease due to underlying health conditions. The City of Vallejo has entered into an occupancy agreement with a hotel facility. Each room was equipped with hygiene items such as combs, shampoo, body soap, toothbrushes, and toothpaste for participants. Upon intake in the PRK Program, each participant was provided with two days' worth of food delivered by partner organization, Meals on Wheels. Meals on Wheels continues to support the effort throughout the duration of the program. The City has contracted with a private security firm that has security guards on-site 24 hours per day, seven days per week to ensure the safety of everyone. Staff on site includes: administrative liaisons from the City of Vallejo, County health officials, Touro University nursing staff, County client services managers and case managers, and security staff. Staff monitors participant behavior to ensure that the program rules are followed, to provide daily health and wellness checks of participants, to deliver food to participant's rooms, and to respond to any participant needs.

The City entered into agreements to purchase pre-fabricated structures for the Homeless Navigation Center on a City-owned parcel that will serve up to 125 homeless persons. Expenses also included preconstruction and related planning activities.

The City of Vallejo provided funding for the following non-profit organizations to provide social services:

1. Fair Housing Advocates of Northern California

2. Global Center for Success
3. The House of Acts
4. Legal Services of Northern California
5. Meals on Wheels of Solano County
6. Vallejo Senior Citizens' Council
7. Community Housing Development Corporation

The City also received special allocations of CDBG funds to prevent, prepare for, and respond to the coronavirus, in the total amount of \$1,475,174.00. Known as CDBG-CV funds, these have been allocated for Project Roomkey, the City's response to the pandemic. The amount expended shown above does not include CDBG-CV expenditures.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Central City			
Country Club Crest			
Eastern City			
South Vallejo			
Vallejo Heights			

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City did not give preference to a particular CDBG Program target area neighborhood in the allocation of its CDBG Program or HOME Program funds for Program Year 2020-21. Instead, CDBG Program funds expended were limited to direct benefit activities. Therefore, this section and the table above are not applicable for the reporting period.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City uses a variety of federal, state, local, and private resources to achieve its affordable housing and community development goals as outlined in the Consolidated Plan, and coordinates its resources with County and local organizations

HOME Program matching requirements were waived due to the pandemic. Additionally, by receiving and expending, on average, up to \$20 million in federal funds from HUD to operate the Housing Choice Voucher (HCV) Program, the Vallejo Housing Authority is able to attract private investment through the voluntary participation of rental housing property owners in the HCV Program.

Project Roomkey

As stated in the previous section, the majority of the amount expended this program year went towards Project Roomkey (PRK). PRK aims to protect high-risk vulnerable people experiencing homelessness and to prevent the spread of the highly contagious virus in the community. By providing temporary shelter to these individuals, the City helps safeguard the capacity of local hospitals, fire and police departments, and medical teams. By securing hotel and motel rooms, the City is able to provide temporary shelter for the most at-risk people who do not have a home to stay in to prevent the spread of COVID-19, including wraparound services.

Funding for the City's PRK was provided in partnership with the Community Action Partnership Solano Joint Powers Authority (CAP Solano JPA) and includes (but is not limited to): Business, Consumer Services and Housing (BCSH) CAP Solano; CAP Solano JPA Emergency COVID-19; Homeless Emergency Aid Program (HEAP); Homeless Housing, Assistance and Prevention (HHAP); Emergency Solutions Grant - Coronavirus Round 1 (ESG-CV1); Solano County Coronavirus Aid, Relief, and Economic Security (CARES) Act; and ESG-CV2.

In addition to these funding sources, the City also used CDBG-CV1, CDBG-CV3, and CDBG Entitlement funds. The City received special allocations of HUD funds as a result of the CARES Act. These special funds must be used to prevent, prepare for, or respond to the Coronavirus. The City's allocations include:

- CDBG-CV1 (Round 1) - \$618,244
- CDBG-CV3 (Round 3) - \$856,930

- CDBG Entitlement – \$1,200,000

Permanent Supportive Housing Project

The City supports affordable housing organizations in their pursuit of funding for affordable housing initiatives. In addition to utilizing CDBG and HOME funds for the Permanent Supportive Housing Project, its developer, Eden Housing, has applied for and been awarded Low-Income Housing Tax Credits.

Homeless Navigation Center

In FY 2020-21, an application was made to the California Department of Housing and Community Development for grant funding from the Permanent Local Housing Allocation (PLHA) Program for housing related projects and programs that assist in addressing the unmet housing needs of local communities. The City of Vallejo was awarded a PLHA Program grant in the amount of \$505,369 for the construction of a Navigation Center. The City anticipates receiving the funds during FY 2021-22.

The City's PLHA 5-Year Allocation also includes operations and case management services to be provided at an interim/bridge housing program, acquisition of a site for rental housing that is affordable to low-income households, and down payment assistance to provide homeownership opportunities for Vallejo renters.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	717,857
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	717,857
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	717,857

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
2020/26 - Permanent Supportive Housing	06/30/2021	390,144	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
1,371,281	186,824	1,041,348	0	516,757

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	125	0
Number of Non-Homeless households to be provided affordable housing units	2,348	1,611
Number of Special-Needs households to be provided affordable housing units	125	0
Total	2,598	1,611

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	2,366	1,611
Number of households supported through The Production of New Units	86	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	2,452	1,611

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Vallejo Housing Authority (VHA) assisted 1,611 eligible low-income households as of June 30, 2021, through the Housing Choice Voucher Program and the Veterans Affairs Supportive Housing Program. The VHA has been working on increasing the utilization rates through: (1) increase in payment standards, (2) waiting list management, (3) issuance of a Request for Proposal for Project-Based Vouchers by September 2021, and (4) landlord outreach.

The COVID-19 pandemic has significantly impacted the Division's ability to meet its Affordable Housing goals. Delays in the construction of the Permanent Supportive Housing project, and the Homeless Navigation Center, implementation of the Tenant-Based Rental Assistance Program, and homebuyer assistance programs were due to staffing shortages. The Sonoma Estates Housing Project has also encountered funding gap issues, causing a delay.

Discuss how these outcomes will impact future annual action plans.

Construction of 74 new rental units of permanent supportive housing for homeless persons located at 2118 and 2134-36 Sacramento Street is estimated to be completed in FY 2022-23. Tenant selection process is scheduled for October 2022; move-in is expected to occur in January 2023. The project team for the Homeless Navigation Center project is working on closing the funding gap by identifying funding appropriations from the State and private partnerships.

The TBRA Program is expected to be relaunched in September 2021.

Community Housing Development Corporation is expected to provide at least five first-time homebuyer loans and closing cost grants to eligible households in Vallejo during FY 2021-22.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

Narrative Information

The City was not able to provide housing assistance (rental assistance, production of new units, rehabilitation of existing units, and acquisition of existing units) in FY 2020-21.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Housing and Community Development (HCD) Program Manager sits on the boards of the Continuum of Care for Solano County (Housing First Solano), and on the Community Action Partnership (CAP) Solano Joint Powers Authority, to support Vallejo's long-range plan to address homelessness and safety net service needs, and works with these entities to develop programs and supportive services to maintain a seamless continuum of care for the homeless.

For Program Year 2020-21, the City continues to take a coordinated and regional approach, which is consistent with State guidance on combining county resources and expertise in addressing the COVID-19 public health crisis. The City was awarded State funds to address shelter and hygiene needs for the City's unsheltered and homeless population. Along with State-awarded funds, FEMA reimbursement and General Fund contribution, the City also used CDBG-CV and CDBG Entitlement funds for securing hotel and motel rooms, including wraparound support services such as case management, meals, security, and custodial services for the implementation of Project Roomkey.

Addressing the emergency shelter and transitional housing needs of homeless persons

EMERGENCY SHELTER

A number of agencies has been providing emergency shelter services to homeless persons within the jurisdiction. The Christian Help Center served 55 unduplicated persons. Safequest Solano provided eighteen beds at a domestic violence shelter for women and their children. The Southern Solano Alcohol Council (SSAC) Recovery Center provided five detox beds and seven sober living beds at its main location, and eight residential treatment beds for women and their children.

TRANSITIONAL HOUSING

Listed below are agencies that provide transitional housing for Vallejo resident.

1. Reynaissance Family Center - 21 beds for families and disabled individuals
2. Bay Area Community Services - eight-bed housing facility for mentally ill persons, known as Rosewood Place
3. The House of Acts - eight-bed sober living residency for men who are parolees and working
4. Global Center for Success - leased and operated an eight-bed housing facility for formerly homeless men who are now employed

5. SSAC - five-bed sober living residency for women and their children.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Vallejo Housing Authority (VHA) has been providing case management and support to current participants of the Housing Choice Voucher Program. The VHA has been exhausting its current waiting list with the aim of opening the list for new applicants by 2022. VHA staff also coordinates with Veterans Affairs case managers in providing rental assistance to veterans.

The City does not receive Emergency Solutions Grant (ESG) homeless prevention funds; however, ESG-Coronavirus funds were awarded to the City in FY 2020-21 to be used specifically for Project Roomkey.

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 VHA, in partnership with the U.S. Department of Veterans Affairs, administers the Veterans Affairs Supportive Housing (VASH) Program. The VASH Program enables homeless veterans, and their families gain access affordable housing with an array of supportive services.

The City is committed to continue to work to address the needs of the homeless population through the:

Tenant-Based Rental Assistance Program

The City's TBRA Program will provide rental assistance for up to twelve months, for persons who are homeless or at imminent risk of homelessness, who are referred to the HCD Division by the operator of the County's Coordinated Entry System. Households who received TBRA will be given preference for a Housing Choice Voucher once the household has successfully exited the TBRA Program.

Homeless Navigation Center

The Homeless Navigation Center will be a 125-bed facility that is estimated to be completed in the

current five-year planning period (2020-24). Aside from temporary shelter, the center will also provide access to medical services, and social services to individuals, veterans, and seniors.

Permanent Supportive Housing

Completion of the construction of 74 rental units at the Permanent Supportive Housing site is expected to be completed by December 2022. The selection process for eligible extremely low-and very-low-income households is scheduled to begin on October 2022. The VHA has committed to allocate Project-Based Vouchers to the project. Project-based vouchers are a component of the HCV Program where a portion of the Housing Authority's authorized voucher units may be attached to specific housing units located within the city.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Vallejo Housing Authority (VHA) administers the Housing Choice Voucher (HCV) Program which provides long-term rental assistance to eligible very low-income households, including the elderly; and the disabled. A program participant that is issued a voucher is responsible for finding a suitable housing unit of their choice in the private market where the owner agrees to rent under the HCV Program and adhere to program requirements. The VHA partners with property owners and managers to assist up to 2,267 low-income families. A housing subsidy is paid to the landlord directly by the VHA on behalf of the participating household. The household pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

The Veterans Affairs Supportive Housing (VASH) Program provides rental assistance vouchers to veterans who are experiencing homelessness. The VHA partners with the Department of Veterans Affairs (VA) to assist up to 81 participants. VA case workers also provide case management and clinical services to help veterans maintain a stable housing environment. As of June 30, 2021, 1,611 vouchers were used, or approximately 69 percent, of which 24 were project-based, and 45 were VASH.

The VHA does not own or administer any public housing units.

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

The Family Self-Sufficiency (FSS) Program offers opportunities for existing HCV Program participants to receive case management services and financial incentive enabling them to move toward economic independence and self-sufficiency. Participation is voluntary and requires a five-year personal commitment. As the FSS Program participant's rental share increases because of increased earned income, a specified amount of money is deposited into an interest earning savings account on behalf of the qualifying participant. Upon successful completion of the FSS Program, the participant will have access to those funds that they may use towards the purchase of a home.

CDBG and HOME Program funds were allocated for mortgage assistance to eligible low-income households, including FSS Program participants who have successfully completed their goals. In addition, pre-purchase homebuyer education and counseling, also funded by CDBG, was also available to qualified households. The mortgage assistance programs and homebuyer education and counseling classes are administered by a non-profit partner, Community Housing Development Corporation.

Actions taken to provide assistance to troubled PHAs

The Vallejo Housing Authority is not a troubled Public Housing Agency (PHA).

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The Housing Element Update adopted by the City Council on May 26, 2015 included the following policies that aim to promote development of housing that is affordable to households at a range of income levels (extremely-low, very-low, low, moderate, and above moderate incomes).

GOAL A – FACILITATE PRODUCTION OF HOUSING TO ACCOMMODATE VALLEJO'S FAIR SHARE OF THE REGIONAL HOUSING DEMAND

Policy A.1: The City of Vallejo strives to provide opportunities for the development of new housing adequate to meet its share of the increasing regional demand for households at all income levels.

Program A 1.1.3: Mixed-Use Development. The City will continue to encourage and facilitate the residential development in mixed-use zones, particularly units affordable to extremely low-, low- and very low-income households. The City will consider in the General Plan update, Sonoma Boulevard Specific Plan, and Zoning Ordinance update providing more flexibility for mixed-use development with residential units on the ground floor of certain commercial areas (except for storefronts abutting the public sidewalk) or under certain conditions.

Program A 1.1.4: High Density. The City will increase the density of High Density Residential (HDR) designated parcels from 27 to 30 units per acre. This will occur in conjunction with the Zoning Code update process.

Program A 3.1.2: Density Bonus Amendment. The City will amend its Zoning Ordinance pursuant to Government Code Section 65915-65918 to incentivize the development of affordable housing in the City, including increased density allowances and reduced parking standards in compliance with State law.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In November, 2020 the City approved loan agreements with Eden Housing, the developer of City-owned parcels located at 2118 and 2134-36 Sacramento Street, for the eventual development of 74 permanent supportive rental units for homeless families and individuals, an unmet need in Vallejo.

The City provided financial support for the operation of a Project Roomkey.

During the reporting period, the Housing and Community Development Division staff worked with the City's Public Works Department to complete preconstruction and related planning activities to construct a homeless navigation center on a City-owned parcel at 5 Midway that will serve up to 125 homeless

persons.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Vallejo Housing Authority staff ensured that lead-based paint educational materials, inspections, and referrals are made available to Housing Choice Voucher holders and rental housing property owners participating in VHA programs. As needed, the City of Vallejo addressed unsafe and hazardous housing units, a City Council priority, which included a visual inspection for lead-based paint.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City continues to administer the Family Self-Sufficiency (FSS) Program, a sub-program of the Housing Choice Voucher Program. As of June 30, 2021, 55 persons were enrolled in the FSS Program. The FSS program enables HUD-assisted families to increase their earned income and provide financial incentive that they can use towards economic independence.

During the plan period, the City partnered with The House of Acts to provide basic literacy instruction, computer training, GED preparation, job readiness development training including resume writing classes, and workforce training to court-ordered parolees.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City Council directs and approves the priority needs in the Consolidated Plan and Annual Action Plan. The Housing and Community Development Division, in the City Manager's Office, implements the activities identified in the Annual Action Plan, provides funding and technical assistance to non-profit housing developers and service providers, and other City departments for projects that meet the needs documented in the plan. The Division also works with County offices, and non-profit organizations which provided services to homeless persons, and lenders operated housing loan programs to fund below market-rate mortgages for low-income persons in the community. The City is a member of the Community Action Partnership of Solano Joint Powers Authority and the Housing First Solano Continuum of Care.

The City and the Vallejo Housing Authority coordinate their efforts and activities to ensure adequate and efficient service in the areas of public housing and housing assistance.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Through Project Roomkey, the City coordinated the services of a hotel to provide temporary shelter for the most at-risk people who don't have a home to stay in to prevent the spread of COVID-19. The City also provides meals through Meals on Wheels of Solano County, and case management through its non-profit partner, Unity Care.

The Vallejo Housing Authority does not own any public housing; therefore, it relies on the private rental market to supply units for Housing Choice Voucher (HCV) Program participants. The VHA recognizes that landlord participation is critical to its success. The VHA ensures that landlords are paid in a timely manner, and it plans to conduct outreach activities to retain and attract participation in the program.

The City provided CDBG funding to seven social service agencies during the PY 2020-21. HCV participants were informed of the services available to them through these agencies.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City will complete an update of its Analysis of Impediments (AI) to Fair Housing Choice report by December 31, 2021. The current AI was updated in 2015.

Actions to address identified impediments taken during the plan period included deconcentration of poverty in the allocation of Housing Choice Vouchers and in the selection of proposed affordable housing sites.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

It is a policy of the City of Vallejo to monitor its activities and projects as required by 2 CFR 200.332(d), 24 CFR 570.501(b) for CDBG- and NSP-funded programs, and 24 CFR 92.504 for HOME-funded programs. Monitoring is the primary tool the City uses to ensure CDBG-, NSP-, and HOME-funded projects are carried out in accordance with program requirements. The City has monitoring plans for its CDBG-, NSP-, and HOME-funded programs and activities to ensure compliance with the respective rules of each program and to ensure that implementation of federally funded activities and projects conducted by the City's partners complies with all applicable federal statutes, regulations, and Executive Orders.

Monitoring is an ongoing process throughout the program year. Monitoring Plan includes:

1. Planning phase to prepare for monitoring and scheduling of monitoring visits
2. Implementation of the monitoring procedures (including desk reviews, onsite reviews, and inspections of housing units subject to long-term affordability covenants), and
3. Ongoing communication with subrecipient agencies and housing project owners

Each Plan includes a risk assessment component to help the City evaluate which subrecipients or other funding recipients (developers, Community Housing Development Organizations (CHDOs), etc.) require comprehensive, on-site monitoring. The risk assessment helps the City identify the relative risk that a project, program or organization could fail to comply with program requirements, or may be vulnerable to fraud or abuse.

Monitoring by the City falls into four general areas:

1. Program Monitoring - assessing the overall performance and operation of the program and help the City determine if its programs and activities are being carried out effectively and in compliance with CDBG Program and HOME Program rules
2. Administrative and Financial Monitoring - assessing the fiscal and administrative management of CDBG Program and HOME Program funds
3. Project Monitoring - assessing compliance with requirements related to specific CDBG Program and HOME Program activities and projects, such as specific homebuyer or rental housing development projects; and

4. Long-Term Monitoring - assessing compliance with long-term CDBG Program requirements, and HOME Program requirements that apply to HOME Program-assisted rental and homeownership housing after project completion.

Due to limited staffing and the impacts of the coronavirus on the operations of the HCD Division, during the performance period the city's monitoring was limited to desk monitoring reviews of the non-profit agencies providing CDBG Program activities; however, these reviews were necessary and valuable as they enabled the City to determine: (1) whether programs were in accordance with the Consolidated Plan, Action Plan, and HUD and City requirements; (2) whether activities were delivered in a timely manner; and (3) that information entered in the HUD Integrated Disbursement and Information System (IDIS) was correct and complete, including in the Consolidated Annual Performance and Evaluation Report (CAPER). All discrepancies and concerns were addressed.

Finally, the City has prepared a Monitoring Risk Assessment Level Criteria document, governed by: (1) quarterly desk reviews, (2) new subrecipient agencies or significant organizational changes, (3) cumulative grant award, (4) administrative history, (5) program performance, and (6) financial strength. All subrecipient agencies are monitored on-site at least every other year, depending on their risk level.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City adheres to its adopted Citizen Participation Plan. A public hearing on the draft FY 2020-21 CAPER was held on September 2, 2021 during a regular meeting of the City's Housing and Community Development Commission (HCDC). A public notice regarding the draft CAPER and the public hearing was published in the local City newspaper, the Vallejo Times-Herald, which publishes Tuesday through Sunday, on August 19, 2021, and on the City's website. The draft CAPER was made available on the City's HCD Division webpage. The 15-day comment period on the draft CAPER began on August 20, 2021 and ended on September 3, 2021. Written comments were asked to be emailed or dropped off through the drop box outside the office. There were no public comments.

The Council approved the CAPER on September 14, 2021.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

One Substantial Amendment to the CDBG Program for Fiscal Year 2020-21 goals was approved.

The City reallocated \$1.2 million in CDBG Program funds from the Homeless Navigation Center Project to Project Roomkey. Since the outset of the coronavirus pandemic, Project Roomkey has been providing motel lodging and wraparound services for homeless persons in Vallejo. It has been funded from federal and State sources; however, a significant portion of this funding was reduced, effective March 31, 2021. Project Roomkey meets critical needs of the homeless population, and it was imperative that the City attempt to identify an alternative to address the loss of funding. CDBG Program funds were made available to Project Roomkey, an eligible CDBG Program activity. Moreover, HUD requires the City to expend its CDBG Program funds in a timely manner; if the City does not meet this requirement, a certain amount of the City's CDBG Program funds will be recaptured. Reallocating CDBG Program funds to ensure that Project Roomkey could continue helped the City meet the CDBG Program timeliness requirement.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

On-site rental housing unit inspections were scheduled for the second half of FY 2020-21; however, due to limited staffing and the impacts of the coronavirus on the operations of the HCD Division, during the 2020-21 reporting period the Division was unable to complete on-site inspections. The following are affordable rental housing units assisted by HOME Program funds:

1. Avian Glen Apartments - eleven floating HOME Program units
2. Temple Art Lofts - four floating HOME Program units
3. Marina Tower - eleven floating HOME Program units

The City anticipates returning to a regular and annual schedule of inspections of applicable rental housing units beginning in FY 2021-22, i. e., the fiscal year beginning July 1, 2021 and ending June 30, 2022 for compliance with Housing Quality Standards or higher.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City requires that its housing programs be administered affirmatively to achieve a condition in which individuals of similar income levels in the same housing market area have a like range of housing choices available to them regardless of their race, color, national origin, religion, sex, disability, or familial status. Likewise, non-profit agencies and affordable housing developers receiving HOME Program funds from the City shall must conduct affirmative marketing activities in order to attract eligible persons who are least likely to apply for the program and pursue affirmative fair housing marketing policies in soliciting applicants, in determining their eligibility, and in conducting rental transactions, including: All advertisements, brochures, public notices, signage, etc., include the HUD Fair Housing logo and a written statement that the non-profit or developer is an Equal Housing Opportunity provider.

The City entered in to an agreement with a non-profit agency to administer mortgage assistance programs. Non-profits are required to make a good faith effort to seek to provide housing under their Agreements to eligible persons of all racial, ethnic, and gender groups in the City. non-profits agree, pursuant to their executed HOME Program Agreements, not to discriminate against potential homebuyers or tenants based on race, color, ancestry, national origin, gender, sexual orientation, age, marital status, familial status, presence of children in a household, source of income, physical, sensory,

or cognitive disability, HIV/AIDS or HIV/AIDS-related conditions, or on any other arbitrary basis.

Affirmative marketing activities include, but are not limited to, methods of advertising and community outreach, that are designed to reach persons who are least likely to apply for the program. To reach persons who are least likely to apply, a grantee may need to conduct marketing in formats that are accessible for persons with disabilities and in languages other than English. The agency conducted virtual program overview sessions and distributed flyers that were professionally translated into Spanish and Filipino.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In FY 2020-21, \$186,824.05 of HOME Program was received, and \$1,041,348.45 was expended, which included income from prior years. These funds were used as a loan to the developer of the Permanent Supportive Housing project. As the project has not yet been completed, tenant characteristics are not available.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

One Substantial Amendment to the HOME Program for Fiscal Year 2020-21 goals was approved.

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 and rental housing, the City reallocated \$165,765 in unspent, prior year HOME Program funds previously budgeted for housing rehabilitation loans, to the acquisition of property in order to construct workforce housing. The construction of 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.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
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Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

Attachment

Public Notices for CAPER of FY 2020-21



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

**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)
FISCAL YEAR (FY) 2020-21**

DATE OF NOTICE: August 19, 2021

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

The City of Vallejo has prepared the draft CAPER for the first year of its FY 2020-21 through FY 2024-25 Consolidated Plan. The Consolidated Plan is a five-year planning document required by the U. S. Department of Housing and Urban Development (HUD) that is intended to address the City's housing and community development needs. The FY 2020-21 CAPER describes the City's performance in achieving the objectives in the Consolidated Plan for the period beginning July 1, 2020 and ending June 30, 2021.

The Housing and Community Development Commission of the City of Vallejo is scheduled to hold a virtual public hearing to receive comments on the draft CAPER at a regular meeting after 7:00 p. m. on Thursday, September 2, 2021. Anyone interested in commenting on this report is invited to participate in this hearing. Written comments on the CAPER may also be submitted until 5:00 p. m. on September 3, 2021 to: Chari Barrera at chari.barrera@cityofvallejo.net, or in the Housing and Community Development Division drop box located at 200 Georgia Street, Vallejo, CA 94590. The Council of the City of Vallejo is scheduled to review and approve this document on September 14, 2021. HUD requires that the CAPER be submitted by September 30, 2021.

Beginning August 19, 2021, the draft CAPER will be available on the City's Web Page at: <http://www.cityofvallejo.net>, under "City Hall, Departments and Divisions, Housing and Community Development Division, Housing and Community Development Document Library, CAPER, Draft CAPER FY 2020-21."

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 minority and women-owned businesses to submit bids and proposals for CDBG Program and HOME Program contracts. For further information, contact the 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.

Times-Herald

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Vallejo, CA 94590

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legals@thereporter.com

3559929

VALLEJO CITY HOUSING

200 GEORGIA STREET

VALLEJO, CA 94590

Account Number: 3559929

Ad Order Number: 0006600899

Customer's Reference FY 2020--21 CAPER Public Notice-Eng

/ PO Number: / FY 2020--21 CAPER Public Notice-Eng

Publication: Vallejo Times-Herald

Publication Dates: 08/19/2021

Amount: \$245.86

Payment Amount: \$0.00

Invoice Text: **CONSOLIDATED
ANNUAL
PERFORMANCE AND EVALUATION
REPORT (CAPER)
FISCAL YEAR (FY) 2020-21**

DATE OF NOTICE:

August 19, 2021

**FOR MORE
INFORMATION:**

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

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Vallejo Times-Herald

420 Virginia Street, Ste. 2A
Vallejo, CA 94590
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3559929

VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

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

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

FILE NO. FY 2020--21 CAPER Public Notice-Eng

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

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

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

08/19/2021

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

Dated at Vallejo, California, this
19th day of August 2021



(Signature) Jill Teer

r:BP16-0700/17

Legal No. 0006600899

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FISCAL YEAR (FY) 2020-21

DATE OF NOTICE:
August 19, 2021

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

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1

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For further information on this public notice, the hearing-impaired may call the California Relay Service at 1-800-735-2922 without a TTY/TDD, or 1-800-735-2929 with a TTY/TDD.



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

**INFROME ANNUAL CONSOLIDADO DE EVALUACIÓN Y DESEMPEÑO (CAPER)
AÑO FISCAL (AF) 2020-21**

FECHA DE AVISO: 19 de agosto de 2021

PARA MAS INFORMACION: Chari Barrera, Analista Administrativa
(707) 553-7204, chari.barrera@cityofvallejo.net

La Ciudad de Vallejo ha preparado el borrador de CAPER para el primer año de su Plan Consolidado del AF 2020-21 al AF 2024-25. El Plan Consolidado es un documento de planificación de cinco años requerido por el Departamento de Vivienda Y Desarrollo Urbano de los EE.UU. (HUD) que está destinado a abordar las necesidades de desarrollo comunitario de la vivienda de la Ciudad. El CAPER para el año fiscal 2020-21 describe el desempeño de la Ciudad en el logro de los objetivos del Plan Consolidado para el período que comienza el 1 de julio de 2020 y termina el 30 de junio de 2021.

La Comisión de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo está programada para realizar una audiencia pública virtual para recibir comentarios sobre el borrador del CAPER en una reunión regular después de las 7:00 p.m. el jueves 2 de septiembre de 2021. Se invita a participar en esta audiencia a cualquier persona interesada en comentar sobre este informe. También se puede enviar comentarios escritos sobre el CAPER hasta las 5:00 p.m. el 3 de septiembre de 2021 a: Chari Barrera, a chari.barrera@cityofvallejo.net, o en el buzón de la División de Vivienda y Desarrollo Comunitario ubicado en 200 Georgia Street, Vallejo, CA 94590. El Concejo de la Ciudad de Vallejo está programado para revisar y aprobar este document el 14 de septiembre de 2021. HUD require que el CAPER se presente antes del 30 de septiembre de 2021.

A partir del 19 de agosto de 2021, el borrador de CAPER estará disponible en la página web de la ciudad en: <http://www.cityofvallejo.net>, en "City Hall Departments and Divisions, Housing and Community Development Division, Housing and Community Development Document Library, CAPER, Draft CAPER FY 2020-21."

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 (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

Times-Herald

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3559929

VALLEJO CITY HOUSING

200 GEORGIA STREET

VALLEJO, CA 94590

Account Number: 3559929

Ad Order Number: 0006600889

Customer's Reference FY 2020--21 CAPER Public Notice-Span

/ PO Number: / FY 2020--21 CAPER Public Notice-Span

Publication: Vallejo Times-Herald

Publication Dates: 08/19/2021

Amount: \$297.01

Payment Amount: \$0.00

Invoice Text: **INFOME ANNUAL CONSOLIDADO DE EVALUACIÓN Y DESEMPEÑO
(CAPER)
AÑO FISCAL (AF) 2020-21**

FECHA DE AVISO: 19
de agosto de 2021

**PARA MAS
INFORMACION:**
Chari Barrera,
Analista
Administrativa
(707) 553-7204, chari.barrera@cityofvallejo.net

La Ciudad de Vallejo ha preparado el borrador de CAPER para el primer año de su Plan Consolidado del AF 2020-21 al AF 2024-25. El Plan Consolidado es un documento de planificación de cinco años requerido por el Departamento de Vivienda Y Desarrollo Urbano de los EE.UU. (HUD) que está destinado a abordar las necesidades de desarrollo comunitario de la vivienda de la Ciudad. El CAPER para el año fiscal 2020-21 describe el desempeño de la Ciudad en el logro de los objetivos del Plan Consolidado para el período que comienza el 1 de julio de 2020 y termina el 30 de junio de 2021.

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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 (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

Vallejo Times-Herald

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VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

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

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

FILE NO. FY 2020--21 CAPER Public Notice-Span

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

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

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

08/19/2021

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

Dated at Vallejo, California, this
19th day of August 2021



(Signature) Jill Teer

r:BP16-0700/17

Legal No. 0006600889

INFOME ANNUAL
CONSOLIDADO DE
EVALUACIÓN Y
DESEMPEÑO
(CAPER)
AÑO FISCAL (AF)
2020-21

FECHA DE AVISO: 19
de agosto de 2021

PARA MAS
INFORMACION:
Chari Barrera,
Analista
Administrativa
(707) 553-7204, chari.
barrera@cityofvallejo.net

La Ciudad de Vallejo ha preparado el borrador de CAPER para el primer año de su Plan Consolidado del AF 2020-21 al AF 2024-25. El Plan Consolidado es un documento de planificación de cinco años requerido por el Departamento de Vivienda y Desarrollo Urbano de los EE.UU. (HUD) que está destinado a abordar las necesidades de desarrollo comunitario de la vivienda de la Ciudad. El CAPER para el año fiscal 2020-21 describe el desempeño de la ciudad en el logro de los objetivos del Plan Consolidado para el periodo que comienza el 1 de julio de 2020 y termina el 30 de junio de 2021.

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1

cualquier persona interesada en comentar sobre este informe. También se puede enviar comentarios escritos sobre el CAPER hasta las 5:00 p.m. el 3 de septiembre de 2021 a: Charli Barrera, a c h a r l i . b a r r e r a @ c i t y o f v a l l e j o . n e t , o en el buzón de la División de Vivienda y Desarrollo Comunitario ubicado en 200 Georgia Street, Vallejo, CA 94590. El Concejo de la Ciudad de Vallejo está programado para revisar y aprobar este documento el 14 de septiembre de 2021. HUD requiere que el CAPER se presente antes del 30 de septiembre de 2021.

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r.BP16-0703/17

735-2922	sin
TTY/TDD o	
1-800-735-2929	con
un TTY/TDD	

rBP16-0703/17

3



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

**PINAGSAMA-SAMANG ULAT TUNGKOL SA TAUNANG PAGGANAP AT PAGSUSURI
PARA SA PISKAL NA TAONG 2020-21**

PETSA NG PAUNAWA: Agosto 19, 2021

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

Naghanda ang Lungsod ng Vallejo ng panukalang Pinagsama-Samang Ulat tungkol sa Taunang Pagganap at Pagsusuri o "Consolidated Annual Performance and Evaluation Report (CAPER)" para sa ika-unang taon ng Pinagsama-Samang Plano o "Consolidated Plan" para sa mga Piskal na Taong nagsimula noong 2020-21 hanggang 2024-25. Ang Consolidated Plan ay isang dokumento tungkol sa mga plano ng Lungsod para sa loob ng limang taon at inaatas ng U. S. Department of Housing and Urban Development (HUD) para mapagtuunan ng pansin ng Lungsod ang pangangailangang pabahay at kaunlaran ng komunidad. Nakalarawan sa CAPER ng Piskal na Taong 2020-21 ang mga naisagawa ng Lungsod para makamit ang mga layunin nito sa Consolidated Plan para sa panahong nagsimula noong Hulyo 1, 2020 at nagtapos noong Hunyo 30, 2021.

Ang Housing and Community Development Commission ng Lungsod ng Vallejo ay nakatakdang magsagawa ng birtwal na pampublikong pagdinig upang makalakap ng komentaryo ukol sa ipinapanukalang CAPER sa karaniwang pagpupulong nito sa Setyembre 2, 2021 pagkaraan ng 7:00 nang gabi. Sinumang interesadong magkomento tungkol sa ulat na ito ay inaanyayahang dumalo sa pagdinig. Maaari ring isumite and inyong isinulat na komentaryo hanggang 5:00 nang hapon ng Setyembre 3, 2021 kay Chari Barrera, sa pamamagitan ng e-mail: chari.barrera@cityofvallejo.net o sa drop box ng opisina ng Housing and Community Development Division, 200 Georgia Street, Vallejo, CA 94590. Nakatakdang suriin at aprubahan ang dokumentong ito ng Konseho ng Lungsod ng Vallejo sa Setyembre 14, 2021. Kinakailangang isumite ang CAPER sa HUD sa Setyembre 30, 2021.

Simula Agosto 19, 2021 ang panukalang CAPER ay maaring suriin ng publiko sa web page ng Lungsod sa <http://www.cityofvallejo.net>, sa ilalim ng kategoryang "City Hall, Departments and Divisions, Housing and Community Development Division, Housing and Community Development Document Library, CAPER, Draft CAPER FY 2020-21."

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.

Times-Herald

TimesHeraldOnline.com • Vallejo, CA

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Vallejo, CA 94590

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legals@thereporter.com

3559929

VALLEJO CITY HOUSING

200 GEORGIA STREET

VALLEJO, CA 94590

Account Number: 3559929

Ad Order Number: 0006600902

Customer's Reference FY 2020--21 CAPER Public Notice-Filipino

/ PO Number: / FY 2020--21 CAPER Public Notice-Filipino

Publication: Vallejo Times-Herald

Publication Dates: 08/19/2021

Amount: \$330.50

Payment Amount: \$0.00

Invoice Text: **PINAGSAMA-SAMANG ULAT TUNGKOL SA TAUNANG PAGGANAP AT PAGSUSURI
PARA SA PISKAL NA TAONG 2020-21**

**PETSA NG
PAUNAWA:**
Agosto 19, 2021

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

Naghanda ang Lungsod ng Vallejo ng panukalang Pinagsama-Samang Ulat tungkol sa Taunang Pagganap at Pagsusuri o "Consolidated Annual Performance and Evaluation Report (CAPER)" para sa ika-unang taon ng Pinagsama-Samang Plano o "Consolidated Plan" para sa mga Piskal na Taong nagsimula noong 2020-21 hanggang 2024-25. Ang Consolidated Plan ay isang dokumento tungkol sa mga plano ng Lungsod para sa loob ng limang taon at inaatas ng U. S. Department of Housing and Urban Development (HUD) para mapagtuunan ng pansin ng Lungsod ang pangangailangang pabahay at kaunlaran ng komunidad. Nakalarawan sa CAPER ng Piskal na Taong 2020-21 ang mga naisagawa ng Lungsod para makamit ang mga layunin nito sa Consolidated Plan para sa panahong nagsimula noong Hulyo 1, 2020 at nagtapos noong Hunyo 30, 2021.

Ang Housing and Community Development Commission ng Lungsod ng Vallejo ay nakatakdang magsagawa ng birtwal na pampublikong pagdinig upang makalakap ng komentaryo ukol sa ipinapanukalang CAPER sa karaniwang pagpupulong nito sa Setyembre 2, 2021 pagkaraan ng 7:00 nang gabí. Sinumang interesado magkomento tungkol sa ulat na ito ay inaanyayahang dumalo sa pagdinig. Maasari ring isumite ang inyong isinulat na komentaryo hanggang 5:00 nang hapon ng Setyembre 3, 2021 kay Chari Barrera, sa pamamagitan ng e-mail: chari.barrera@cityofvallejo.net o sa drop box ng opisina ng Housing and Community Development Division, 200 Georgia Street, Vallejo, CA 94590. Nakatakdang suriin at aprubahan ang dokumentong ito ng Konseho ng Lungsod ng Vallejo sa Setyembre 14, 2021. Kinakailangang isumite ang CAPER sa HUD sa Setyembre 30, 2021.

Simula Agosto 19, 2021 ang panukalang CAPER ay maaring suriin ng publiko sa web page ng Lungsod sa <http://www.cityofvallejo.net>, sa ilalim ng kategoryang "City Hall, Departments and Divisions, Housing and Community Development Division, Housing and Community Development Document Library, CAPER, Draft CAPER FY 2020-21."

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 nagmamay-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.

Vallejo Times-Herald

420 Virginia Street, Ste. 2A
Vallejo, CA 94590
530-406-6223
legals@thereporter.com
3559929

VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

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

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

FILE NO. FY 2020--21 CAPER Public Notice-Filipino

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

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

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

08/19/2021

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

Dated at Vallejo, California, this
19th day of August 2021



(Signature) Jill Teer

r:BP16-0700/17

Legal No. 0006600902

PINAGSAMA-SAMANG ULAT
TUNGKOL SA
TAUNANG
PAGGANAP AT
PAGSUSURI
PARA SA PISKAL NA
TAONG 2020-21

PETSA NG
PAUNAWA:
Agosto 19, 2021

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

Naghandang ang Lungsod ng Vallejo ng panukalang Pinagsama-Samang Ulat tungkol sa Taunang Pagganap at Pagsusuri o "Consolidated Annual Performance and Evaluation Report (CAPER)" para sa ika-unang taon ng Pinagsama-Samang Plano o "Consolidated Plan" para sa mga Piskal na Taong nagsimula noong 2020-21 hanggang 2024-25. Ang Consolidated Plan ay isang dokumento tungkol sa mga plano ng Lungsod para sa loob ng limang taon at insatas ng U. S. Department of Housing and Urban Development (HUD) para mapagtuunan ng pansin ng Lungsod ang pangangailangang pabahay at kaulanan ng komunidad. Nakalarawan sa CAPER ng Piskal na Taong 2020-21 ang mga naisagawa ng Lungsod para makamit ang mga layunin nito sa Consolidated Plan para sa panahong nagsimula noong Hulyo 1, 2020 at nagtapos noong Hunyo 30, 2021.

Ang Housing and

1

community development Commission ng Lungsod ng Vallejo ay nakatakdang magsagawa ng birtwal na pampublikong pagdinig upang makalakap ng komentaryo ukol sa ipinapanukalang CAPER sa karaniwang pagpupulong nito sa Setyembre 2, 2021 pagkaraan ng 7:00 nang gabi. Sinuman ang interesadong magkomento tungkol sa ulat na ito ay inaanyayahang dumalo sa pagdinig. Masari ring isumite and inyong isinulat na komentaryo hanggang 5:00 nang hapon ng Setyembre 3, 2021 kay Chari Barrera, sa pamamagitan ng e-mail: chari.barrera@cityofvallejo.net o sa drop box ng opisina ng Housing and Community Development Division, 200 Georgia Street, Vallejo, CA 94590. Nakatakdang surin at aprubahan ang dokumentong ito ng Konseho ng Lungsod ng Vallejo sa Setyembre 14, 2021. Kinakailangang isumite ang CAPER sa HUD sa Setyembre 30, 2021.

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r:BP16-0703/17

Para sa
karagdagang
impormasyon,
tumawag sa Housing and Community
Development Division (707) 648-4507.
Para sa
karagdagang
impormasyon
tungkol sa
pampublikong
pangunahang ito, ang
mga may
kapansanan sa
pandinig ay
masaring tumawag
sa California Relay
Service 1-800-735-
2922 kung walang
TTY/TDD, o 1-800-
735-2020 kung may
TTY/TDD.

PR 26 - CDBG Financial Summary Report FY 2020-21

	Office of Community Planning and Development		DATE:	09-30-21
	U.S. Department of Housing and Urban Development		TIME:	16:53
	Integrated Disbursement and Information System		PAGE:	1
	PR26 - CDBG Financial Summary Report			
	Program Year 2020			
	VALLEJO, CA			

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	5,191,660.04
02 ENTITLEMENT GRANT	1,050,798.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	80,916.46
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	(3,061,156.18)
08 TOTAL AVAILABLE (SUM, LINES 01-07)	3,272,218.32

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	2,298,919.41
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	2,298,919.41
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	219,812.08
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	2,518,731.49
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	753,486.83

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	2,298,919.41
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	2,298,919.41
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2018 PY: 2019 PY: 2020
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	2,506,578.08
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	2,596,578.08
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	1,197,960.15
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	(1,064,371.55)
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	143,588.60
32 ENTITLEMENT GRANT	1,050,798.00
33 PRIOR YEAR PROGRAM INCOME	204,879.12
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	44,230.38
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,299,907.50
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	11.05%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	219,812.08
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	219,812.08
42 ENTITLEMENT GRANT	1,050,798.00
43 CURRENT YEAR PROGRAM INCOME	80,916.46
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	(32,654.06)
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,099,060.40
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	20.00%



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PR26 - CDBG Financial Summary Report
Program Year 2020
VALLEJO, CA

DATE: 09-30-21
TIME: 16:53
PAGE: 2

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	3	1111	6478525	Homeless Navigation Center	03C	LMC	\$2,657.65
2020	3	1111	6508321	Homeless Navigation Center	03C	LMC	\$536,833.28
2020	3	1111	6512328	Homeless Navigation Center	03C	LMC	\$337.50
2020	3	1111	6525427	Homeless Navigation Center	03C	LMC	\$378,517.30
2020	3	1111	6547747	Homeless Navigation Center	03C	LMC	\$55,975.00
2020	3	1112	6478525	Homeless Navigation Center Activity Delivery Costs	03C	LMC	\$2,172.00
2020	3	1112	6487342	Homeless Navigation Center Activity Delivery Costs	03C	LMC	\$1,086.00
2020	3	1112	6508321	Homeless Navigation Center Activity Delivery Costs	03C	LMC	\$1,086.00
					03C	Matrix Code	\$978,664.73
2020	26	1130	6478525	Permanent Supportive Housing - Building Demolition	04	LMC	\$7,150.00
2020	26	1130	6487342	Permanent Supportive Housing - Building Demolition	04	LMC	\$701.56
2020	26	1130	6508321	Permanent Supportive Housing - Building Demolition	04	LMC	\$31,372.01
2020	26	1130	6512328	Permanent Supportive Housing - Building Demolition	04	LMC	\$3,637.50
2020	26	1130	6525427	Permanent Supportive Housing - Building Demolition	04	LMC	\$45,669.32
2020	26	1130	6547747	Permanent Supportive Housing - Building Demolition	04	LMC	\$2,367.89
2020	26	1131	6478525	Permanent Supportive Housing - Building Demolition Activity Delivery Costs (PW Staff)	04	LMC	\$2,475.00
2020	26	1131	6487342	Permanent Supportive Housing - Building Demolition Activity Delivery Costs (PW Staff)	04	LMC	\$11,273.75
2020	26	1131	6512328	Permanent Supportive Housing - Building Demolition Activity Delivery Costs (PW Staff)	04	LMC	\$585.00
2020	26	1131	6525427	Permanent Supportive Housing - Building Demolition Activity Delivery Costs (PW Staff)	04	LMC	\$12,146.25
2020	26	1131	6547747	Permanent Supportive Housing - Building Demolition Activity Delivery Costs (PW Staff)	04	LMC	\$4,811.25
					04	Matrix Code	\$122,189.53
2020	9	1118	6508321	Meals on Wheels of Solano County	05A	LMC	\$17,548.00
2020	10	1119	6525427	Vallejo Senior Citizens' Council	05A	LMC	\$10,572.37
					05A	Matrix Code	\$28,120.37
2020	8	1117	6525427	Legal Services of Northern California	05C	LMC	\$20,586.90
					05C	Matrix Code	\$20,586.90
2020	5	1114	6487342	Fair Housing Advocates of Solano County	05J	LMC	\$7,153.57
2020	5	1114	6508321	Fair Housing Advocates of Solano County	05J	LMC	\$15,447.62
2020	5	1114	6525427	Fair Housing Advocates of Solano County	05J	LMC	\$7,398.81
					05J	Matrix Code	\$30,000.00
2020	4	1113	6508321	CHDC Homebuyer Education and Counseling	05U	LMC	\$6,004.25
2020	4	1113	6525427	CHDC Homebuyer Education and Counseling	05U	LMC	\$5,086.24
					05U	Matrix Code	\$11,090.49
2020	6	1115	6508321	Global Center for Success	05Z	LMC	\$10,516.25
2020	6	1115	6525427	Global Center for Success	05Z	LMC	\$9,483.75
2020	7	1116	6508321	The House of Acts	05Z	LMC	\$28,861.18
2020	7	1116	6525427	The House of Acts	05Z	LMC	\$4,929.66
2020	27	1135	6508321	Project Roomkey - CDBG	05Z	LMC	\$823,336.00
2020	27	1135	6512328	Project Roomkey - CDBG	05Z	LMC	\$36,279.53
2020	27	1135	6525427	Project Roomkey - CDBG	05Z	LMC	\$194,756.02
					05Z	Matrix Code	\$1,108,162.39
2020	24	1129	6547747	First-Time Homebuyer Loans - CDBG	13B	LMH	\$105.00
					13B	Matrix Code	\$105.00
Total							\$2,298,919.41

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2020	9	1118	6508321	No	Meals on Wheels of Solano County	B20MC060029	EN	05A	LMC	\$17,548.00
2020	10	1119	6525427	No	Vallejo Senior Citizens' Council	B20MC060029	EN	05A	LMC	\$10,572.37
								05A	Matrix Code	\$28,120.37
2020	8	1117	6525427	No	Legal Services of Northern California	B20MC060029	EN	05C	LMC	\$17,363.30
2020	8	1117	6525427	No	Legal Services of Northern California	B21MC060029	PI	05C	LMC	\$3,223.60
								05C	Matrix Code	\$20,586.90
2020	5	1114	6487342	No	Fair Housing Advocates of Solano County	B20MC060029	EN	05J	LMC	\$7,153.57
2020	5	1114	6508321	No	Fair Housing Advocates of Solano County	B20MC060029	EN	05J	LMC	\$15,447.62



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Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2020
VALLEJO, CA

DATE: 09-30-21
TIME: 16:53
PAGE: 3

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2020	5	1114	6525427	No	Fair Housing Advocates of Solano County	B20MC060029	EN	05J	LMC	\$7,398.81
2020	4	1113	6508321	No	CHDC Homebuyer Education and Counseling	B20MC060029	EN	05J	LMC	\$30,000.00
2020	4	1113	6525427	No	CHDC Homebuyer Education and Counseling	B20MC060029	EN	05J	LMC	\$6,004.25
2020	6	1115	6508321	No	Global Center for Success	B20MC060029	EN	05J	LMC	\$5,086.24
2020	6	1115	6525427	No	Global Center for Success	B20MC060029	EN	05J	LMC	\$11,090.49
2020	7	1116	6508321	No	The House of Acts	B20MC060029	EN	05J	LMC	\$10,516.25
2020	7	1116	6525427	No	The House of Acts	B20MC060029	EN	05J	LMC	\$9,483.75
2020	27	1135	6508321	Yes	Project Roomkey - CDBG	B19MC060029	EN	05Z	LMC	\$28,861.18
2020	27	1135	6508321	Yes	Project Roomkey - CDBG	B19MC060029	EN	05Z	LMC	\$4,929.66
2020	27	1135	6512328	Yes	Project Roomkey - CDBG	B19MC060029	EN	05Z	LMC	\$692,354.98
2020	27	1135	6525427	Yes	Project Roomkey - CDBG	B19MC060029	EN	05Z	LMC	\$130,981.02
				No	Activity to prevent, prepare for, and respond to Coronavirus			05Z	LMC	\$36,279.53
				Yes	Activity to prevent, prepare for, and respond to Coronavirus			05Z	LMC	\$194,756.02
Total										\$1,197,960.15

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	1	1109	6478525	CDBG Program Administration	21A		\$78,485.27
2020	1	1109	6487342	CDBG Program Administration	21A		\$34,472.40
2020	1	1109	6508321	CDBG Program Administration	21A		\$53,120.73
2020	1	1109	6512328	CDBG Program Administration	21A		\$50,703.82
2020	1	1109	6547747	CDBG Program Administration	21A		\$3,029.86
Total							\$219,812.08

ITEM 6.B

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Vallejo's Housing and Community Development (HCD) Division, under the City Manager's Office, manages programs funded by the U.S. Department of Housing and Urban Development (HUD). For the 2021-22 Program/Fiscal Year (FY) (July 1, 2021 - June 30, 2022), the City was awarded \$1,050,713.00 in federal Community Development Block Grant (CDBG) Program funds, and \$610,866.00 in HOME Investment Partnerships Program funds. The goals and objectives during this second year of the City's Five-Year Consolidated Plan were substantially achieved. The City and its non-profit partners were successful in providing public services; supportive assistance to homeless persons and non-homeless persons with special needs; and progress toward the establishment of rental units in a Permanent Supportive Housing Project, and a Homeless Navigation Center. During the reporting period, \$532,723 in CDBG Program funds were expended, as well as \$568,782 in HOME Program funds. Funds expended included program income and unspent amounts carried over from the previous the fiscal year.

Construction began in FY 2021-22 on the Permanent Supportive Housing (PSH) Project located at 2114 and 2134-2136 Sacramento Street. The City has executed two loan agreements: HOME Program, and Low and Moderate Income Housing Asset Fund, to the affordable housing developer of the PSH Project. Existing buildings at the Sacramento Street location were abated and demolished to make way for new construction. Predevelopment work continued on the Homeless Navigation Center.

For Program Year 2021-22, three non-profit partners provided services to over 1,440 Vallejo residents using CDBG Program funds. Services included meals to seniors, legal services, and comprehensive fair housing services.

The HCD Division is home to the Vallejo Housing Authority, (VHA), which administers the Housing Choice Voucher (HCV) Program (more commonly known as Section 8) and subprograms: Project-Based Voucher, Family Self-Sufficiency, and HCV Homeownership. The HCV Program provides rental subsidy assistance to eligible low-income families and individuals. The VHA also administers the Veterans Affairs Supportive Housing (VASH) Program, which combines HUD housing vouchers with Veterans Affairs supportive services to help veterans find and sustain housing. The VHA ensures that program participants have decent, safe, sanitary, and quality housing, and facilitates to improve the quality of life of families of Vallejo. The VHA served over 1,400 participant clients through its HCV and VASH Programs.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Homebuyer Assistance	Affordable Housing	CDBG: \$353856 / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%	5	0	0.00%
Homeless Navigation Center	Homeless	CDBG: \$ / HOME: \$0 / Private Foundations: \$ / State PLHA: \$960000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	0	0.00%			
Homeless Navigation Center	Homeless	CDBG: \$ / HOME: \$0 / Private Foundations: \$ / State PLHA: \$960000	Other	Other	0	0		125	0	0.00%

Non-Homeless Special Needs Services	Non-Homeless Special Needs	CDBG: \$0 / HOME: \$0 / Private Foundations: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	250	200.00%	125	125	100.00%
Permanent Supportive Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	74	0	0.00%	74	0	0.00%
Social Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6250	4445	71.12%	1250	1449	115.92%
Social Services	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	302				
Sonoma Estates Housing Project	Affordable Housing	CDBG: \$ / HOME: \$180000	Homeowner Housing Added	Household Housing Unit	11	0	0.00%	11	0	0.00%
TBRA	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	90	4	4.44%	10	4	40.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City has identified high priority affordable housing and community development needs for the 2020-2024 Consolidated Plan period (July 1,

2020 through June 30, 2025).

In the area of affordable housing need, priority groups in Vallejo were identified and established in the following order: (1) extremely low- and very low-income renters, (2) homeless persons, (3) first-time homebuyers, and (4) non-homeless persons with special needs.

Community development (non-housing) needs include: (1) comprehensive, health and safety public improvements in neighborhood target areas, (2) curb ramps, City-wide, and (3) social services for extremely low- and very low-income persons to meet their basic human needs.

Goal #1: PERMANENT SUPPORTIVE HOUSING

For the Fiscal Year (FY) 2021-22, the City expended CDBG funds for pre-development costs, and for the demolition of existing buildings at the site. Part of its closing costs were paid using funds from a HOME loan agreement with Eden Housing, the developer of the project. HOME funds were also expended on construction. The Permanent Supportive Housing Project addresses the needs of the first two priority groups.

Goal #2: TENANT-BASED RENTAL ASSISTANCE

The Tenant-Based Rental Assistance Program, paused in FY 2020-21 due to staffing shortages caused by the pandemic, was restarted in FY 2021-22. The City provided rental assistance, including security deposits, to four eligible individuals. Assistance for the program participants will continue through FY 2022-23, until leases expire.

Goal #3: HOMELESS NAVIGATION CENTER

CDBG funds were used in FY 2021-22 for predevelopment of the Homeless Navigation Center. This project will address the needs of homeless persons, the second priority group identified in the Consolidated Plan.

Goal #4: HOMEBUYER ASSISTANCE

The City entered into Agreements with Community Housing Development Corporation (CHDC) in May 2021 to administer first-time homebuyer loan and closing cost grant programs. Due to the pandemic and economic factors such as real estate market, no loans and grants were awarded to eligible persons in FY 2021-22.

Goal #5: SONOMA ESTATES HOUSING PROJECT

NSP funds were expended in FY 2021-22 for pre-development costs related to the Sonoma Estates Housing Project.

Goal #6: SOCIAL SERVICES

Every year, the City allocates a portion of its CDBG Program funds to non-profit organizations for the provision of social (public) service programs to be made available to very low- and low-income residents of the community. Three public service agencies served 1,440 persons and provided comprehensive fair housing services, legal services, and meals to homebound seniors.

Christian Help Center, an emergency family shelter in Vallejo, served 247 unduplicated men, women, and children.

Goal #7: NON-HOMELESS SPECIAL NEEDS SERVICES

The City collaborates with other non-profit agencies to meet the needs of non-homeless persons with special needs, the fourth and last priority group. These agencies were not direct recipients of any CDBG, HOME, or other City funding.

The agencies identified in the Consolidated Plan to provide emergency support facilities/services include: Bi-Bett Corporation/Shamia Recovery Center, Southern Solano Alcohol Council, The Lord's Fellowship Church, and Safequest Solano. The City estimates that 125 persons were served, including survivors of domestic violence, persons in recovery from substance addiction, and severely mentally ill persons.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	483	0
Black or African American	588	3
Asian	169	0
American Indian or American Native	15	1
Native Hawaiian or Other Pacific Islander	0	0
Total	1,255	4
Hispanic	105	1
Not Hispanic	1,150	3

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Not included in the chart above are the following collected data:

1. American Indian/Alaska Native and White - 7
2. Asian and White - 3
3. Black/African-American and White - 10
4. American Indian/Alaska Native and Black/African-American - 1
5. Other Multi-racial - 173 (Hispanic - 75 out of 173)

Including the data above, the total unduplicated persons served by Vallejo's CDBG Program funding was 1,449 and 180 of them identified themselves as having Hispanic/Latino origin. The City of Vallejo recorded a U. S. Census Bureau estimated population of 126,090 as of July 1, 2020, making it the largest city in Solano County. In total, 1,453 individuals were assisted during Fiscal Year 2021-22 by the City's various CDBG Program-funded public service agencies and HOME-funded Tenant-Based Rental Assistance Program. Of the individuals served, the majority were Black or African American, followed by White, Asian, and multi-racial. The total persons served who identified themselves as Hispanic were 181 or 12.5 percent.

By comparison, the U. S. Census Bureau estimates for the City of Vallejo as of July 1, 2020 by race and Hispanic origin are as follows: (1) White alone, 33.3 percent; (2) Black or African American alone, 18.5 percent; (3) Asian alone, 27.5 percent; (4) American Indian or Alaskan Native alone, 0.5 percent; (5) Native Hawaiian or Other Pacific Islander alone, 0.7 percent; (6) Two or More Races, 9.1 percent; (7) Hispanic or Latino, 24.5 percent; and (8) White alone, not Hispanic or Latino, 23.2 percent.

The City of Vallejo identifies priority needs and offers services and programs to eligible persons, regardless of race or ethnicity.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,065,713	532,723
HOME	public - federal	926,631	606,829
Other	private	2,010,000	0
Other	public - state	2,010,000	0

Table 3 - Resources Made Available

Narrative

The majority of the funds expended went towards pre-development and development of the Permanent Supportive Housing Project, and the Homeless Navigation Center, administration costs, and reimbursements to non-profit agencies who delivered social/public services.

CDBG Program funds were used in the demolition of buildings at the Permanent Supportive Housing site. The City disbursed the remaining funds in the HOME Program loan to Eden Housing, the developer of the project, for closing costs.

The City incurred expenses for the preconstruction and related planning activities of the Homeless Navigation Center.

CDBG funding for public services were provided to the following non-profit organizations:

1. Fair Housing Advocates of Northern California - Services included comprehensive fair housing services to clients in all protected classes, through the following: intake of 50 housing-related calls (from unduplicated households) and screening for fair housing complaints, including COVID-related calls; providing referrals for non-fair housing calls, including to COVID resources; assisting distressed homeowners of protected classes, including referrals to COVID resources; providing fair housing education to all protected classes; intervening for people with disabilities by making reasonable accommodation or modification requests on behalf of people of disabilities so that they may achieve more stable housing; referring and representing clients in discrimination complaints before HUD and the California Department of Fair Employment and Housing (DFEH); recruiting and training ten new testers who can conduct investigations in Vallejo, and conducting complaint-based tests as needed; a "Fair Housing Law and Practice" seminar for Vallejo Housing Authority (VHA) staff, to provide education to staff who operate critical housing programs benefitting low-income families (e. g., Housing Choice Voucher (HCV) holders), when requested; a fair housing program for VHA HCV recipients on state and federal fair housing protections, including State of California fair housing law in effect as of 2020 protecting them from housing discrimination based on their status as HCV recipients, and the agency's available services, on an as-needed basis and when requested by VHA.

2. Legal Services of Northern California - Provided a range of direct services depending on the nature of the client's legal problem, including: advice and counsel (e. g., eligibility for subsidized housing, foreclosure prevention); brief services (e. g., intervention and negotiations with landlords, lenders); direct representation in administrative and judicial proceedings (e. g., VHA proposed termination of HCV, i. e., "Section 8" assistance; defense of unlawful evictions; lawsuits to enforce affordable housing obligations of local jurisdictions, fair housing requirements, or housing health and safety standards); community education including self-help clinics, distribution of self-help packets (e. g., tenants' rights and responsibilities); client seminars (e. g., on fair housing rights); and community and economic development (e. g., assisting local jurisdictions in developing programs to produce and preserve affordable housing. During COVID-19, the program made resources available to tenants remotely, through links, packets, and videos.
3. Vallejo Senior Citizens' Council - Vallejo's only congregate meal site for seniors, from Monday through Friday. Meals were also distributed for delivery to homebound seniors.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Central City	0		
Country Club Crest	0		
Eastern City	0		
South Vallejo	0		
Vallejo Heights	0		

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City did not give preference to a particular CDBG Program target area neighborhood in the allocation of its CDBG Program or HOME Program funds for Program Year 2021-22. Instead, CDBG Program funds expended were limited to direct benefit activities. Therefore, this section and the table above are not applicable for the reporting period.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City uses a variety of federal, state, local, and private resources to achieve its affordable housing and community development goals as outlined in the Consolidated Plan, and coordinates its resources with County and local organizations.

The waiver to reduce the HOME Program match requirement by 100 percent was extended through September 30, 2022. Additionally, by receiving and expending, on average, up to \$18 million in federal funds from HUD to operate the Housing Choice Voucher (HCV) Program, the Vallejo Housing Authority is able to attract private investment through the voluntary participation of rental housing property owners in the HCV Program.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	717,857
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	717,857
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	717,857

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
516,757	124,590	118,206	0	523,140

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	84	4
Number of Non-Homeless households to be provided affordable housing units	16	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	100	4

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	1,725	1,479
Number of households supported through The Production of New Units	5	0
Number of households supported through Rehab of Existing Units	6	0
Number of households supported through Acquisition of Existing Units	0	0
Total	1,736	1,479

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Vallejo Housing Authority (VHA) assisted 1,479 eligible low-income households as of June 30, 2022, through the Housing Choice Voucher Program and the Veterans Affairs Supportive Housing Program. The VHA worked on increasing its payment standards to align more closely with local rental costs. Plans to increase its voucher utilization rates include: (1) waiting list management, (2) issuance of a Request for Proposal for Project-Based Vouchers by November 2022, and (3) landlord outreach. The VHA expects to reopen its waiting list by the fourth quarter of 2022.

The COVID-19 pandemic and limited staffing have significantly impacted the Division's ability to meet its Affordable Housing goals. The City has been working to complete the Homeless Navigation Center. Additionally, first-time low-income homebuyers faced challenges such as limited housing stock and competition with other homebuyers. The Sonoma Estates Housing Project encountered funding gap and City approval issues, causing a delay.

Discuss how these outcomes will impact future annual action plans.

The City is making progress in the establishment of a Homeless Navigation Center. The project team for the Homeless Navigation Center project is working on closing the funding gap by identifying funding appropriations from State, federal, and private partnerships.

The Sonoma Estates Housing project is scheduled to begin construction in FY 2022-23.

Construction of 74 new rental units of permanent supportive housing for homeless persons located at 2118 and 2134-36 Sacramento Street is estimated to be completed in FY 2022-23. A tenant selection process is scheduled for October 2022; move-in is expected to occur in January 2023.

The TBRA Program has been relaunched in FY 2021-22, and will continue to be funded through FY 2022-23.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	4
Low-income	0	0
Moderate-income	0	0
Total	0	4

Table 13 – Number of Households Served

Narrative Information

The City provided rental assistance through its Tenant-Based Rental Assistance Program to four eligible households during the reporting period.

The City did not produce new units, rehabilitate, or acquire existing units in FY 2021-22.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Housing and Community Development (HCD) Division supports Vallejo's long-range plan to address homelessness and safety net service needs, and works with the City Manager's Office to develop programs and supportive services to maintain a seamless continuum of care for the homeless. The City has been partnering with local nonprofit agencies and Solano County to conduct outreach to unsheltered individuals throughout Vallejo. During these outreach activities, needs assessments are performed to determine the type of services that can be provided to homeless persons. The City works with Resource Connect Solano in assisting connecting services to people in need.

For Program Year 2021-22, the City continued to take a coordinated and regional approach, which is consistent with State guidance on combining county resources and expertise.

Addressing the emergency shelter and transitional housing needs of homeless persons

EMERGENCY SHELTER

A number of agencies have been providing emergency shelter services to homeless persons within the jurisdiction. The Christian Help Center served 247 unduplicated persons. Safequest Solano provided eighteen beds at a domestic violence shelter for women and their children. The Southern Solano Alcohol and Drug Council (SSADC) Recovery Center provided five detox beds and seven sober living beds at its main location, and eight residential treatment beds for women and their children.

The City is working on implementing the countywide Community Action Partnership (CAP) Solano Joint Powers Authority (JPA) Action Plan and 5-Year Strategic Plan to help to produce a range of housing options for the houseless in Vallejo. Two permanent supportive housing projects (120+ units) are set to open in early 2023. The City is also in the process of developing a 125-bed Navigation Center to help get individuals off the streets and transition into other housing opportunities.

TRANSITIONAL HOUSING

Listed below are agencies that provide transitional housing for Vallejo residents.

1. Reynaissance Family Center - 21 beds for families and disabled individuals
2. Bay Area Community Services - eight-bed housing facility for mentally ill persons, known as Rosewood Place

3. House of Acts - eight-bed sober living residency for men who are parolees and working
4. The Lord's Fellowship - leased and operated an eight-bed housing facility for formerly homeless men who are now employed
5. SSADC - five-bed sober living residency for women and their children

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Vallejo Housing Authority (VHA) has been providing case management and support to current participants of the Housing Choice Voucher Program. The VHA has been exhausting its current waiting list with the aim of opening the list for new applicants by the fourth quarter of calendar year 2022. VHA staff also coordinates with Veterans Affairs case managers in providing rental assistance to veterans.

The City continues to work with the regional JPA on Homelessness and Solano County and local nonprofits to connect individuals at risk for homelessness to services to assist in avoiding homelessness. The City continues to look for funding and opportunities to bring additional housing units in Vallejo.

The City does not receive Emergency Solutions Grant (ESG) homeless prevention funds.

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 VHA, in partnership with the U.S. Department of Veterans Affairs, administers the Veterans Affairs Supportive Housing (VASH) Program. The VASH Program enables homeless veterans and their families to gain access affordable housing with an array of supportive services.

The City is working with individuals and families experiencing homelessness to assist them with getting access to services to help with stabilization and getting into housing. The city partners with the regional JPA on Homelessness, local nonprofits, Resource Connect Solano – the coordinated entry provider for the County and Solano County, to get into the system for housing referrals and access to other programs and opportunities to stabilize and transition to permanent and independent living.

Additionally, the City has added a Homelessness Manager position to make addressing homelessness an

area of top priority for Vallejo.

The City is committed to continue to work to address the needs of the homeless population through the:

Tenant-Based Rental Assistance Program

The City's TBRA Program will provide rental assistance for up to twenty-four months, for persons who are homeless or at imminent risk of homelessness, who are referred to the HCD Division by the operator of the County's Coordinated Entry System. Households who received TBRA will be given preference for a Housing Choice Voucher once the household has successfully exited the TBRA Program.

Homeless Navigation Center

The Homeless Navigation Center will be a 125-bed facility that is estimated to be completed in the current five-year planning period (2020-24). Aside from temporary shelter, the center will also provide access to medical services, and social services to individuals, veterans, and seniors.

Permanent Supportive Housing

Construction of 74 rental units at the Permanent Supportive Housing site is expected to be completed by December 2022. The selection process for eligible extremely low-and very-low-income households is scheduled to begin in October 2022. The VHA has committed to allocate Project-Based Vouchers to the project. Project-based vouchers are a component of the HCV Program where a portion of the Housing Authority's authorized voucher units may be attached to specific housing units located within the city.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Vallejo Housing Authority (VHA) administers the Housing Choice Voucher (HCV) Program which provides long-term rental assistance to eligible very low-income households, including the elderly and the disabled. A program participant that is issued a voucher is responsible for finding a suitable housing unit of their choice in the private market where the owner agrees to rent under the HCV Program and adhere to program requirements. The VHA partners with property owners and managers to assist up to 2,267 low-income families. A housing subsidy is paid to the landlord directly by the VHA on behalf of the participating household. The household pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

The Veterans Affairs Supportive Housing (VASH) Program provides rental assistance vouchers to veterans who are experiencing homelessness. The VHA partners with the Department of Veterans Affairs (VA) to assist up to 81 participants. VA case workers also provide case management and clinical services to help veterans maintain a stable housing environment. As of June 30, 2022, 1,479 vouchers were used, or approximately 63 percent, of which 25 were project-based, and 39 were VASH.

The VHA does not own or administer any public housing units.

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

The Family Self-Sufficiency (FSS) Program offers opportunities for existing HCV Program participants to receive case management services and financial incentives enabling them to move toward economic independence and self-sufficiency. Participation is voluntary and requires a five-year personal commitment. As the FSS Program participant's rental share increases because of increased earned income, a specified amount of money is deposited into an interest earning savings account on behalf of the qualifying participant. Upon successful completion of the FSS Program, the participant will have access to those funds that they may use towards the purchase of a home. As of June 30, 2022, the Vallejo Housing Authority has 55 FSS Program participants.

During the reporting period, CDBG and HOME Program funds were allocated for mortgage assistance to eligible low-income households.

Actions taken to provide assistance to troubled PHAs

The Vallejo Housing Authority is not a troubled Public Housing Agency (PHA).

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City of Vallejo is currently working on updating the Housing Element of its General Plan. The Housing Element Update (2015-2023) adopted by the City Council on May 26, 2015 included the following policies that aim to promote development of housing that is affordable to households at a range of income levels (extremely-low, very-low, low, moderate, and above moderate incomes).

GOAL A – FACILITATE PRODUCTION OF HOUSING TO ACCOMMODATE VALLEJO'S FAIR SHARE OF THE REGIONAL HOUSING DEMAND

Policy A.1: The City of Vallejo strives to provide opportunities for the development of new housing adequate to meet its share of the increasing regional demand for households at all income levels.

Program A 1.1.3: Mixed-Use Development. The City will continue to encourage and facilitate the residential development in mixed-use zones, particularly units affordable to extremely low-, low- and very low-income households. The City will consider in the General Plan update, Sonoma Boulevard Specific Plan, and Zoning Ordinance update providing more flexibility for mixed-use development with residential units on the ground floor of certain commercial areas (except for storefronts abutting the public sidewalk) or under certain conditions.

Program A 1.1.4: High Density. The City will increase the density of High Density Residential (HDR) designated parcels from 27 to 30 units per acre. This will occur in conjunction with the Zoning Code update process.

Program A 3.1.2: Density Bonus Amendment. The City will amend its Zoning Ordinance pursuant to Government Code Section 65915-65918 to incentivize the development of affordable housing in the City, including increased density allowances and reduced parking standards in compliance with State law.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In November, 2020 the City approved loan agreements with Eden Housing, the developer of City-owned parcels located at 2118 and 2134-36 Sacramento Street, for the eventual development of 74 permanent supportive rental units for homeless families and individuals, an unmet need in Vallejo.

During the reporting period, the Housing and Community Development Division staff worked with the City's Public Works Department to complete preconstruction and related planning activities to construct a homeless navigation center on a City-owned parcel that will serve up to 125 homeless persons.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Vallejo Housing Authority staff ensured that lead-based paint educational materials, inspections, and referrals are made available to Housing Choice Voucher holders and rental housing property owners participating in VHA programs. As needed, the City of Vallejo addressed unsafe and hazardous housing units, a City Council priority, which included a visual inspection for lead-based paint.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City continues to administer the Family Self-Sufficiency (FSS) Program, a sub-program of the Housing Choice Voucher Program. As of June 30, 2022, 55 persons were enrolled in the FSS Program. The FSS program enables HUD-assisted families to increase their earned income and provide financial incentive that they can use towards economic independence.

During the reporting period, two FSS Program participants satisfied their contracts of participation and graduated from the program. They received a combined total in escrow savings of \$34,074.57.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City Council directs and approves the priority needs in the Consolidated Plan and Annual Action Plan. The Housing and Community Development Division, in the City Manager's Office, implements the activities identified in the Annual Action Plan, provides funding and technical assistance to non-profit housing developers and service providers, and other City departments for projects that meet the needs documented in the plan. The Division also works with County offices, and non-profit organizations which provided services to homeless persons, and lenders operated housing loan programs to fund below market-rate mortgages for low-income persons in the community. The City is a member of the Community Action Partnership of Solano Joint Powers Authority and the Housing First Solano Continuum of Care.

The City and the Vallejo Housing Authority coordinate their efforts and activities to ensure adequate and efficient service in the areas of public housing and housing assistance.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Vallejo Housing Authority does not own any public housing; therefore, it relies on the private rental market to supply units for Housing Choice Voucher (HCV) Program participants. The VHA recognizes that landlord participation is critical to its success. The VHA ensures that landlords are paid in a timely manner, and it plans to conduct outreach activities to retain and attract participation in the program.

The City provided CDBG funding to three social service agencies during the FY 2021-22. HCV participants were informed of the services available to them through these agencies.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City will complete an update of its Analysis of Impediments (AI) to Fair Housing Choice report by December 31, 2022. The current AI was updated in 2015.

Actions to address identified impediments taken during the plan period included deconcentration of poverty in the allocation of Housing Choice Vouchers and in the selection of proposed affordable housing sites.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Vallejo monitors its activities and projects as required by 2 CFR 200.332(d), 24 CFR 570.501(b) for CDBG- and NSP-funded programs, and 24 CFR 92.504 for HOME-funded programs. Monitoring is the primary tool the City uses to ensure CDBG-, NSP-, and HOME-funded projects are carried out in accordance with program requirements. The City has monitoring plans for its CDBG-, NSP-, and HOME-funded programs and activities to ensure compliance with the respective rules of each program and to ensure that implementation of federally funded activities and projects conducted by the City's partners complies with all applicable federal statutes, regulations, and Executive Orders.

Monitoring is an ongoing process throughout the program year. The City's monitoring plan includes:

1. Planning: Preparation for monitoring and scheduling of monitoring visits
2. Implementation: Desk reviews, onsite reviews, and inspections of housing units subject to long-term affordability covenants), and
3. Follow-Up: Ongoing communication with subrecipient agencies and housing project owners

Each Plan includes a risk assessment component to help the City evaluate which subrecipients or other funding recipients (developers, Community Housing Development Organizations (CHDOs), etc.) require comprehensive, and/or on-site monitoring. The risk assessment helps the City identify the relative risk that a project, program or organization could fail to comply with program requirements, or may be vulnerable to fraud or abuse.

Monitoring by the City falls into four general areas:

1. Program Monitoring - assessing the overall performance and operation of the program and help the City determine if its programs and activities are being carried out effectively and in compliance with CDBG Program and HOME Program rules
2. Administrative and Financial Monitoring - assessing the fiscal and administrative management of CDBG Program and HOME Program funds
3. Project Monitoring - assessing compliance with requirements related to specific CDBG Program and HOME Program activities and projects, such as specific homebuyer or rental housing development projects; and

4. Long-Term Monitoring - assessing compliance with long-term CDBG Program requirements, and HOME Program requirements that apply to HOME Program-assisted rental and homeownership housing after project completion.

Due to limited staffing and the impacts of the coronavirus on the operations of the HCD Division, during the performance period the City's monitoring was limited to desk monitoring reviews of the non-profit agencies providing CDBG Program activities; however, these reviews were necessary and valuable as they enabled the City to determine: (1) whether programs were in accordance with the Consolidated Plan, Action Plan, and HUD and City requirements; (2) whether activities were delivered in a timely manner; and (3) that information entered in the HUD Integrated Disbursement and Information System (IDIS) was correct and complete, including in the Consolidated Annual Performance and Evaluation Report (CAPER). All discrepancies and concerns were addressed.

The City has prepared a Monitoring Risk Assessment Level Criteria document, governed by: (1) quarterly desk reviews, (2) new subrecipient agencies or significant organizational changes, (3) cumulative grant award, (4) administrative history, (5) program performance, and (6) financial strength. All subrecipient agencies are to be monitored on-site at least every other year, depending on their risk level.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City adheres to its adopted Citizen Participation Plan. A public hearing on the draft FY 2021-22 CAPER was originally scheduled for September 1, 2022, but was later rescheduled and held on September 8, 2022 during a special meeting of the City's Housing and Community Development Commission (HCDC). Public notices regarding the draft CAPER and public hearing were published in the local City newspaper, the Vallejo Times-Herald, which publishes Tuesday through Sunday, on August 16, 2022 and September 7, 2022, and on the City's website. The draft CAPER was made available on the City's HCD Division webpage. The comment period on the draft CAPER began on August 16, 2022 and ended on September 8, 2022. There were no public comments.

The Council approved the CAPER on September 13, 2022.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no changes in the City's CDBG Program objectives for FY 2021-22.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Limited staffing and impacts of the coronavirus on the operations of the HCD Division continued onto FY 2021-22 and hindered on-site rental housing unit inspections. The following are affordable rental housing units assisted by HOME Program funds:

1. Avian Glen Apartments - eleven floating HOME Program units
2. Temple Art Lofts - four floating HOME Program units
3. Marina Tower - eleven floating HOME Program units

The staffing level has since improved by the beginning of FY 2022-23, i. e., the fiscal year beginning July 1, 2022 and ending June 30, 2023. The City is scheduled to inspect these rental housing units for compliance with Housing Quality Standards or higher by the third quarter of FY 2022-23.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City requires that its housing programs be administered affirmatively to achieve a condition in which individuals of similar income levels in the same housing market area have a like range of housing choices available to them regardless of their race, color, national origin, religion, sex, disability, or familial status. Likewise, non-profit agencies and affordable housing developers receiving HOME Program funds from the City shall must conduct affirmative marketing activities in order to attract eligible persons who are least likely to apply for the program and pursue affirmative fair housing marketing policies in soliciting applicants, in determining their eligibility, and in conducting rental transactions, including: All advertisements, brochures, public notices, signage, etc., include the HUD Fair Housing logo and a written statement that the non-profit or developer is an Equal Housing Opportunity provider.

Non-profit agencies are required to make a good faith effort to seek to provide housing under their Agreements to eligible persons of all racial, ethnic, and gender groups in the City. non-profits agree, pursuant to their executed HOME Program Agreements, not to discriminate against potential homebuyers or tenants based on race, color, ancestry, national origin, gender, sexual orientation, age, marital status, familial status, presence of children in a household, source of income, physical, sensory, or cognitive disability, HIV/AIDS or HIV/AIDS-related conditions, or on any other arbitrary basis.

Affirmative marketing activities include, but are not limited to, methods and formats of advertising and community outreach, that are designed to reach persons who are least likely to apply for the program. The agency that administered the City's mortgage assistance programs conducted virtual program overview sessions and distributed flyers that were professionally translated into Spanish and Filipino.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In FY 2021-22, \$124,589.58 of HOME Program income was received of which \$76,861.20 came from loan payments and \$47,728.38 were from loan payoffs.

Out of \$124,589.58 of HOME Program income received, \$118,206.46 were expended. Majority of these funds were used as part of a loan to the developer of the Permanent Supportive Housing project. As the project has not yet been completed, tenant characteristics are not available.

The second project where HOME funds were used for FY 2021-22 was the Tenant-Based Rental Assistance Program. A total of four households were assisted. The program participant characteristics are shown in the table below.

Tenant	% of Area Median Income	Race	Hispanic/Latino	Type of Household
#1	0 - 30%	Black/African-American	No	Single Parent
#2	30 - 50%	Black/African-American	Yes	Single Parent
#3	0 - 30%	American Indian	No	Two Parents
#4	30 - 50%	Black/African-American	No	Single Parent

Table 14 - TBRA PROGRAM PARTICIPANT CHARACTERISTICS

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

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 and rental housing, the City allocated \$165,765 HOME Program funds to the acquisition of property in order to construct workforce housing. This goal addressed the needs of priority groups one and three in the Consolidated Plan. No funds were expended for this project during the reporting period due to limited staffing.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

The City had no activities in FY 2021-22 that required Section 3 reporting.

Attachment

Public Notices for CAPER of FY 2021-22

Times-Herald

TimesHeraldOnline.com • Vallejo, CA

c/o Legals 57 Commerce Place, Suite A
Vacaville, CA 95687
530-406-6223
legals@thereporter.com

3559929

VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

Account Number: 3559929

Ad Order Number: 0006691476

Customer's Reference FY 2021-22 CAPER Public Notice Eng
/ PO Number: / FY 2021-22 CAPER Public Notice Eng

Publication: Vallejo Times-Herald

Publication Dates: 08/16/2022

Amount: \$242.32

Payment Amount: \$0.00

Invoice Text: **CONSOLIDATED
ANNUAL
PERFORMANCE AND EVALUATION
REPORT (CAPER)
FISCAL YEAR (FY) 2021-22**

DATE OF NOTICE:
August 16, 2022

**FOR MORE
INFORMATION:**
Chari Barrera,
Administrative
Manager
(707) 553-7204, chari.barrera@cityofvallejo.net

The City of Vallejo has prepared the draft CAPER for the second year of its FY 2020-21 through FY 2024-25 Consolidated Plan. The Consolidated Plan is a five-year planning document required by the U. S. Department of Housing and Urban Development (HUD) that is intended to address the City's housing and community development needs. The FY 2021-22 CAPER describes the City's performance in achieving the objectives in the Consolidated Plan for the period beginning July 1, 2021 and ending June 30, 2022.

The Housing and Community Development Commission of the City of Vallejo is scheduled to hold a public hearing to receive comments on the draft CAPER at a regular meeting after 7:00 p. m. on Thursday, September 1, 2022. Anyone interested in commenting on this report is invited to participate in this hearing. Written comments on the CAPER may also be submitted until 5:00 p. m. on September 1, 2022 to: Chari Barrera at chari.barrera@cityofvallejo.net, or in the Housing and Community Development Division drop box located at 200 Georgia Street, Vallejo, CA 94590. The Council of the City of Vallejo is scheduled to review and approve this document on September 13, 2022. HUD requires that the CAPER be submitted by September 30, 2022.

Beginning August 16, 2022, the draft CAPER will be available on the City's Web Page at: <http://www.cityofvallejo.net>, under "Our City, Departments and Divisions, Housing and Community Development Division, Document Library, CAPER, Draft CAPER FY 2021-22."

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 minority and women-owned businesses to submit bids and proposals for CDBG Program and HOME Program contracts. For further information, contact the 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.

Vallejo Times-Herald

c/o Legals 57 Commerce Place, Suite A
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VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

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

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

FILE NO. FY 2021-22 CAPER Public Notice Eng

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

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

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

08/16/2022

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

Dated at Vallejo, California, this
16th day of August 2022



(Signature) Jill Teer

r:BP16-0702/17

Legal No. 0006691476

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FISCAL YEAR (FY) 2021-22

DATE OF NOTICE:
August 16, 2022

FOR MORE
INFORMATION:
Chari Barrera,
Administrative
Manager
(707) 553-7204, chari.
barrera@cityofvallej
o.net

The City of Vallejo has prepared the draft CAPER for the second year of its FY 2020-21 through FY 2024-25 Consolidated Plan. The Consolidated Plan is a five-year planning document required by the U. S. Department of Housing and Urban Development (HUD) that is intended to address the City's housing and community development needs. The FY 2021-22 CAPER describes the City's performance in achieving the objectives in the Consolidated Plan for the period beginning July 1, 2021 and ending June 30, 2022.

The Housing and Community Development Commission of the City of Vallejo is scheduled to hold a public hearing to receive comments on the draft CAPER at a regular meeting after 7:00 p. m. on Thursday, September 1, 2022. Anyone interested in commenting on this report is invited to participate in this hearing. Written comments on the CAPER may also be submitted until 5:00 p. m. on September 1, 2022 to: Chari Barrera at chari.barrera@cityofvallejo.net, or in the Housing and Community De-

1

velopment division drop box located at 200 Georgia Street, Vallejo, CA 94590. The Council of the City of Vallejo is scheduled to review and approve this document on September 13, 2022. HUD requires that the CAPER be submitted by September 30, 2022.

Beginning August 16, 2022, the draft CAPER will be available on the City's Web Page at: <http://www.cityofvallejo.net>, under "Our City, Departments and Divisions, Housing and Community Development Division, Document Library, CAPER, Draft CAPER FY 2021-22."

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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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VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

Account Number: 3559929

Ad Order Number: 0006691481

Customer's Reference FY 2021-22 CAPER Public Notice Span
/ PO Number: / FY 2021-22 CAPER Public Notice Span

Publication: Vallejo Times-Herald

Publication Dates: 08/16/2022

Amount: \$297.00

Payment Amount: \$0.00

Invoice Text: **INFROME ANNUAL CONSOLIDADO DE EVALUACIÓN Y DESEMPEÑO
(CAPER)
AÑO FISCAL (AF) 2021-22**

FECHA DE AVISO:
16 de agosto de 2022

**PARA MAS
INFORMACION:**
Chari Barrera,
Gerente
Administrativa
(707) 553-7204, chari.
barrera@cityofvallejo.net

La Ciudad de Vallejo ha preparado el borrador de CAPER para el segundo año de su Plan Consolidado del AF 2020-21 al AF 2024-25. El Plan Consolidado es un documento de planificación de cinco años requerido por el Departamento de Vivienda Y Desarrollo Urbano de los EE.UU. (HUD) que está destinado a abordar las necesidades de desarrollo comunitario de la vivienda de la Ciudad. El CAPER para el año fiscal 2021-22 describe el desempeño de la Ciudad en el logro de los objetivos del Plan Consolidado para el período que comienza el 1 de julio de 2021 y termina el 30 de junio de 2022.

La Comisión de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo está programada para realizar una audiencia pública para recibir comentarios sobre el borrador del CAPER en una reunión regular después de las 7:00 p.m. el jueves 1 de septiembre de 2022. Se invita a participar en esta audiencia a cualquier persona interesada en comentar sobre este informe. También se puede enviar comentarios escritos sobre el CAPER hasta las 5:00 p.m. el 1 de septiembre de 2022 a: Chari Barrera, a chari.barrera@cityofvallejo.net, o en el buzón de la División de Vivienda y Desarrollo Comunitario ubicado en 200 Georgia Street, Vallejo, CA 94590. El Concejo de la Ciudad de Vallejo está programado para revisar y aprobar este documento el 13 de septiembre de 2022. HUD requiere que el CAPER se presente antes del 30 de septiembre de 2022.

A partir del 16 de agosto de 2022, el borrador de CAPER estará disponible en la página web de la ciudad en: <http://www.cityofvallejo.net>, en "Our City, Departments and Divisions, Housing and Community Development Division, Housing and Community Development, Document Library, CAPER, Draft CAPER FY 2021-22."

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 (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

Vallejo Times-Herald

c/o Legals 57 Commerce Place, Suite A
Vacaville, CA 95687
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legals@thereporter.com

3559929

VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

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

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

FILE NO. FY 2021-22 CAPER Public Notice Span

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

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

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

08/16/2022

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

Dated at Vallejo, California, this
16th day of August 2022



(Signature) Jill Teer

rBP16-0702/17

Legal No. 0006691481

INFOME ANNUAL
CONSOLIDADO DE
EVALUACIÓN Y
DESEMPEÑO
(CAPER)
AÑO FISCAL (AF)
2021-22

FECHA DE AVISO:
16 de agosto de 2022

PARA MAS
INFORMACION:
Chari Barrera,
Gerente
Administrativa
(707) 553-7204, chari.
barrera@cityofvallejo.net

La Ciudad de Vallejo ha preparado el borrador de CAPER para el segundo año de su Plan Consolidado del AF 2020-21 al AF 2024-25. El Plan Consolidado es un documento de planificación de cinco años requerido por el Departamento de Vivienda y Desarrollo Urbano de los EE.UU. (HUD) que está destinado a abordar las necesidades de desarrollo comunitario de la vivienda de la Ciudad. El CAPER para el año fiscal 2021-22 describe el desempeño de la ciudad en el logro de los objetivos del Plan Consolidado para el periodo que comienza el 1 de julio de 2021 y termina el 30 de junio de 2022.

La Comisión de Vivienda y Desarrollo Comunitario de la Ciudad de Vallejo está programada para realizar una audiencia pública para recibir comentarios sobre el borrador del CAPER en una reunión regular después de las 7:00 p.m. el jueves 1 de septiembre de 2022. Se invita a participar en esta audiencia a

1

cualquier persona interesada en comentar sobre este informe. También se puede enviar comentarios escritos sobre el CAPER hasta las 5:00 p.m. el 1 de septiembre de 2022 a: Charli Barrera, a c h a r l i . b a r r e r a @ c i t y o f v a l l e j o . n e t , o en el buzón de la División de Vivienda y Desarrollo Comunitario ubicado en 200 Georgia Street, Vallejo, CA 94590. El Concejo de la Ciudad de Vallejo está programado para revisar y aprobar este documento el 13 de septiembre de 2022. HUD requiere que el CAPER se presente antes del 30 de septiembre de 2022.

A partir del 16 de agosto de 2022, el borrador de CAPER estará disponible en la página web de la ciudad en: <http://www.cityofvallejo.net>, en "Our City, Departments and Divisions, Housing and Community Development Division, Housing and Community Development, Document Library, CAPER, Draft CAPER FY 2021-22."

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 (COBG) 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.

735-2522	sin
TTY/TDD o	
1-800-735-2929	con
un TTY/TDD	

rBP16-0703/17

3

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3559929

VALLEJO CITY HOUSING
200 GEORGIA STREET
VALLEJO, CA 94590

Account Number: 3559929

Ad Order Number: 0006691482

Customer's Reference FY 2021-22 CAPER Public Notice Tagalog
/ PO Number: / FY 2021-22 CAPER Public Notice Tagalog

Publication: Vallejo Times-Herald

Publication Dates: 08/16/2022

Amount: \$281.15

Payment Amount: \$0.00

r:BP16-0703/17

1

Invoice Text: **PINAGSAMA-SAMANG TAUNANG PAGGANAP AT PAGSUSURI (CAPER)
PARA SA PISKAL NA TAONG 2021-22**

DATE OF NOTICE:
Agosto 16, 2022

**FOR MORE
INFORMATION:**
Chari Barrera,
Administrative
Manager
(707) 553-7204, chari.barrera@cityofvallejo.net

Inihanda ng Lungsod ng Vallejo ang draft ng CAPER para sa ikalawang taon ng FY 2020-21 nito hanggang FY 2024-25 Consolidated Plan. Ang Pinagsama-samang Plano ay isang limang taong dokumento sa pagpapalano na kinakailangan ng U. S. Department of Housing and Urban Development (HUD) na naglalayong tugunan ang mga pangangailangan sa pabahay at pagpapalunlad ng komunidad ng Lungsod. Inilalarawan ng FY 2021-22 CAPER ang pagganap ng Lungsod sa pagkamit ng mga layunin sa Pinagsama-samang Plano para sa panahon simula Hulyo 1, 2021 at magtatapos sa Hulyo 30, 2022.

Ang Housing and Community Development Commission ng Lungsod ng Vallejo ay nakatakdang magsagawa ng pampublikong pagdinig upang makatanggap ng mga komento sa draft ng CAPER sa isang regular na pagpupulong pagkalipas ng 7:00 p. m. sa Huwebes, Setyembre 1, 2022. Ang sinumang interesadong magkomento sa ulat na ito ay iniimbitahan na lumahok sa pagdinig na ito. Ang mga nakasulat na komento sa CAPER ay maaari ding isumite hanggang 5:00 p. m. ng Setyembre 1, 2022 kay: Chari Barrera sa chari.barrera@cityofvallejo.net, o sa drop box ng Housing and Community Development Division na matatagpuan sa 200 Georgia Street, Vallejo, CA 94590. Nakatakdang surin ng Konseho ng Lungsod ng Vallejo at aprubahan ang dokumentong ito sa Setyembre 13, 2022. Kinakailangan ng HUD na isumite ang CAPER sa Setyembre 30, 2022.

Simula Agosto 16, 2022, ang draft ng CAPER ay makikita sa webpage ng Lungsod sa: <http://www.cityofvallejo.net>, sa ilalim ng "Our City, Departments and Divisions, Housing and Community Development Division, Document Library, CAPER, Draft CAPER FY 2021-22."

Ang Lungsod ng Vallejo ay nagbibigay ng mga programa at serbisyo nito sa paraang walang diskriminasyon, at isang Equal Opportunity Employer. Hinihikayat din ng Lungsod ng Vallejo ang mga minorya at negosyong pag-aari ng kababaihan na magsumite ng mga bid at panukala para sa mga kontrata ng CDBG Program at HOME Program. Para sa karagdagang impormasyon, makipag-ugnayan sa Housing and Community Development Division sa (707) 648-4507. Para sa karagdagang impormasyon sa pampublikong abiso na ito, ang may kapansanan sa pandinig ay maaaring tumawag sa California Relay Service sa 1-800-735-2922 na walang TTY/TDD, o 1-800-735-2929 na may TTY/TDD.

Vallejo Times-Herald

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

STATE OF CALIFORNIA
COUNTY OF SOLANO, S.S.

FILE NO. FY 2021-22 CAPER Public Notice Tagalog

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

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

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

08/16/2022

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

Dated at Vallejo, California, this
16th day of August 2022



(Signature) Jill Teer

r:BP16-0703/17

Legal No. 0006691482

PINAGSAMA-SAMANG TAUNANG
PAGGANAP AT
PAGSUSURI (CAPER)
PARA SA PISKAL NA
TAONG 2021-22

DATE OF NOTICE:
Agosto 16, 2022

FOR MORE
INFORMATION:
Chari Barrera,
Administrative
Manager
(707) 553-7204, chari.
barrera@cityofvallej
o.net

Inihanda ng Lungsod
ng Vallejo ang draft
ng CAPER para sa
ikalawang taon ng
FY 2020-21 nito
hanggang FY 2024-25
Consolidated Plan.
Ang Pinagsama-
samang Plano ay
isang limang taong
dokumento sa
pagpapalano na
kinsailangan ng U.
S. Department of
Housing and Urban
Development (HUD)
na naglalayong
tugunan ang mga
pangangailangan sa
pabahay at
pagpapalunad ng
komunidad ng
Lungsod.
Inilalarawan ng FY
2021-22 CAPER ang
pagganap ng
Lungsod sa
pagkamit ng mga
layunin sa
Pinagsama-samang
Plano para sa
panahon simula
Hulyo 1, 2021 at
magtatapos sa
Hunyo 30, 2022.

Ang Housing and
Community Develop-
ment Commission
ng Lungsod ng Valle-
jo ay nakatakdang
magsagawa ng
pamublikong
pagdinig upang
makatanggap ng
mga komento sa
draft ng CAPER sa
isang regular na
pagpapalunang
pagkilipas ng 7:00 p.
m. sa Huwebes,
Setyembre 1, 2022.
Ang sinumang
interesadong
magkomento sa ulat

1

na ito ay
 niimbitchan na
 lumahok sa pagdinig
 na ito. Ang mga
 nakasulat na
 komento sa CAPER
 ay maaari ding
 isumite hanggang
 5:00 p. m. ng
 Setyembre 1, 2022
 kay: Chari Barrera
 sa chari.barrera@cit
 yofvallejo.net, o sa
 drop box ng Housing
 and Community De-
 velopment Division
 na matatagpuan sa
 200 Georgia Street,
 Vallejo, CA 94590.
 Nakatakdang suriin
 ng Konseho ng
 Lungsod ng Vallejo
 at aprubahan ang
 dokumentong ito sa
 Setyembre 13, 2022.
 Kinsailangan ng
 HUD na isumite ang
 CAPER sa
 Setyembre 30, 2022.

Simula Agosto 16,
 2022, ang draft ng
 CAPER ay makikita
 sa webpage ng
 Lungsod sa: <http://www.cityofvallejo.net>
 et. sa ilalim ng "Our
 City, Departments
 and Divisions, Hous-
 ing and Community
 Development Divi-
 sion, Document Li-
 brary, CAPER, Draft
 CAPER FY 2021-22."

Ang Lungsod ng Val-
 lejo ay nagbibigay
 ng mga programs at
 serbisyo nito sa
 paraang walang
 diskriminasyon, at
 isang Equal Oppor-
 tunity Employer.
 Hinihikayat din ng
 Lungsod ng Vallejo
 ang mga minorya at
 negosyong pag-sari
 ng kababaihan na
 magsunite ng mga
 bild at panukala para
 sa mga kontrata ng
 CDBG Program at
 HOME Program.
 Para sa
 karagdagang
 impormasyon,
 makipag-ugnayan
 sa Housing and
 Community Develop-
 ment Division sa
 (707) 648-4507. Para
 sa karagdagang
 impormasyon sa
 pampublikong abiso
 na ito, ang may
 kapansanan sa
 pandinig ay
 masaring tumawag
 sa California Relay
 Service sa 1-800-
 735-2922 na walang
 TTY/TDD, o 1-800-
 735-2929 na may
 TTY/TDD.

Advertising Order Confirmation

09/01/22 4:28:55PM
Page 1

<u>Ad Order Number</u> 0006696569	<u>Customer</u> VALLEJO CITY HOUSING	<u>Payer Customer</u> VALLEJO CITY HOUSING	<u>PO Number</u> FY 2021-22 CAPER Public Notice Eng
<u>Sales Representative</u> Jill Teer	<u>Customer Account</u> 3559929	<u>Payer Account</u> 3559929	<u>Ordered By</u>
<u>Order Taker</u> Jill Teer	<u>Customer Address</u> 200 GEORGIA STREET VALLEJO, CA 94590	<u>Payer Address</u> 200 GEORGIA STREET VALLEJO, CA 94590	<u>Customer Fax</u>
<u>Order Source</u> Select Source	<u>Customer Phone</u> 707-648-4508	<u>Payer Phone</u> 707-648-4508	<u>Customer EMail</u>
<u>Current Queue</u> Ready	<u>Invoice Text</u> FY 2021-22 CAPER Public Notice Eng		
<u>Tear Sheets</u> 0	<u>Affidavits</u> 0	<u>Blind Box</u>	<u>Materials</u>
		<u>Promo Type</u>	<u>Special Pricing</u>

Advertising Order Confirmation

09/01/22 4:28:55PM
Page 2

<u>Ad Number</u> 0006696569-01	<u>Ad Size</u> 1 X 224 Li	<u>Color</u>	<u>Production Color</u>	<u>Ad Attributes</u>	<u>Production Method</u> AdBooker	<u>Production Notes</u>
<u>External Ad Number</u>	<u>Pick Up</u>	<u>Ad Type</u> Legal Liner	<u>Released for Publication</u>			

Advertising Order Confirmation

09/01/22 4:28:55PM
Page 3

**CONSOLIDATED
ANNUAL
PERFORMANCE AND
EVALUATION
REPORT (CAPER)
FISCAL YEAR (FY)
2021-22**

DATE OF NOTICE:
September 7, 2022

**FOR MORE
INFORMATION:**
Cheri Barrera,
Administrative
Manager
(707) 553-7204, cheri.
barrera@cityofvallejo
.ca.net

The City of Vallejo has prepared the draft CAPER for the second year of its FY 2020-21 through FY 2024-25 Consolidated Plan. The Consolidated Plan is a five-year planning document required by the U. S. Department of Housing and Urban Development (HUD) that is intended to address the City's housing and community development needs. The FY 2021-22 CAPER describes the City's performance in achieving the objectives in the Consolidated Plan for the period beginning July 1, 2021 and ending June 30, 2022.

The Housing and Community Development Commission of the City of Vallejo was originally scheduled to hold a public hearing to receive comments on the draft CAPER at a regular meeting after 7:00 p. m. on Thursday, September 1, 2022, but it has been rescheduled at a special meeting after 7:00 p. m. on Thursday,

Advertising Order Confirmation

09/01/22 4:28:55PM
Page 4

September 8, 2022.
Anyone interested in commenting on this report is invited to participate in this hearing. Written comments on the CAPER may also be submitted until 5:00 p. m. on September 8, 2022 to Chari Barrera at chari.barrera@cityofvallejo.net, or in the Housing and Community Development Division drop box located at 200 Georgia Street, Vallejo, CA 94590. The Council of the City of Vallejo is scheduled to review and approve this document on September 13, 2022. HUD requires that the CAPER be submitted by September 30, 2022.

Beginning August 16, 2022, the draft CAPER was available on the City's Web Page at: <https://www.cityofvallejo.net>, under "Our City, Departments and Divisions, Housing and Community Development Division, Document Library, CAPER, Draft CAPER FY 2021-22."

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 minority and women-owned businesses to submit bids and proposals for CDBG Program and HOME Program contracts. For further information, contact the Housing and Community De-

Advertising Order Confirmation

09/01/22 4:28:55PM
Page 5

velopment 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.

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>	<u># Inserts</u>
Vallejo Times-Herald	Legals CLS NC	General Legal NC - 1076-	09/07/22	1

Order Charges:

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
251.15	0.00	251.15	0.00	\$251.15

Please note: If you pay by bank card, your card statement will show "CAL NEWSPAPER ADV" or "CALIFORNIA NEWSPAPER ADVERTISING SERVICES", depending on the type of card used.

C:\Program Files\WISCI\2.0 Solutions\Software Services\Subarea\Val\Services\BIB\BIB 5 Data\644-1688-012626\Doc\Sub_A001 Order Confirmation.txt 7/21/19 11:08 AM 10/19/2017 Database: B0002Post

Advertising Order Confirmation

09/01/22 4:37:48PM
Page 1

<u>Ad Order Number</u> 0006696571	<u>Customer</u> VALLEJO CITY HOUSING	<u>Payer Customer</u> VALLEJO CITY HOUSING	<u>PO Number</u> FY 2021-22 CAPER Public Notice Span
<u>Sales Representative</u> Jill Teer	<u>Customer Account</u> 3559929	<u>Payer Account</u> 3559929	<u>Ordered By</u>
<u>Order Taker</u> Jill Teer	<u>Customer Address</u> 200 GEORGIA STREET VALLEJO, CA 94590	<u>Payer Address</u> 200 GEORGIA STREET VALLEJO, CA 94590	<u>Customer Fax</u>
<u>Order Source</u> Select Source	<u>Customer Phone</u> 707-648-4508	<u>Payer Phone</u> 707-648-4508	<u>Customer EMail</u>
<u>Current Queue</u> Ready	<u>Invoice Text</u> FY 2021-22 CAPER Public Notice Span		
<u>Tear Sheets</u> 0	<u>Affidavits</u> 0	<u>Blind Box</u>	<u>Materials</u>
		<u>Promo Type</u>	<u>Special Pricing</u>

Advertising Order Confirmation

09/01/22 4:37:48PM
Page 2

<u>Ad Number</u> 0006696571-01	<u>Ad Size</u> 1 X 276 Li	<u>Color</u>	<u>Production Color</u>	<u>Ad Attributes</u>	<u>Production Method</u> AdBooker	<u>Production Notes</u>
<u>External Ad Number</u>	<u>Pick Up</u>	<u>Ad Type</u> Legal Liner	<u>Released for Publication</u>			

Advertising Order Confirmation

09/01/22 4:37:48PM
Page 3

INFORME ANNUAL
CONSOLIDADO DE
EVALUACIÓN Y
DESEMPEÑO
(CAPER)
AÑO FISCAL (AF)
2021-22

FECHA DE AVISO: 7
de septiembre de
2022

PARA MAS
INFORMACION:
Charl Barrera,
Gerente
Administrativa
(707) 553-7204, charl.
barrera@cityofvallejo
.net

La Ciudad de Vallejo
ha preparado el
borrador de CAPER
para el segundo año
de su Plan
Consolidado del AF
2020-21 al AF 2024-
25. El Plan
Consolidado es un
documento de
planificación de
cinco años
requerido por el
Departamento de
Vivienda y
Desarrollo Urbano
de los EE.UU. (HUD)
que está destinado
a abordar las
necesidades de
desarrollo
comunitario de la
vivienda de la Ciu-
dad. El CAPER para
el año fiscal 2021-22
describe el
desempeño de la
Ciudad en el logro
de los objetivos del
Plan Consolidado
para el período que
comienza el 1 de ju-
lio de 2021 y termina
el 30 de junio de
2022.

La Comisión de
Vivienda y
Desarrollo
Comunitario de la
Ciudad de Vallejo
tenia programada
para una audiencia
pública para recibir

Advertising Order Confirmation

09/01/22 4:37:48PM
Page 4

comentarios sobre el borrador del CAPER en una reunión regular después de las 7:00 p.m. el jueves 1 de septiembre de 2022, pero ha sido reprogramado en una reunión especial después de las 7:00 p.m. metro el jueves, 8 de septiembre de 2022. Se invita a participar en esta audiencia a cualquier persona interesada en comentar sobre este informe. También se puede enviar comentarios escritos sobre el CAPER hasta las 5:00 p.m. el 8 de septiembre de 2022 a: Chari Barrera, a c haribarrera@cityofvallejo.net, o en el buzón de la División de Vivienda y Desarrollo Comunitario ubicado en 200 Georgia Street, Vallejo, CA 94590. El Concejo de la Ciudad de Vallejo está programado para revisar y aprobar este documento el 13 de septiembre de 2022. HUD requiere que el CAPER se presente antes del 30 de septiembre de 2022.

A partir del 16 de agosto de 2022, el borrador de CAPER estaba disponible en la página web de la ciudad en: <https://www.cityofvallejo.net>, en "Our City, Departments and Divisions, Housing and Community Development Division, Housing and Community Development, Document Library, CAPER, Draft CAPER FY

Advertising Order Confirmation

09/01/22 4:37:48PM
Page 5

2021-22."

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 (CDB6) 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) 548-4507. 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

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>	<u># Inserts</u>
Vallejo Times-Herald	Legals CLS NC	General Legal NC - 1076~	09/07/22	1

Order Charges:

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
309.36	0.00	309.36	0.00	\$309.36

Please note: If you pay by bank card, your card statement will show "CAL NEWSPAPER ADV" or "CALIFORNIA NEWSPAPER ADVERTISING SERVICES", depending on the type of card used.

C:\Program Files\WYSIWYG Solutions\Software\Demomail\Vallejo\Orders\091-889-0893\0212\Val_0901 Order Confirmation.pdf 7/21/16 11:08 10/11/2017 Database: B4002Post

Advertising Order Confirmation

09/01/22 4:44:47PM
Page 1

<u>Ad Order Number</u> 0006696575	<u>Customer</u> VALLEJO CITY HOUSING	<u>Payer Customer</u> VALLEJO CITY HOUSING	<u>PO Number</u> FY 2021-22 CAPER Public Notice Tag
<u>Sales Representative</u> Jill Teer	<u>Customer Account</u> 3559929	<u>Payer Account</u> 3559929	<u>Ordered By</u>
<u>Order Taker</u> Jill Teer	<u>Customer Address</u> 200 GEORGIA STREET VALLEJO, CA 94590	<u>Payer Address</u> 200 GEORGIA STREET VALLEJO, CA 94590	<u>Customer Fax</u>
<u>Order Source</u> Select Source	<u>Customer Phone</u> 707-648-4508	<u>Payer Phone</u> 707-648-4508	<u>Customer EMail</u>
<u>Current Queue</u> Ready	<u>Invoice Text</u> FY 2021-22 CAPER Public Notice Tag		
<u>Tear Sheets</u> 0	<u>Affidavits</u> 0	<u>Blind Box</u>	<u>Materials</u>
		<u>Promo Type</u>	<u>Special Pricing</u>

Advertising Order Confirmation

09/01/22 4:44:47PM
Page 2

<u>Ad Number</u> 0006696575-01	<u>Ad Size</u> 1 X 267 Li	<u>Color</u>	<u>Production Color</u>	<u>Ad Attributes</u>	<u>Production Method</u> AdBooker	<u>Production Notes</u>
<u>External Ad Number</u>	<u>Pick Up</u>	<u>Ad Type</u> Legal Liner	<u>Released for Publication</u>			

Advertising Order Confirmation

09/01/22 4:44:47PM
Page 3

**PINAGSAMA-SAMANG TAUUNANG
PAGGAHAP AT
PAGSUSURI (CAPER)
PARA SA PISKAL NA
TAONG 2021-22**

DATE OF NOTICE:
Setyembre 7, 2022

**FOR MORE
INFORMATION:**
Cheri Barrera,
Administrative
Manager
(707) 553-7204, cheri.
barrera@cityofvallejo
.net

Inihanda ng Lungsod
ng Vallejo ang draft
ng CAPER para sa
ikalewang taon ng
FY 2020-21 nito
hanggang FY 2024-25
Consolidated Plan.
Ang Pinagsama-
samang Plano ay
isang limang taong
dokumento sa
pagsapalano na
kinakailangan ng U.
S. Department of
Housing and Urban
Development (HUD)
na naglalayong
tugunan ang mga
pangangailangan sa
pabalat ng
pagsapalano ng
komunidad ng
Lungsod.
Inilalarawan ng FY
2021-22 CAPER ang
paganap ng
Lungsod sa
pagkamt ng mga
layunin sa
Pinagsama-samang
Plano para sa
panahon simula
Hulyo 1, 2021 at
magtatapos sa
Hunyo 30, 2022.

Ang Housing and
Community Develop-
ment Commission
ng Lungsod ng Valle-
jo ay nakatukodong
magsagawa ng
pamublikang
pagding upang
makatanggap ng
mga sumangay.

Advertising Order Confirmation

09/01/22 4:44:47PM
Page 4

draft ng CAPER sa
isang regular na
pagpapulong
pagkalipas ng alas
7:00 nang gabi sa
Huwebes
Setyembre 1, 2022
ngunit ang pagdinig
ay na-reschedule sa
Huwebes.
Setyembre 8, 2022 sa
isang espesyal na
pagpapulong
pagkalipas ng alas-
7:00 nang gabi. Ang
sinuman sa
interesadong
magkomento sa ulat
na ito ay
inimbitahan na
lumahok sa pagdinig
na ito. Ang mga
nakasulat na
komento sa CAPER
ay masari ding
isumite hanggang
alas 5:00 nang
hapon ng Setyembre
8, 2022 kay: Chari
Barrera sa chari.barr
era@cityofvallejo.ne
t, o sa drop box ng
Housing and Com-
munity Development
Division na
matatagpuan sa 200
Georgia Street, Val-
lejo, CA 94990.
Nakatakdang surin
ng Konseho ng
Lungsod ng Vallejo
at aprubahan ang
dokumentong ito sa
Setyembre 13, 2022.
Kinahahangon ng
HUD na isumite ang
CAPER
Setyembre 30, 2022.

Simula Agosto 16,
2022, ang draft ng
CAPER ay makikita
sa webpage ng
Lungsod sa: <http://www.cityofvallejo.net>
et, sa ilalim ng "Our
City," Departments
and Divisions, Hou-
sing and Community
Development Divi-
sion, Document Li-
brary, CAPER, Draft
CAPER FY 2021-22."

Ang Lungosod ng Vallejo ay nagpapalagay ng mga programa at serbisyo nito sa pangangailangan ng diskriminasyon, ng Equal Opportunity Employee. Hinihikayat din ng Lungosod ng Vallejo ang mga minority at negosyong pag-aari ng kabalatiran na magkaroon ng mga alid at panukala para sa mga kontrata ng CDBG Program at HOME Program. Para sa karagandang impormasyon, nagkaroon ng mga pag-uusap sa Housing and Community Development Division sa (707) 648-4507. Para sa karagandang impormasyon sa mga pag-uusap, nagkaroon ng mga kapansinang sa pandinig ay maaaring tumawag sa California Relay Service sa 1-800-735-2929 sa walong oras ng araw. 1-800-735-2929 na may TTY/TV.

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>	<u># Inserts</u>
Vallejo Times-Herald	Legals CLS NC	General Legal NC - 1076-	09/07/22	1

Please note: If you pay by bank card, your card statement will show "CAL NEWSPAPER ADV" or "CALIFORNIA NEWSPAPER ADVERTISING SERVICES", depending on the type of card used.

PR 26 - CDBG Financial Summary Report FY 2021-22

	Office of Community Planning and Development		DATE:	09-22-22
	U.S. Department of Housing and Urban Development		TIME:	18:49
	Integrated Disbursement and Information System		PAGE:	1
	PR26 - CDBG Financial Summary Report			
	Program Year 2021			
	VALLEJO, CA			

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	753,486.83
02 ENTITLEMENT GRANT	1,050,713.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	1,305,000.00
05 CURRENT YEAR PROGRAM INCOME	56,148.57
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	214,701.51
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	2,806.66
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	(1,317,353.30)
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,095,503.27

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,618,243.18
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,618,243.18
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	218,403.77
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	(1,305,000.00)
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	531,646.95
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,533,856.32

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,617,689.96
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	(1,304,446.78)
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	313,243.18
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	19.36%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2019 PY: 2020 PY: 2021
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	2,784,980.85
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	2,784,980.85
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	70,291.68
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	70,291.68
32 ENTITLEMENT GRANT	1,050,713.00
33 PRIOR YEAR PROGRAM INCOME	80,916.46
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	(32,654.06)
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,098,975.40
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	6.40%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	218,403.77
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	497.88
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	218,901.65
42 ENTITLEMENT GRANT	1,050,713.00
43 CURRENT YEAR PROGRAM INCOME	270,850.08
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	(227,054.81)
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,094,508.27
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	20.00%



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2021
VALLEJO, CA

DATE: 09-22-22
TIME: 18:49
PAGE: 2

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2021	9	1138	6577606	Homeless Navigation Center	03C	LMC	\$16,599.60
2021	9	1138	6603507	Homeless Navigation Center	03C	LMC	\$40,456.84
2021	9	1138	6605711	Homeless Navigation Center	03C	LMC	\$42,561.55
2021	9	1138	6637996	Homeless Navigation Center	03C	LMC	\$1,724.01
2021	9	1138	6671186	Homeless Navigation Center	03C	LMC	\$58,759.38
					03C	Matrix Code	\$160,301.38
2014	42	1084	6338247	NMI Building Demolition	03Z	LMU	\$1,305,000.00
					03Z	Matrix Code	\$1,305,000.00
2020	26	1131	6637996	Permanent Supportive Housing - Building Demolition Activity Delivery Costs	04	LMC	\$38.00
2021	10	1139	6577606	Permanent Supportive Housing	04	LMC	\$269.04
2021	10	1139	6603507	Permanent Supportive Housing	04	LMC	\$62,186.83
2021	10	1139	6605711	Permanent Supportive Housing	04	LMC	\$9,134.25
2021	10	1139	6671186	Permanent Supportive Housing	04	LMC	\$10,668.78
					04	Matrix Code	\$82,296.90
2021	4	1150	6671186	Vallejo Senior Citizens' Council	05A	LMC	\$10,480.33
					05A	Matrix Code	\$10,480.33
2021	4	1152	6671186	Legal Services of Northern California	05C	LMC	\$29,811.35
					05C	Matrix Code	\$29,811.35
2021	4	1151	6671186	Fair Housing Advocates of Northern California	05J	LMC	\$30,000.00
					05J	Matrix Code	\$30,000.00
Total							\$1,617,689.96

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2021	4	1150	6671186	No	Vallejo Senior Citizens' Council	B21MC060029	EN	05A	LMC	\$10,480.33
									05A	Matrix Code
2021	4	1152	6671186	No	Legal Services of Northern California	B21MC060029	EN	05C	LMC	\$29,811.35
									05C	Matrix Code
2021	4	1151	6671186	No	Fair Housing Advocates of Northern California	B21MC060029	EN	05J	LMC	\$30,000.00
									05J	Matrix Code
										\$70,291.68
										\$70,291.68

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	1	1085	6529437	City Program Administration	21A		(\$497.88)
2021	1	1137	6577606	CDBG Program Administration	21A		\$69,114.63
2021	1	1137	6603507	CDBG Program Administration	21A		\$54,865.66
2021	1	1137	6605711	CDBG Program Administration	21A		\$34,975.19
2021	1	1137	6637996	CDBG Program Administration	21A		\$41,411.95
2021	1	1137	6671186	CDBG Program Administration	21A		\$18,534.22
					21A	Matrix Code	\$218,403.77
Total							\$218,403.77



ACTION CALENDAR 12.A.

DATE: June 14, 2023

TO: Chair and Commissioners
Housing and Community Development Commission

FROM: Chari Francisco, Administrative Manager

SUBJECT: PROPOSED HOUSING AUTHORITY OF THE CITY OF VALLEJO FISCAL YEAR 2023-24 BUDGET

RECOMMENDATION

Adopt the enclosed Resolution recommending that the Board of Directors of the Housing Authority of the City of Vallejo (HACV) approve the proposed Budget of the HACV for Fiscal Year (FY) 2023-24 (July 1, 2023 through June 30, 2024).

REASONS FOR RECOMMENDATION

The HACV contracts with the City of Vallejo for financial and other services. The HACV prepares a separate budget, which is then consolidated into the City's FY 2023-24 Proposed Budget document. Preparation of a separate budget document increases efficiency and ease of review by the HACV Board and the public. Adopting the Budget Resolution at this time will allow the HACV to operate and provide services after June 30, 2023 based on the most current projection of revenues and expenditures.

BACKGROUND AND DISCUSSION

In FY 2023-24, the HACV 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 HACV are funded by the U.S. Department of Housing and Urban Development (HUD). The budget for FY 2023-24 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 2023-24 Expenditure Budget for HACV programs is \$22,908,485. The majority of these funds, \$20.2 million, represent Housing Assistance Payments (HAP) to landlords on behalf of eligible Vallejo families. The HCV Program and subprograms serve over 2,000 families in Vallejo each year.

HCV Program Fund (#123) and Administration Fund (#121)

HUD provides funding for the HCV Program on a calendar year cycle. Through its funding methodology, the level of funding for the HCV Program fluctuates annually. Housing Authorities are funded separately by HAP and Administrative Fees. HAP funding can only be used for rent or mortgage payments and utility reimbursements in the HCV Program and subprograms for eligible HCV Program households, and escrow payments for FSS Program participants. Administrative Fees are revenues that housing authorities receive to fund daily operating expenses related to the administration of the HCV Program, such as staff salaries and benefits, and office expenses. Administrative Fees cannot be used for any other purpose.

HCV Subprograms

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 for project-based units. The FSS Program helps voucher families obtain employment that will lead to economic independence and self-sufficiency. The HACV partners with other non-profit agencies such as the Workforce Development Board of Solano County, SparkPoint/United Way, the Vallejo City Unified School District, Solano Family and 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 (#122)

The Operating Reserve Fund consisted of unspent administrative funding received from HUD prior to 2004. These are restricted funds and 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. Account balances from the Operating Reserve Fund has been transferred into the HCV Program Administration Fund (#121) per HUD guidance.

Housing Development Fund (#124)

The Housing Development Fund is a non-federal and unrestricted fund created by the receipt of profits from the previous sale of a HACV-owned property (Waterstone at Vallejo) and is not associated with HUD housing activities. Revenues are all non-housing related, such as bond fees and rental income for the automated teller machine at the HACV building located at 200 Georgia Street.

Affordable Housing Fund (#126)

The Affordable Housing Fund was created after the dissolution of the Redevelopment Agency. The Housing Authority then 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. The HACV has allocated \$25,000 for administrative costs.

FISCAL IMPACT

The total proposed FY 2023-24 Expenditure Budget for the HACV is \$22,908,485. Approval of this item accepts the HACV Proposed Budget for FY 2023-24, (July 1, 2023 through June 30, 2024). Funding for the Housing Authority is received entirely from HUD and other income, and therefore does not impact 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. Resolution
2. FY 2023-24 HACV Budget

CONTACT

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

RESOLUTION

WHEREAS, the Housing Authority of the City of Vallejo prepares an annual budget to coincide with the City of Vallejo's fiscal year; and

WHEREAS, the Housing and Community Development Commission of the City of Vallejo has reviewed the Proposed Budget for Fiscal Year 2023-24 consisting of proposed expenditures and estimated revenue.

NOW, THEREFORE, BE IT RESOLVED that the Housing and Community Development Commission hereby recommends approval by the Board of Directors of the Housing Authority of the City of Vallejo of the Proposed Budget for Fiscal Year 2023-24, as set forth in **Exhibit 1** of this Resolution, which is by this reference incorporated herein.

EXHIBIT 1 TO ATTACHMENT 1

Other Funds
Housing Funds
FY 22-23 Proposed Budget

[illegible]

FY 22-23 beginning balance is based on FY 21-22 projections



DATE: June 14, 2023

TO: Chair and Commissioners
Housing and Community Development Commission

FROM: Chari Francisco, Administrative Manager

**SUBJECT: EXECUTION OF PROJECT-BASED VOUCHER HOUSING ASSISTANCE PAYMENTS
CONTRACT FOR BLUE OAK LANDING**

RECOMMENDATION

Adopt the enclosed Resolution recommending that the Board of Directors of the Housing Authority of the City of Vallejo (HACV) approve the execution by the Executive Director of the Project-Based Voucher (PBV) Housing Assistance Payments (HAP) Contract between the Housing Authority of the City of Vallejo and Eden Housing, Inc., dba Vallejo PSH, L.P., for seventy-four (74) vouchers for Blue Oak Landing at 2118 Sacramento Street upon completion of the Project.

REASONS FOR RECOMMENDATION

On September 29, 2021, the HACV and Vallejo PSH, L.P. signed an Agreement to enter into a HAP (AHAP) Contract for Project-Based Vouchers after the construction of 75 dwelling units (one is a manager unit) at 2118 Sacramento Street. In the AHAP, Vallejo PSH, L.P. agreed to develop the HAP Contract rental units in accordance with U.S. Department of Housing and Urban Development (HUD) requirements, and the HACV agreed to enter into a HAP Contract upon completion. Blue Oak Landing is a permanent supportive housing development for unhoused persons.

BACKGROUND AND DISCUSSION

The purpose of the HAP contract is to provide housing assistance payments for eligible families. The Public Housing Agency (PHA), like the HACV, makes housing assistance payments to the owner in accordance with the HAP contract. Housing assistance is paid for contract units leased and occupied by eligible families during the HAP contract term.

Prior to the execution of the PBV HAP contract, the PHA must inspect each contract unit and determine that the unit complies with HUD's Housing Quality Standards (HQS). In the case of newly constructed housing like the Blue Oak Landing, the HAP contract must be executed after the units have been inspected and determined to have been completed in accordance with the AHAP and the owner has furnished all required evidence of completion.

The City of Vallejo acquired the property at 2118 Sacramento Street and 2134-36 Sacramento Street in December 2017 for the purpose of developing a permanent supportive housing development for unhoused persons. A combination of federal Community Block Development Grant (CDBG) Program, federal HOME Investment Partnerships (HOME) Program, and City General Funds were used for the purchase of the site. After the completion of a Request for Qualifications (RFQ) process, in June 2018, the Vallejo City Council

selected Eden Housing, Inc. as the developer of this project. Additionally, in June 2018, the Housing Authority Board of Directors of the City of Vallejo approved a Loan Agreement with Eden Housing dba Vallejo PSH, L.P. to complete the Project. In July 2021, the City adopted a Resolution approving the issuance of bonds by the California Municipal Finance Authority on behalf of Vallejo PSH, L.P. to provide financing for the Project.

On September 29, 2021, the HACV and Vallejo PSH, L.P. signed an Agreement to enter into a HAP Contract after the construction of the 75 units. Pre-construction, abatement, and construction work began thereafter. The Blue Oak Landing passed HQS inspections for all contract units. The Project received its Temporary Certificate of Occupancy on May 25, 2023.

FISCAL IMPACT

There would be no fiscal impact to the City of Vallejo's General Fund as the Project-Based Voucher Program is federally funded.

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 Project-Based Voucher Housing Assistance Payment Contract

CONTACT

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

RESOLUTION

WHEREAS, the Housing Authority of the City of Vallejo (HACV) and Vallejo PSH, L.P. signed an Agreement to enter into a Housing Assistance Payments (AHAP) Contract for Project-Based Vouchers after the construction of 75 dwelling units (including one manager unit) at 2118 Sacramento Street for the Blue Oak Landing Project; and

WHEREAS, in the AHAP, Vallejo PSH, L.P. agreed to develop the Housing Assistance Payments (HAP) Contract rental units in accordance with U.S. Department of Housing and Urban Development requirements, and the HACV agreed to enter into a HAP Contract upon completion; and

WHEREAS, the Housing and Community Development Commission of the City of Vallejo has reviewed the HAP Contract.

NOW, THEREFORE, BE IT RESOLVED that the Housing and Community Development Commission hereby recommends approval by the Board of Directors of the Housing Authority of the City of Vallejo of the execution by the Executive Director of the Project-Based Voucher HAP Contract between the Housing Authority of the City of Vallejo and Eden Housing, Inc., dba Vallejo PSH, L.P., for seventy-four (74) vouchers for Blue Oak Landing at 2118 Sacramento Street.

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM
HOUSING ASSISTANCE PAYMENTS CONTRACT**

NEW CONSTRUCTION OR REHABILITATION

PART 1 OF HAP CONTRACT

Public reporting burden for this collection of information is estimated to average 2 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.202, which requires the PHA to enter into a HAP contract with the owner to provide housing assistance payments for eligible families. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in Accordance with applicable law.

1. CONTRACT INFORMATION

a. Parties

This housing assistance payments (HAP) contract is entered into between:

_____ (PHA) and
_____ (owner).

b. Contents of contract

The HAP contract consists of Part 1, Part 2, and the contract exhibits listed in paragraph c.

c. Contract exhibits

The HAP contract includes the following exhibits:

EXHIBIT A: TOTAL NUMBER OF UNITS IN PROJECT COVERED BY

THIS HAP CONTRACT; INITIAL RENT TO OWNER; AND DESCRIPTION OF THE CONTRACT UNITS. (See 24 CFR 983.203 for required items.) If this is a multi-stage project, this exhibit must include a description of the units in each completed phase.

EXHIBIT B: SERVICES, MAINTENANCE AND EQUIPMENT TO BE PROVIDED BY THE OWNER WITHOUT CHARGES IN ADDITION TO RENT TO OWNER

EXHIBIT C: UTILITIES AVAILABLE IN THE CONTRACT UNITS, INCLUDING A LISTING OF UTILITY SERVICES TO BE PAID BY THE OWNER (WITHOUT CHARGES IN ADDITION TO RENT TO OWNER) AND UTILITIES TO BE PAID BY THE TENANTS

EXHIBIT D: FEATURES PROVIDED TO COMPLY WITH PROGRAM ACCESSIBILITY FEATURES OF SECTION 504 OF THE REHABILITATION ACT OF 1973

ADDITIONAL EXHIBITS

d. Single-Stage and Multi-Stage Contracts (place a check mark in front of the applicable project description).

___ **Single-Stage Project**

This is a single-stage project. For all contract units, the effective date of the HAP contract is: _____ .

___ **Multi-Stage Project**

This is a multi-stage project. The units in each completed stage are designated in Exhibit A.

The PHA enters the effective date for each stage after completion and PHA acceptance of all units in that stage. The PHA enters the effective date for each stage in the "Execution of HAP contract for contract units completed and accepted in stages" (starting on page 10).

The annual anniversary date of the HAP contract for all contract units in this multi-stage project is the anniversary of the effective date of the HAP

contract for the contract units included in the first stage. The expiration date of the HAP contract for all of the contract units completed in stages must be concurrent with the end of the HAP contract term for the units included in the first stage (see 24 CFR 983.206(c)).

e. Term of the HAP contract

1. Beginning of term

The PHA may not enter into a HAP contract for any contract unit until the PHA (or an independent entity, as applicable) has determined that the unit meets PBV inspection requirements. The term of the HAP contract for any unit begins on the effective date of the HAP contract.

2. Length of initial term

- a. Subject to paragraph 2.b, the initial term of the HAP contract for any contract units is: _____.
- b. The initial term of the HAP contract for any unit may not be less than one year, nor more than twenty years.

3. Extension of term

The PHA and owner may agree to enter into an extension of the HAP contract at the time of initial HAP contract execution, or any time prior to expiration of the contract. Any extension, including the term of such extension, must be in accordance with HUD requirements. A PHA must determine that any extension is appropriate to achieve long-term affordability of the housing or expand housing opportunities.

4. Requirement for sufficient appropriated funding

- a. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or by the PHA in accordance with HUD requirements, of sufficient appropriated funding (budget authority), as provided in appropriations acts and in the PHA's annual contributions contract (ACC) with HUD, to make full payment of housing assistance payments due to the owner for any contract year in accordance with the HAP contract.

- b. The availability of sufficient funding must be determined by HUD or by the PHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, the PHA has the right to terminate the HAP contract by notice to the owner for all or any of the contract units. Such action by the PHA shall be implemented in accordance with HUD requirements.

f. Occupancy and payment

1. Payment for occupied unit

During the term of the HAP contract, the PHA shall make housing assistance payments to the owner for the months during which a contract unit is leased to and occupied by an eligible family. If an assisted family moves out of a contract unit, the owner may keep the housing assistance payment for the calendar month when the family moves out (“move-out month”). However, the owner may not keep the payment if the PHA determines that the vacancy is the owner’s fault.

2. Vacancy payment

THE PHA HAS DISCRETION WHETHER TO INCLUDE THE VACANCY PAYMENT PROVISION (PARAGRAPH e.2), OR TO STRIKE THIS PROVISION FROM THE HAP CONTRACT FORM.

- a. If an assisted family moves out of a contract unit, the PHA may provide vacancy payments to the owner for a PHA-determined vacancy period extending from the beginning of the first calendar month after the move-out month for a period not exceeding two full months following the move-out month.
- b. The vacancy payment to the owner for each month of the maximum two-month period will be determined by the PHA, and cannot exceed the monthly rent to owner under the assisted lease, minus any portion of the rental payment received by the owner (including amounts available from the tenant’s security deposit). Any vacancy payment may cover only the period the unit remains vacant.

- c. The PHA may make vacancy payments to the owner only if:
 - 1. The owner gives the PHA prompt, written notice certifying that the family has vacated the unit and the date when the family moved out (to the best of the owner's knowledge and belief);
 - 2. The owner certifies that the vacancy is not the fault of the owner and that the unit was vacant during the period for which payment is claimed;
 - 3. The owner certifies that it has taken every reasonable action to minimize the likelihood and length of vacancy; and
 - 4. The owner provides any additional information required and requested by the PHA to verify that the owner is entitled to the vacancy payment.
- d. The PHA must take every reasonable action to minimize the likelihood and length of vacancy.
- e. The owner may refer families to the PHA and recommend selection of such families from the PHA waiting list for occupancy of vacant units.
- f. The owner must submit a request for vacancy payments in the form and manner required by the PHA and must provide any information or substantiation required by the PHA to determine the amount of any vacancy payments.

3. PHA is not responsible for family damage or debt to owner

Except as provided in this paragraph e (Occupancy and Payment), the PHA will not make any other payment to the owner under the HAP contract. The PHA will not make any payment to the owner for any damages to the unit, or for any other amounts owed by a family under the family's lease.

g. Income-mixing requirement

- 1. Except as provided in paragraphs f.2 through f.5 below, the PHA will not

make housing assistance payments under the HAP contract for more than the greater of 25 units or 25 percent of the total number of dwelling units (assisted or unassisted) in any project. The term “project” means a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land assisted under this HAP contract.

2. The limitation in paragraph f.1 does not apply to single-family buildings.
3. In referring eligible families to the owner for admission to the number of contract units in any project exceeding the 25 unit or 25 percent limitation under paragraph f.1, the PHA shall give preference to elderly families or to families eligible for supportive services, for the number of contract units designated for occupancy by such families. The owner shall rent the designated number of contract units to such families referred by the PHA from the PHA waiting list.
4. Up to the greater of 25 units or 40 percent of units (instead of the greater of 25 units or 25 percent of units) in a project may be project-based if the project is located in a census tract with a poverty rate of 20 percent or less.
5. Units that were previously subject to certain federal rent restrictions or receiving another type of long-term housing subsidy provided by HUD do not count toward the income-mixing requirement if, in the five years prior to issuance of the Request for Proposal or notice of owner selection (for projects selected based on a prior competition or without competition), the unit received one of the forms of HUD assistance or was under a federal rent restriction as described in f.6 and f.7, below.
6. The following specifies the number of contract units (if any) that received one of the following forms of HUD assistance (enter the number of contract units in front of the applicable form of assistance):
 - ___ Public Housing or Operating Funds;
 - ___ Project-Based Rental Assistance (including Mod Rehab and Mod Rehab Single-Room Occupancy);
 - ___ Housing for the Elderly (Section 202 or the Housing Act of 1959);
 - ___ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);

- ☐ Rent Supplement Program;
- ☐ Rental Assistance Program;
- ☐ Flexible Subsidy Program.

The following total number of contract units received a form of HUD assistance listed above: _____. If all of the units in the project received such assistance, you may skip sections g.7 and g.8, below.

7. The following specifies the number of contract units (if any) that were under any of the following federal rent restrictions (enter the number of contract units in front of the applicable type of federal rent restriction):

- ☐ Section 236;
- ☐ Section 221(d)(3) or (d)(4) BMIR (below-market interest rate);
- ☐ Housing for the Elderly (Section 202 or the Housing Act of 1959);
- ☐ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);
- ☐ Flexible Subsidy Program.

The following total number of contract units were subject to a federal rent restriction listed above: _____. If all of the units in the project were subject to a federal rent restriction, you may skip section g.8, below.

8. The following specifies the number of contract units (if any) designated for occupancy by elderly families or by families eligible for supportive services:

- a. Place a check mark here ☐ if any contract units are designated for occupancy by elderly families; The following number of contract units shall be rented to elderly families:

_____.

- b. Place a check mark here ☐ if any contract units are designated for occupancy by families eligible for supportive services. The

following number of contract units shall be rented to families
eligible for supportive services:

_____.

9. The PHA and owner must comply with all HUD requirements regarding income mixing.

EXECUTION OF HAP CONTRACT FOR SINGLE-STAGE PROJECT

PUBLIC HOUSING AGENCY (PHA) Name of PHA (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date
OWNER Name of Owner (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date

**EXECUTION OF HAP CONTRACT FOR CONTRACT UNITS COMPLETED
AND ACCEPTED IN STAGES**

(For multi-stage projects, at acceptance of each stage, the PHA and the owner sign the HAP contract execution for the completed stage.)

STAGE NO. 1: The Contract is hereby executed for the contract units in this stage. STAGE EFFECTIVE DATE: The effective date of the Contract for this stage is:
Date
PUBLIC HOUSING AGENCY (PHA) Name of PHA (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date
OWNER Name of Owner (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date

STAGE NO. 2: The Contract is hereby executed for the contract units in this stage.

STAGE EFFECTIVE DATE: The effective date of the Contract for this stage is:

Date

PUBLIC HOUSING AGENCY (PHA)

Name of PHA (Print)

By:

Signature of authorized representative

Name and official title (Print)

Date

OWNER

Name of Owner (Print)

By:

Signature of authorized representative

Name and official title (Print)

Date

STAGE NO. 3: The Contract is hereby executed for the contract units in this stage.

STAGE EFFECTIVE DATE: The effective date of the Contract for this stage is:

Date

PUBLIC HOUSING AGENCY (PHA)

Name of PHA (Print)

By:

Signature of authorized representative

Name and official title (Print)

Date

OWNER

Name of Owner (Print)

By:

Signature of authorized representative

Name and official title (Print)

Date

STAGE NO. __: The Contract is hereby executed for the contract units in this stage.

STAGE EFFECTIVE DATE: The effective date of the Contract for this stage is:

Date

PUBLIC HOUSING AGENCY (PHA)

Name of PHA (Print)

By:

Signature of authorized representative

Name and official title (Print)

Date

OWNER

Name of Owner (Print)

By:

Signature of authorized representative

Name and official title (Print)

Date

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

SECTION 8 PROJECT-BASED VOUCHER PROGRAM

**HOUSING ASSISTANCE PAYMENTS CONTRACT
NEW CONSTRUCTION OR REHABILITATION**

PART 2 OF HAP CONTRACT

Public reporting burden for this collection of information is estimated to average 2 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.202, which requires the PHA to enter into a HAP contract with the owner to provide housing assistance payments for eligible families. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in Accordance with applicable law.

2. DEFINITIONS

Agreement. Agreement to enter into HAP Contract between the owner and the PHA. The HAP contract was entered into following new construction or rehabilitation of the contract units by the owner pursuant to an Agreement.

Contract units. The housing units covered by this HAP contract. The contract units are described in Exhibit A.

Controlling interest. In the context of PHA-owned units (see definition below), controlling interest means:

- (a) Holding more than 50 percent of the stock of any corporation; or
- (b) Having the power to appoint more than 50 percent of the members of the board of directors of a non-stock corporation (such as a non-profit corporation); or
- (c) Where more than 50 percent of the members of the board of directors of any corporation also serve as directors, officers, or employees of the PHA; or
- (d) Holding more than 50 percent of all managing member interests in an LLC; or

(e) Holding more than 50 percent of all general partner interests in a partnership;
or

(f) Having equivalent levels of control in other ownership structures.

Family. The persons approved by the PHA to reside in a contract unit with assistance under the program.

HAP contract. This housing assistance payments contract between the PHA and the owner. The contract consists of Part 1, Part 2, and the contract exhibits (listed in section 1.c of the HAP contract).

Household. The family and any PHA-approved live-in aide.

Housing assistance payment. The monthly assistance payment by the PHA for a contract unit, which includes: (1) a payment to the owner for rent to the owner under the family's lease minus the tenant rent; and (2) an additional payment to or on behalf of the family if the utility allowance exceeds total tenant payment.

Housing quality standards (HQS). The HUD minimum quality standards for dwelling units occupied by families receiving project-based voucher program assistance.

HUD. U.S. Department of Housing and Urban Development.

HUD requirements. HUD requirements which apply to the project-based voucher program. HUD requirements are issued by HUD headquarters, as regulations, Federal Register notices or other binding program directives.

Newly constructed housing. Housing units that do not exist on the proposal selection date and are developed after the date of selection pursuant to an Agreement between the PHA and owner for use under the project-based voucher program.

Owner. Any person or entity who has the legal right to lease or sublease a unit to a participant.

PHA. Public Housing Agency. The agency that has entered into the HAP contract with the owner. The agency is a public housing agency as defined in the United States Housing Act of 1937 (42 U.S.C. 1437a(b)(6)).

PHA-owned units. A unit is "owned by a PHA" if the unit is in a project that is:

(a) Owned by the PHA (which includes a PHA having a "controlling interest" in the entity that owns the unit; see definition above);

(b) Owned by an entity wholly controlled by the PHA; or

(c) Owned by a limited liability company (LLC) or limited partnership in which the PHA (or an entity wholly controlled by the PHA) holds a controlling interest in the managing member or general partner.

Premises. The building or complex in which a contract unit is located, including common areas or grounds.

Principal or interested party. This term includes a management agent and other persons or entities participating in project management, and the officers and principal members, shareholders, investors, and other parties having a substantial interest in the HAP contract, or in any proceeds or benefits arising from the HAP contract.

Program. The project-based voucher program (see authorization for project-based assistance at 42 U.S.C. 1437f(o)(13)).

Proposal selection date. The date the PHA gives written notice of proposal selection to the owner whose proposal is selected in accordance with the criteria established in the PHA's administrative plan.

Rehabilitated housing. Housing units that exist on the proposal selection date but do not substantially comply with the HQS on that date and are developed pursuant to an Agreement between the PHA and owner for use under the project-based voucher program.

Rent to owner. The total monthly rent payable to the owner under the lease for a contract unit. Rent to owner includes payment for any housing services, maintenance and utilities to be provided by the owner in accordance with the lease.

Tenant. The person or persons (other than a live-in aide) who executes the lease as a lessee of the dwelling unit.

Tenant rent. The portion of the rent to owner payable by the family, as determined by the PHA in accordance with HUD requirements. The PHA is not responsible for paying any part of the tenant rent.

3. **PURPOSE**

- a. This is a HAP contract between the PHA and the owner.
 - b. The purpose of the HAP contract is to provide housing assistance payments for eligible families who lease contract units that comply with
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the HUD HQS from the owner.

- c. The PHA must make housing assistance payments to the owner in accordance with the HAP contract for contract units leased and occupied by eligible families during the HAP contract term. HUD provides funds to the PHA to make housing assistance payments to owners for eligible families.

4. RENT TO OWNER; HOUSING ASSISTANCE PAYMENTS

a. Amount of initial rent to owner

The initial rent to owner for each contract unit is stated in Exhibit A, which is attached to and made a part of the HAP contract. At the beginning of the HAP contract term, and until rent to owner is adjusted in accordance with section 5 of the HAP contract, the rent to owner for each bedroom size (number of bedrooms) shall be the initial rent to owner amount listed in Exhibit A.

Place a check mark here ☐ if the PHA has elected not to reduce rents below the initial rent to owner.

b. HUD rent requirements

Notwithstanding any other provision of the HAP contract, the rent to owner may in no event exceed the amount authorized in accordance with HUD requirements. The PHA has the right to reduce the rent to owner, at any time, to correct any errors in establishing or adjusting the rent to owner in accordance with HUD requirements. The PHA may recover any overpayment from the owner.

c. PHA payment to owner

1. Each month the PHA must make a housing assistance payment to the owner for a unit under lease to and occupied by an eligible family in accordance with the HAP contract.
 2. The monthly housing assistance payment to the owner for a contract unit is equal to the amount by which the rent to owner exceeds the tenant rent.
 3. Payment of the tenant rent is the responsibility of the family. The PHA is not responsible for paying any part of the tenant rent, or for paying any other claim by the owner against a family. The PHA is responsible only for making housing assistance payments to the
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owner on behalf of a family in accordance with the HAP contract.

4. The owner will be paid the housing assistance payment under the HAP contract on or about the first day of the month for which payment is due, unless the owner and the PHA agree on a later date.
5. To receive housing assistance payments in accordance with the HAP contract, the owner must comply with all the provisions of the HAP contract. Unless the owner complies with all the provisions of the HAP contract, the owner does not have a right to receive housing assistance payments.
6. If the PHA determines that the owner is not entitled to the payment or any part of it, the PHA, in addition to other remedies, may deduct the amount of the overpayment from any amounts due the owner, including amounts due under any other housing assistance payments contract.
7. The owner will notify the PHA promptly of any change of circumstances that would affect the amount of the monthly housing assistance payment, and will return any payment that does not conform to the changed circumstances.

d. Termination of assistance for family

The PHA may terminate housing assistance for a family under the HAP contract in accordance with HUD requirements. The PHA must notify the owner in writing of its decision to terminate housing assistance for the family in such case.

5. ADJUSTMENT OF RENT TO OWNER

a. PHA determination of adjusted rent

1. At each annual anniversary during the term of the HAP contract, the PHA shall adjust the amount of rent to owner, upon request to the PHA by the owner, in accordance with law and HUD requirements. In addition, the PHA shall adjust the rent to owner when there is a ten percent decrease in the published, applicable Fair Market Rent in accordance with 24 CFR 983.302. However, if the PHA has elected within the HAP contract not to reduce rents below the initial rent to owner, the rent to owner shall not be reduced below the initial rent to owner except in those cases

described in 24 CFR 983.302(c)(2).

2. The adjustment of rent to owner shall always be determined in accordance with all HUD requirements. The amount of the rent to owner may be adjusted up or down, in the amount defined by the PHA in accordance with HUD requirements.

b. Reasonable rent

The rent to owner for each contract unit, as adjusted by the PHA in accordance with 24 CFR 983.303, may at no time exceed the reasonable rent charged for comparable units in the private unassisted market, except in cases where the PHA has elected within the HAP contract not to reduce rents below the initial rent to owner. The reasonable rent shall be determined by the PHA in accordance with HUD requirements.

c. No special adjustments

The PHA will not make any special adjustments of the rent to owner.

d. Owner compliance with HAP contract

The PHA shall not approve, and the owner shall not receive, any increase of rent to owner unless all contract units are in accordance with the HQS, and the owner has complied with the terms of the assisted leases and the HAP contract.

e. Notice of rent adjustment

Rent to owner shall be adjusted by written notice by the PHA to the owner in accordance with this section. Such notice constitutes an amendment of the rents specified in Exhibit A.

6. OWNER RESPONSIBILITY

The owner is responsible for:

- a. Performing all management and rental functions for the contract units.
- b. Maintaining the units in accordance with HQS.
- c. Complying with equal opportunity requirements.
- d. Enforcing tenant obligations under the lease.

- e. Paying for utilities and housing services (unless paid by the family under the lease).
- f. Collecting from the tenant:
 - 1. Any security deposit;
 - 2. The tenant rent; and
 - 3. Any charge for unit damage by the family.

7. **OWNER CERTIFICATION**

The owner certifies that at all times during the term of the HAP contract:

- a. All contract units are in good and tenantable condition. The owner is maintaining the premises and all contract units in accordance with the HQS.
- b. The owner is providing all the services, maintenance and utilities as agreed to under the HAP contract and the leases with assisted families.
- c. Each contract unit for which the owner is receiving housing assistance payments is leased to an eligible family referred by the PHA, and the lease is in accordance with the HAP contract and HUD requirements.
- d. To the best of the owner's knowledge, the members of the family reside in each contract unit for which the owner is receiving housing assistance payments, and the unit is the family's only residence.
- e. The owner (including a principal or other interested party) is not the parent, child, grandparent, grandchild, sister, or brother of any member of a family residing in a contract unit unless the PHA has determined that approving leasing of the unit would provide a reasonable accommodation for a family member who is a person with disabilities.
- f. The amount of the housing assistance payment is the correct amount due under the HAP contract.
- g. The rent to owner for each contract unit does not exceed rents charged by the owner for other comparable unassisted units.
- h. Except for the housing assistance payment and the tenant rent as provided under the HAP contract, the owner has not received and will not receive any payments or other consideration (from the family, the PHA, HUD, or

any other public or private source) for rental of the contract unit.

- i. The family does not own, or have any interest in the contract unit. If the owner is a cooperative, the family may be a member of the cooperative.

8. CONDITION OF UNITS

a. Owner maintenance and operation

The owner must maintain and operate the contract units and premises to provide decent, safe and sanitary housing in accordance with the HQS, including performance of ordinary and extraordinary maintenance. The owner must provide all the services, maintenance and utilities set forth in Exhibits B and C, and in the lease with each assisted family.

b. PHA inspections

1. The PHA must inspect each contract unit before execution of the HAP contract. The PHA may not enter into a HAP contract covering a unit until the unit fully complies with the HQS.
2. Before providing assistance to a new family in a contract unit, the PHA must inspect the unit. The PHA may not provide assistance on behalf of the family until the unit fully complies with the HQS.
3. At least biennially during the term of the HAP contract, the PHA must inspect a random sample, consisting of at least 20 percent of the contract units in each building, to determine if the contract units and the premises are maintained in accordance with the HQS. Turnover inspections pursuant to paragraph 2 of this section are not counted toward meeting this biennial inspection requirement.
4. If more than 20 percent of the sample of inspected contract units in a building fail the initial inspection, the PHA must reinspect 100 percent of the contract units in the building.
5. The PHA must inspect contract units whenever needed to determine that the contract units comply with the HQS and that the owner is providing maintenance, utilities, and other services in accordance with the HAP contract. The PHA must take into account complaints and any other information that comes to its attention in scheduling inspections.

c. Violation of the housing quality standards

1. If the PHA determines a contract unit is not in accordance with the HQS, the PHA may exercise any of its remedies under the HAP contract for all or any contract units. Such remedies include termination, suspension or reduction of housing assistance payments, and termination of the HAP contract.
2. The PHA may exercise any such contractual remedy respecting a contract unit even if the family continues to occupy the unit.
3. The PHA shall not make any housing assistance for a dwelling unit that fails to meet the HQS, unless the owner corrects the defect within the period specified by the PHA and the PHA verifies the correction. If a defect is life threatening, the owner must correct the defect within no more than 24 hours. For other defects, the owner must correct the defect within no more than 30 calendar days (or any PHA-approved extension).

d. Maintenance and replacement—owner’s standard practice

Maintenance and replacement (including redecoration) must be in accordance with the standard practice for the building concerned as established by the owner.

9. LEASING CONTRACT UNITS

a. Selection of tenants

1. During the term of the HAP contract, the owner must lease all contract units to eligible families selected and referred by the PHA from the PHA waiting list. (See 24 CFR 983.251.)
2. The owner is responsible for adopting written tenant selection procedures that are consistent with the purpose of improving housing opportunities for very low-income families and reasonably related to program eligibility and an applicant’s ability to perform the lease obligations.
3. Consistent with HUD requirements, and Federal civil rights and fair housing requirements, the owner may apply its own nondiscriminatory admission procedures in determining whether to admit a family referred by the PHA for occupancy of a contract unit. The owner may refer families to the PHA, and recommend

selection of such families from the PHA waiting list for occupancy of vacant units.

4. The owner must promptly notify in writing any rejected applicant of the grounds for rejection.
5. The PHA must determine family eligibility in accordance with HUD requirements.
6. The contract unit leased to each family must be appropriate for the size of the family under the PHA's subsidy standards.
7. If a contract unit was occupied by an eligible family at the time the unit was selected by the PHA, or is so occupied on the effective date of the HAP contract, the owner must offer the family the opportunity to lease the same or another appropriately-sized contract unit with assistance under the HAP contract.
8. The owner is responsible for screening and selecting tenants from the families referred by the PHA from its waiting list.

b. Vacancies

1. The owner must promptly notify the PHA of any vacancy in a contract unit. After receiving the owner notice, the PHA shall make every reasonable effort to refer a sufficient number of families for owner to fill the vacancy.
2. The owner must rent vacant contract units to eligible families on the PHA waiting list referred by the PHA.
3. The PHA and the owner must make reasonable, good faith efforts to minimize the likelihood and length of any vacancy.
4. If any contract units have been vacant for a period of 120 or more days since owner notice of vacancy (and notwithstanding the reasonable good faith efforts of the PHA to fill such vacancies), the PHA may give notice to the owner amending the HAP contract to reduce the number of contract units by subtracting the number of contract units (by number of bedrooms) that have been vacant for such period.

10. TENANCY

a. Lease

The lease between the owner and each assisted family must be in accordance with HUD requirements. In all cases, the lease must include the HUD-required tenancy addendum. The tenancy addendum must include, word-for-word, all provisions required by HUD.

b. Termination of tenancy

1. The owner may terminate a tenancy only in accordance with the lease and HUD requirements.
2. The owner must give the PHA a copy of any owner eviction notice to the tenant at the same time that the owner gives notice to the tenant. Owner eviction notice means a notice to vacate, or a complaint or other initial pleading used to commence an eviction action under State or local law.

c. Family payment

1. The portion of the monthly rent to owner payable by the family (“tenant rent”) will be determined by the PHA in accordance with HUD requirements. The amount of the tenant rent is subject to change during the term of the HAP contract. Any changes in the amount of the tenant rent will be effective on the date stated in a notice by the PHA to the family and the owner.
2. The amount of the tenant rent as determined by the PHA is the maximum amount the owner may charge the family for rent of a contract unit, including all housing services, maintenance and utilities to be provided by the owner in accordance with the HAP contract and the lease.
3. The owner may not demand or accept any rent payment from the tenant in excess of the tenant rent as determined by the PHA. The owner must immediately return any excess rent payment to the tenant.
4. The family is not responsible for payment of the portion of the contract rent covered by the housing assistance payment under the HAP contract. The owner may not terminate the tenancy of an assisted family for nonpayment of the PHA housing assistance

payment.

5. The PHA is responsible only for making the housing assistance payments to the owner on behalf of the family in accordance with the HAP contract. The PHA is not responsible for paying the tenant rent, or any other claim by the owner.

d. Other owner charges

1. Except as provided in paragraph 2, the owner may not require the tenant or family members to pay charges for meals or supportive services. Nonpayment of such charges is not grounds for termination of tenancy.
2. In assisted living developments receiving project-based voucher assistance, owners may charge tenants, family members, or both for meals or supportive services. These charges may not be included in the rent to owner, nor may the value of meals and supportive services be included in the calculation of reasonable rent. Non-payment of such charges is grounds for termination of the lease by the owner in an assisted living development.
3. The owner may not charge the tenant or family members extra amounts for items customarily included in rent in the locality or provided at no additional cost to the unsubsidized tenant in the premises.

e. Security deposit

1. The owner may collect a security deposit from the family.
2. The owner must comply with HUD and PHA requirements, which may change from time to time, regarding security deposits from a tenant.
3. The PHA may prohibit security deposits in excess of private market practice, or in excess of amounts charged by the owner to unassisted families.
4. When the family moves out of the contract unit, the owner, subject to State and local law, may use the security deposit, including any interest on the deposit, in accordance with the lease, as reimbursement for any unpaid tenant rent, damages to the unit or other amounts which the family owes under the lease. The owner

must give the family a written list of all items charged against the security deposit and the amount of each item. After deducting the amount used as reimbursement to the owner, the owner must promptly refund the full amount of the balance to the family.

5. If the security deposit is not sufficient to cover amounts the family owes under the lease, the owner may seek to collect the balance from the family. However, the PHA has no liability or responsibility for payment of any amount owed by the family to the owner.

11. FAMILY RIGHT TO MOVE

- a. The family may terminate its lease at any time after the first year of occupancy. The family must give the owner advance written notice of intent to vacate (with a copy to the PHA) in accordance with the lease. If the family has elected to terminate the lease in this manner, the PHA must offer the family the opportunity for tenant-based rental assistance in accordance with HUD requirements.
- b. Before providing notice to terminate the lease under paragraph a, the family must first contact the PHA to request tenant-based rental assistance if the family wishes to move with continued assistance. If tenant-based rental assistance is not immediately available upon lease termination, the PHA shall give the family priority to receive the next available opportunity for tenant-based rental assistance.

12. OVERCROWDED, UNDER-OCCUPIED, AND ACCESSIBLE UNITS

The PHA subsidy standards determine the appropriate unit size for the family size and composition. The PHA and owner must comply with the requirements in 24 CFR 983.260. If the PHA determines that a family is occupying a wrong-size unit, or a unit with accessibility features that the family does not require, and the unit is needed by a family that requires the accessibility features, the PHA must promptly notify the family and the owner of this determination, and of the PHA's offer of continued assistance in another unit. 24 CFR 983.260(a).

13. PROHIBITION OF DISCRIMINATION

- a. The owner may not refuse to lease contract units to, or otherwise discriminate against any person or family in leasing of a contract unit, because of race, color, religion, sex, national origin, disability, age or familial status.

- b. The owner must comply with the following requirements: The Fair Housing Act (42 U.S.C. 3601–19) and implementing regulations at 24 CFR part 100 *et seq.*; Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959–1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107; title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1; the Age Discrimination Act of 1975 (42 U.S.C. 6101–6107) and implementing regulations at 24 CFR part 146; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title; title II of the Americans with Disabilities Act, 42 U.S.C. 12101 *et seq.*; 24 CFR part 8; section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135; Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086, and 12107 (3 CFR, 1964–1965 Comp., p. 339; 3 CFR, 1966–1970 Comp., p. 684; 3 CFR, 1966–1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60; Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971–1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprises); Executive Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women’s Business Enterprise).
- c. The owner must comply with HUD’s Equal Access to HUD-assisted or -insured housing rule (24 CFR 5.105(a)(2)).
- d. The owner must comply with the Violence Against Women Act, as amended, and HUD’s implementing regulation at 24 CFR part 5, Subpart L, and program regulations.
- e. The PHA and the owner must cooperate with HUD in the conducting of compliance reviews and complaint investigations pursuant to all applicable civil rights statutes, Executive Orders, and all related rules and regulations.

14. PHA DEFAULT AND HUD REMEDIES

If HUD determines that the PHA has failed to comply with the HAP contract, or has failed to take appropriate action to HUD’s satisfaction or as directed by HUD, for enforcement of the PHA’s rights under the HAP contract, HUD may assume

the PHA's rights and obligations under the HAP contract, and may perform the obligations and enforce the rights of the PHA under the HAP contract.

15. OWNER DEFAULT AND PHA REMEDIES

a. Owner default

Any of the following is a default by the owner under the HAP contract:

1. The owner has failed to comply with any obligation under the HAP contract, including the owner's obligations to maintain all contract units in accordance with the housing quality standards.
2. The owner has violated any obligation under any other housing assistance payments contract under Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).
3. The owner has committed any fraud or made any false statement to the PHA or HUD in connection with the HAP contract.
4. The owner has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing assistance program.
5. If the property where the contract units are located is subject to a lien or security interest securing a HUD loan or a mortgage insured by HUD and:
 - i. The owner has failed to comply with the regulations for the applicable mortgage insurance or loan program, with the mortgage or mortgage note, or with the regulatory agreement; or
 - ii. The owner has committed fraud, bribery or any other corrupt or criminal act in connection with the HUD loan or HUD-insured mortgage.
6. The owner has engaged in any drug-related criminal activity or any violent criminal activity.

b. PHA remedies

1. If the PHA determines that a breach has occurred, the PHA may exercise any of its rights or remedies under the HAP contract.

2. The PHA must notify the owner in writing of such determination. The notice by the PHA to the owner may require the owner to take corrective action (as verified by the PHA) by a time prescribed in the notice.
3. The PHA's rights and remedies under the HAP contract include recovery of overpayments, termination or reduction of housing assistance payments, and termination of the HAP contract.

c. PHA remedy is not waived

The PHA's exercise or non-exercise of any remedy for owner breach of the HAP contract is not a waiver of the right to exercise that remedy or any other right or remedy at any time.

16. OWNER DUTY TO PROVIDE INFORMATION AND ACCESS REQUIRED BY HUD OR PHA

a. Required information

The owner must prepare and furnish any information pertinent to the HAP contract as may reasonably be required from time to time by the PHA or HUD. The owner shall furnish such information in the form and manner required by the PHA or HUD.

b. PHA and HUD access to premises

The owner must permit the PHA or HUD or any of their authorized representatives to have access to the premises during normal business hours and, for the purpose of audit and examination, to have access to any books, documents, papers and records of the owner to the extent necessary to determine compliance with the HAP contract, including the verification of information pertinent to the housing assistance payments or the HAP contract.

17. PHA AND OWNER RELATION TO THIRD PARTIES

a. Injury because of owner action or failure to act

The PHA has no responsibility for or liability to any person injured as a result of the owner's action or failure to act in connection with the implementation of the HAP contract, or as a result of any other action or failure to act by the owner.

b. Legal relationship

The owner is not the agent of the PHA. The HAP contract does not create or affect any relationship between the PHA and any lender to the owner or any suppliers, employees, contractors or subcontractors used by the owner in connection with the implementation of the HAP contract.

c. Exclusion of third-party claims

Nothing in the HAP contract shall be construed as creating any right of a family or other third party (other than HUD) to enforce any provision of the HAP contract, or to assert any claim against HUD, the PHA or the owner under the HAP contract.

d. Exclusion of owner claims against HUD

Nothing in the HAP contract shall be construed as creating any right of the owner to assert any claim against HUD.

18. PHA-OWNED UNITS

Notwithstanding Section 17 of this HAP contract, a PHA may own units assisted under the project-based voucher program, subject to the special requirements in 24 CFR 983.59 regarding PHA-owned units.

19. CONFLICT OF INTEREST

a. Interest of members, officers, or employees of PHA, members of local governing body, or other public officials

1. No present or former member or officer of the PHA (except tenant-commissioners), no employee of the PHA who formulates policy or influences decisions with respect to the housing choice voucher program or project-based voucher program, and no public official or member of a governing body or State or local legislator who exercises functions or responsibilities with respect to these programs, shall have any direct or indirect interest, during his or her tenure or for one year thereafter, in the HAP contract.
2. HUD may waive this provision for good cause.

b. Disclosure

The owner has disclosed to the PHA any interest that would be a violation of the HAP contract. The owner must fully and promptly update such

disclosures.

c. Interest of member of or delegate to Congress

No member of or delegate to the Congress of the United States of America or resident-commissioner shall be admitted to any share or part of this HAP Contract or to any benefits arising from the contract.

20. EXCLUSION FROM FEDERAL PROGRAMS

a. Federal requirements

The owner must comply with and is subject to requirements of 2 CFR part 2424.

b. Disclosure

The owner certifies that:

1. The owner has disclosed to the PHA the identity of the owner and any principal or interested party.
2. Neither the owner nor any principal or interested party is listed on the U.S. General Services Administration list of parties excluded from Federal procurement and nonprocurement programs; and none of such parties are debarred, suspended, subject to a limited denial of participation or otherwise excluded under 2 CFR part 2424.

21. TRANSFER OF THE CONTRACT OR PROPERTY

a. When consent is required

1. The owner agrees that neither the HAP contract nor the property may be transferred without the advance written consent of the PHA in accordance with HUD requirements.
2. "Transfer" includes:
 - a. Any sale or assignment or other transfer of ownership, in any form, of the HAP contract or the property;
 - b. The transfer of any right to receive housing assistance payments that may be payable pursuant to the HAP contract;

- c. The creation of a security interest in the HAP contract or the property;
 - d. Foreclosure or other execution on a security interest; or
 - e. A creditor's lien, or transfer in bankruptcy.
3. If the owner is a corporation, partnership, trust or joint venture, the owner is not required to obtain advance consent of the PHA pursuant to paragraph a for transfer of a passive and non-controlling interest in the ownership entity (such as a stock transfer or transfer of the interest of a limited partner), if any interests so transferred cumulatively represent less than half the beneficial interest in the HAP contract or the property. The owner must obtain advance consent pursuant to paragraph a for transfer of any interest of a general partner.

b. Transferee assumption of HAP contract

No transferee (including the holder of a security interest, the security holder's transferee or successor in interest, or the transferee upon exercise of a security interest) shall have any right to receive any payment of housing assistance payments pursuant to the HAP contract, or to exercise any rights or remedies under the HAP contract, unless the PHA has consented in advance, in writing to such transfer, and the transferee has agreed in writing, in a form acceptable to the PHA in accordance with HUD requirements, to assume the obligations of the owner under the HAP contract, and to comply with all the terms of the HAP contract.

c. Effect of consent to transfer

- 1. The creation or transfer of any security interest in the HAP contract is limited to amounts payable under the HAP contract in accordance with the terms of the HAP contract.
- 2. The PHA's consent to transfer of the HAP contract or the property does not to change the terms of the HAP contract in any way, and does not change the rights or obligations of the PHA or the owner under the HAP contract.
- 3. The PHA's consent to transfer of the HAP contract or the property to any transferee does not constitute consent to any further transfers of the HAP contract or the property, including further transfers to any successors or assigns of an approved transferee.

d. When transfer is prohibited

The PHA will not consent to the transfer if any transferee, or any principal or interested party is debarred, suspended subject to a limited denial of participation, or otherwise excluded under 2 CFR part 2424, or is listed on the U.S. General Services Administration list of parties excluded from Federal procurement or nonprocurement programs.

22. SUBSIDY LAYERING

a. Owner disclosure

The owner must disclose to the PHA, in accordance with HUD requirements, information regarding any related assistance from the Federal Government, a State, or a unit of general local government, or any agency or instrumentality thereof, that is made available or is expected to be made available with respect to the contract units. Such related assistance includes, but is not limited to, any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance.

b. Limit of payments

Housing assistance payments under the HAP contract must be no more than is necessary, as determined in accordance with HUD requirements, to provide affordable housing after taking account of such related assistance. The PHA will adjust in accordance with HUD requirements the amount of the housing assistance payments to the owner to compensate in whole or in part for such related assistance.

23. OWNER LOBBYING CERTIFICATIONS

a. The owner certifies, to the best of owner's knowledge and belief, that:

1. No Federally appropriated funds have been paid or will be paid, by or on behalf of the owner, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of the HAP contract, or the extension, continuation, renewal, amendment, or modification of the HAP contract.
2. If any funds other than Federally appropriated funds have been paid or will be paid to any person for influencing or attempting to

influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the HAP contract, the owner must complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

- b. This certification by the owner is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352.

24. TERMINATION OF HAP CONTRACT FOR WRONGFUL SELECTION OF CONTRACT UNITS

The HAP contract may be terminated upon at least 30 days notice to the owner by the PHA or HUD if the PHA or HUD determines that the contract units were not eligible for selection in conformity with HUD requirements.

25. NOTICES AND OWNER CERTIFICATIONS

- a. Where the owner is required to give any notice to the PHA pursuant to the HAP contract or any other provision of law, such notice must be in writing and must be given in the form and manner required by the PHA.
- b. Any certification or warranty by the owner pursuant to the HAP contract shall be deemed a material representation of fact upon which reliance was placed when this transaction was made or entered into.

26. NOTICE OF TERMINATION OR EXPIRATION WITHOUT EXTENSION

- a. An owner must provide notice to the PHA, and to the affected tenants, not less than 1 year prior to the termination or expiration without extension of a HAP contract.
- b. An owner who fails to provide such notice must permit tenants to remain in their units for the required notice period with no increase in the tenant portion of the rent. During this time period, an owner may not evict a tenant as a result of the owner's inability to collect an increased tenant portion of rent. With PHA agreement, an owner may extend the terminating contract for a period of time sufficient to give tenants 1 years' advance notice.

27. FAMILY'S RIGHT TO REMAIN

Upon termination or expiration of the contract without extension, each family assisted under the contract may elect to use its assistance to remain in the project

if the family's unit complies with the inspection requirements under section 8(o)(8) (42 U.S.C. 1437f(o)(8) of the U.S. Housing Act of 1937 ("the 1937 Act")), the rent for the unit is reasonable as required by section 8(o)(10)(A) of the 1937 Act, and the family pays its required share of the rent and the amount, if any, by which the unit rent (including the amount allowed for tenant-paid utilities) exceeds the applicable payment standard.

28. ENTIRE AGREEMENT; INTERPRETATION

- a. The HAP contract, including the exhibits, is the entire agreement between the PHA and the owner.
- b. The HAP contract must be interpreted and implemented in accordance with all statutory requirements, and with all HUD requirements, including amendments or changes in HUD requirements during the term of the HAP contract. The owner agrees to comply with all such laws and HUD requirements. Any regulatory citation specifically included in this HAP contract is subject to any subsequent revision of such citation.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

**MOVING TO WORK (MTW) RIDER TO THE HOUSING ASSISTANCE PAYMENT (HAP)
CONTRACT FOR THE SECTION 8 TENANT-BASED ASSISTANCE HOUSING CHOICE VOUCHER
PROGRAM (HCV) AND/OR THE SECTION 8 PROJECT-BASED VOUCHER (PBV) PROGRAM**

Pursuant to the Public Housing Agency's (PHA) participation in the MTW demonstration, the PHA may establish Section 8 HCV or PBV policies or requirements that differ from statutory requirements for both programs contained in the U.S. Housing Act of 1937, the relevant regulatory requirements, and applicable Public and Indian Housing Notices. Where any particular provisions of this HAP Contract differ from or conflict with the MTW activities included in the PHA's approved MTW Supplement to its PHA Plan, the provisions of the MTW Operations Notice and the approved MTW Supplement to the PHA Plan shall supersede any conflicting or differing HAP Contract language. Further, the MTW Activity authorized by the MTW Operations Notice shall govern the PHA's administration of the program notwithstanding a conflicting or differing provision of the HAP Contract. This rider shall be in effect for the term of the HAP Contract or the term of the PHA's participation in the MTW demonstration, whichever ends sooner.

EXHIBIT A

Project-Based Voucher Program Housing Assistance Payments Contract Blue Oak Landing

UNIT MATRIX

	Address	Street	Unit No.	Building	Bedrooms	Entry on Floor	Unit Type	Square Footage	Mobility Accessible	Communication Accessible
1	2118	Sacramento St	201	North	1	2	UNIT C	591	Accessible	
2	2118	Sacramento St	202	North	1	2	UNIT D	620		
3	2118	Sacramento St	203	North	Studio	2	UNIT A	346		
4	2118	Sacramento St	204	North	Studio	2	UNIT B	380		
5	2118	Sacramento St	205	North	Studio	2	UNIT A	346		
6	2118	Sacramento St	206	North	Studio	2	UNIT B	380		
7	2118	Sacramento St	207	North	Studio	2	UNIT A	346		
8	2118	Sacramento St	208	North	Studio	2	UNIT B	380		
9	2118	Sacramento St	209	North	Studio	2	UNIT A	346		
10	2118	Sacramento St	210	North	Studio	2	UNIT B	380		
11	2118	Sacramento St	211	North	Studio	2	UNIT A (END)	346		
12	2118	Sacramento St	212	North	Studio	2	UNIT B (END)	380		
13	2118	Sacramento St	214	South	Studio	2	UNIT B-2 (END)	396	Accessible	
14	2118	Sacramento St	215	South	Studio	2	UNIT A-1	345	Accessible	Communication
15	2118	Sacramento St	216	South	Studio	2	UNIT B-2	396	Accessible	
16	2118	Sacramento St	217	South	Studio	2	UNIT A	346		
17	2118	Sacramento St	218	South	Studio	2	UNIT B-1	396		
18	2118	Sacramento St	219	South	Studio	2	UNIT A	346		
19	2118	Sacramento St	220	South	Studio	2	UNIT B-1	396		
20	2118	Sacramento St	221	South	1	2	UNIT C-1	593		
21	2118	Sacramento St	222	South	1	2	UNIT D-1	669		
22	2118	Sacramento St	223	South	1	2	UNIT C-2	593		
23	2118	Sacramento St	224	South	1	2	UNIT D-2	669		
24	2118	Sacramento St	225	South	2	2	UNIT E	733	Accessible	
25	2118	Sacramento St	226	South	2	2	PROP. MGR. UNIT	832		
26	2118	Sacramento St	301	North	1	3	UNIT C	591	Accessible	
27	2118	Sacramento St	302	North	1	3	UNIT D	620		
28	2118	Sacramento St	303	North	Studio	3	UNIT A	346		
29	2118	Sacramento St	304	North	Studio	3	UNIT B	380		
30	2118	Sacramento St	305	North	Studio	3	UNIT A	346		
31	2118	Sacramento St	306	North	Studio	3	UNIT B	380		
32	2118	Sacramento St	307	North	Studio	3	UNIT A	346		
33	2118	Sacramento St	308	North	Studio	3	UNIT B	380		
34	2118	Sacramento St	309	North	Studio	3	UNIT A	346		
35	2118	Sacramento St	310	North	Studio	3	UNIT B	380		
36	2118	Sacramento St	311	North	Studio	3	UNIT A (END)	346		
37	2118	Sacramento St	312	North	Studio	3	UNIT B (END)	380		
38	2118	Sacramento St	314	South	Studio	3	UNIT B-2 (END)	396	Accessible	
39	2118	Sacramento St	315	South	Studio	3	UNIT A-1	345	Accessible	Communication
40	2118	Sacramento St	316	South	Studio	3	UNIT B-2	396	Accessible	
41	2118	Sacramento St	317	South	Studio	3	UNIT A	346		
42	2118	Sacramento St	318	South	Studio	3	UNIT B-1	396		
43	2118	Sacramento St	319	South	Studio	3	UNIT A	346		
44	2118	Sacramento St	320	South	Studio	3	UNIT B-1	396		
45	2118	Sacramento St	321	South	1	3	UNIT C-1	593		
46	2118	Sacramento St	322	South	1	3	UNIT D-1	669		
47	2118	Sacramento St	323	South	1	3	UNIT C-2	593		
48	2118	Sacramento St	324	South	1	3	UNIT D-2	669		
49	2118	Sacramento St	325	South	2	3	UNIT E	733	Accessible	
50	2118	Sacramento St	326	South	2	3	UNIT F	832		
51	2118	Sacramento St	401	North	1	4	UNIT C	591	Accessible	
52	2118	Sacramento St	402	North	1	4	UNIT D	620		
53	2118	Sacramento St	403	North	Studio	4	UNIT A	346		
54	2118	Sacramento St	404	North	Studio	4	UNIT B	380		
55	2118	Sacramento St	405	North	Studio	4	UNIT A	346		

	Address	Street	Unit No.	Building	Bedrooms	Entry on Floor	Unit Type	Square Footage	Mobility Accessible	Communication Accessible
56	2118	Sacramento St	406	North	Studio	4	UNIT B	380		
57	2118	Sacramento St	407	North	Studio	4	UNIT A	346		
58	2118	Sacramento St	408	North	Studio	4	UNIT B	380		
59	2118	Sacramento St	409	North	Studio	4	UNIT A	346		
60	2118	Sacramento St	410	North	Studio	4	UNIT B	380		
61	2118	Sacramento St	411	North	Studio	4	UNIT A (END)	346		
62	2118	Sacramento St	412	North	Studio	4	UNIT B (END)	380		
63	2118	Sacramento St	414	South	Studio	4	UNIT B-2 (END)	396	Accessible	
64	2118	Sacramento St	415	South	Studio	4	UNIT A-1	345	Accessible	Communication
65	2118	Sacramento St	416	South	Studio	4	UNIT B-2	396	Accessible	
66	2118	Sacramento St	417	South	Studio	4	UNIT A	346		
67	2118	Sacramento St	418	South	Studio	4	UNIT B-1	396		
68	2118	Sacramento St	419	South	Studio	4	UNIT A	346		
69	2118	Sacramento St	420	South	Studio	4	UNIT B-1	396		
70	2118	Sacramento St	421	South	1	4	UNIT C-1	593		
71	2118	Sacramento St	422	South	1	4	UNIT D-1	669		
72	2118	Sacramento St	423	South	1	4	UNIT C-2	593		
73	2118	Sacramento St	424	South	1	4	UNIT D-2	669		
74	2118	Sacramento St	425	South	2	4	UNIT E	733	Accessible	
75	2118	Sacramento St	426	South	2	4	UNIT F	832		

EXHIBIT B

Project-Based Voucher Program Housing Assistance Payments Contract Blue Oak Landing

SERVICES, MAINTENANCE AND EQUIPMENT TO BE PROVIDED BY THE OWNER WITHOUT CHARGES IN ADDITION TO RENT TO OWNER

The Owner/Property Manager will maintain and operate all contract units in a safe, sanity, and decent manner, in accordance with the housing quality standards.

Each of the units will contain the following:

Range

Refrigerator

One bathroom

Shared on-site services and amenities:

Property management

Resident services

Common room

Dog run

Shared laundry room

Landscaping maintenance

Everything above is provided by the Owner/Property Manager to the residents at no charge except laundry per usage.

EXHIBIT C

Project-Based Voucher Program Housing Assistance Payments Contract Blue Oak Landing

LOCATION

Unit Address: 2118 Sacramento Street
Vallejo, CA 94590

UTILITIES

Heating Fuel: ☐ Gas ☒ Electric Paid By: ☐ Tenant ☒ Landlord

Hot Water Fuel: ☐ Gas ☒ Electric Paid By: ☐ Tenant ☒ Landlord

Cooking Fuel: ☐ Gas ☒ Electric Paid By: ☐ Tenant ☒ Landlord

Air Conditioning Provided: ☒ Yes ☐ No Paid By: ☐ Tenant ☒ Landlord

Other Electricity: PG&E Paid By: ☐ Tenant ☒ Landlord

Sewer: Public - Flood & Wastewater District Paid By: ☐ Tenant ☒ Landlord

Water: City of Vallejo Water Department Paid By: ☐ Tenant ☒ Landlord

Trash: Recology Paid By: ☐ Tenant ☒ Landlord

Heat Source (Select one) ☐ Baseboard Heater ☐ Boiler ☐ Central Forced Air ☒ Heat Pump ☐ Radiator ☐ Wall Heater

Landlord provides RANGE and REFRIGERATOR.

**FEATURES PROVIDED TO COMPLY WITH PROGRAM ACCESSIBILITY
FEATURES OF SECTION 504 OF THE REHABILITATION ACT OF 1973**

Blue Oak Landing
2118 Sacramento Street
Vallejo, CA 94590

THIS PUBLICLY FUNDED RESIDENTIAL PROJECT IS SUBJECT TO THE REQUIREMENTS OF C.B.C. CHAPTER 11B; FHA 504, AND UFAS.

ALL COMMON AND NON-RESIDENTIAL AREAS ARE FULLY ACCESSIBLE. ELEVATORS, PROVIDED FOR THE USE OF THE OCCUPANTS, ALLOW FOR ACCESSIBILITY TO ALL LEVELS OF THE BUILDING.

15% OF THE UNITS ARE FULLY ACCESSIBLE: [TOTAL REQUIRED 7].
REFER TO SHEET G001 FOR DISTRIBUTION OF MOBILITY UNITS.

ACCESSIBLE PATH OF TRAVEL, INCLUDING THRESHOLDS:

1. MANEUVERABLE CLEARANCES.
2. WALL MOUNTED ITEMS WITHIN REACH RANGE.
3. APPLIANCE CONTROLS ON FRONT FACE OF APPLIANCE.
4. FAUCETS SHALL BE LEVER OPERATED.

BATHROOMS:

1. GRAB BARS SHALL BE PROVIDED AT TOILETS AND TUBS.
2. LAVATORIES MOUNTED NO HIGHER THAN 34", W/ PIPE PROTECTION.
3. KNEE CLEARANCE UNDER LAVATORIES.
4. REMOVABLE TUB SEAT SHALL BE PROVIDED AS SPECIFIED.
5. HAND-HELD SHOWER HEAD SHALL BE PROVIDED.
6. HEIGHT OF W.C. SHALL BE AT LEAST 15" AND NO MORE THAN 19".

KITCHENS:

1. 30" SECTION OF COUNTER INSTALLED AT 34" ABOVE THE FLOOR WITH KNEE SPACE BELOW THE COUNTER.
2. SINK COUNTER SHALL BE AT A MAXIMUM OF 34" ABOVE THE FLOOR REMOVABLE BASE CABINET BELOW THE SINK BOWL.
3. 50% OF SHELF SPACE IN THE KITCHEN IS WITHIN AN ACCESSIBLE REACH RANGE.

10% OF THE UNITS ARE OUTFITTED WITH COMMUNICATIONS FEATURES: [TOTAL REQUIRED 3].

1. FIRE ALARM: PROVIDE HORN/STROBE ALARM.
2. DWELLING UNIT SMOKE DETECTION SYSTEM AND CARBON MONOXIDE DETECTION SYSTEM

3. DOORBELL MUST BE AUDIBLE AND STROBE WIRED SEPARATELY FROM ALARM.
4. DWELLING UNIT DOOR VIEWER

THE REMAINING UNITS ARE ADAPTABLE IN COMPLIANCE WITH CBC 11A:
ACCESSIBLE PATH OF TRAVEL, INCLUDING THRESHOLDS:

1. MANEUVERABLE CLEARANCES.
2. WALL MOUNTED ITEMS WITHIN REACH RANGE.
3. FAUCETS SHALL BE LEVER OPERATED.

BATHROOMS:

1. BACKING FOR FUTURE INSTALLATIONS OF GRAB BARS.
2. REMOVABLE TOE KICK & REMOVABLE DOORS AT LAV. (1 BATHROOM PER UNIT).

KITCHENS:

1. SOLID SURFACE COUNTERTOP @ 36".
2. REMOVABLE TOE KICK & REMOVABLE DOORS AT SINK CABINET.

FIRE ALARM:

ABILITY TO CHANGE OUT HORN TO HORN/STROBE ALARM.

ACCESSIBLE FEATURES IN ADAPTABLE UNITS WILL BE INSTALLED TO THE
TENANT'S SPECIFIC NEED ON A CASE BY CASE BASIS.